## Tall Toronio Archives



Bill No. 450
N. 438-86

A By-law

To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto.
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Read a third time and passed JUN 161986

Certified as to form and legality and as being within the powers of Gouncil to enact,

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 Sure 16,1986 Ald.


# By-Law No. 438-86 

## ZONING BY-LAW FOR THE <br> CITY OF TORONTO

## CAUTION

This by-law applies to most of but not all the lands in the City of Toronto. Please note that the following by-laws are also zoning by-laws that apply to other lands in the City of Toronto:
(i) By-law 291-68 (as amended) (the Forest Hill By-law)
(ii) By-law 278-73 (as amended) (the Swansea By-law);
(iii) By-law 569-80 (as amended) (the Harbourfront By-law); and
(iv) By-law 612-85 (the Railway Lands By-law).

## No. 438-86. A BY-LAW

To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto.
(Passed June 16, 1986.)
The Council of the Corporation of the City of Toronto enacts as follows:

## SECTION 1 - TITLE

This by-law may be cited as the "Zoning By-law".

## SECTION 2-DEFINITIONS AND INTERPRETATION

## (1) DEFINITIONS

In this by-law, unless a contrary intention appears:
"accessory", where used to describe a use, building or structure, means that the use, building or structure is
(i) naturally and normally incidental, subordinate in purpose or floor area, or both, and exclusively devoted, to a principal use, building or structure; and
(ii) except as permitted by section $4(4)$ (b), on the same lot as the principal use, building or structure;
"adult entertainment parlour" means premises or part thereof in which are provided, in pursuance of a trade, calling, business or occupation, goods or services appealing to or designed to appeal to erotic or sexual appetites or inclinations;
and for the purpose of this definition:
(i) "goods" includes books, magazines, pictures, slides, film, phonograph records, prerecorded magnetic tape and any other reading, viewing or listening matter;
(ii) 'provided" where used in relation to goods includes sold, offered for sale, or displayed for sale by retail or otherwise goods, and "providing" and "provision" have corresponding meanings;
(iii) 'provided" where used in relation to services includes furnished, performed, solicited or given services and " providing" and "provision" have corresponding meanings;
(iv) "services" includes activities, facilities, performances, exhibitions, viewings and encounters;
(v) 'services designed to appeal to erotic or sexual appetites or inclinations" includes: '
A. services of which a principal feature or characteristic is the nudity or partial nudity of a person, or;
B. services in respect of which the word "nude", "naked", "topless", "bottomless", "sexy" or another word or a picture, symbol or representation having like meaning or implication is used in an advertisement;
"adult movie arcade" means an establishment that is not classified as a theatre under both The Theatres Act, R.S.O. 1970, Chapter 459 and The Building Code Act, 1974, and regulations thereunder, as those Acts and regulations are amended, re-enacted or replaced from time to time, that offers or purports to offer a movie machine or device, whether or not coin operated and whether or not viewed privately;
'animal by-products plant"' means a glue factory, tallow rendering or other reducing or rendering plant, bone meal factory, organic fertilizer plant and other premises used for those purposes;
"animal food factory" means a factory for manufacturing, processing, or packaging of food for pets or domestic animals;
"animal hospital" includes the premises of a veterinary surgeon where animals, birds or other livestock are treated or kept;
'apartment house'" means a building, other than a triplex dwelling house, a double triplex dwelling house, a double duplex dwelling house or an apartment-hotel, originally constructed so as to provide therein three or more dwelling units but does not include a building coming within the definition of tourist establishment as defined in The Tourism Act, R.S.O. 1970, Chapter 122, as amended, or as it may be further amended from time to time;
"armoury or drill hall'" means a place for the training of military personnel and may include the storage of military equipment;
'artist's or photographer's studio" includes a studio used for purposes such as photography, painting, art, needlework, tapestry making, pottery making, handweaving or sculpting, and includes an area for displaying or selling goods provided the area is accessory to the production process;
"assisted housing', as used in section 4(5), means dwelling units which the owner of the lot agrees with the Corporation pursuant to section 5 of The City of Toronto Act, 1975 (No. 2), as amended from time to time, to provide for the purposes of an assisted housing program;
"automobile service and repair shop" means a shop, not otherwise classified or defined in this by-law, for installing, servicing or repairing mufflers, transmissions, tires, including vulcanizing or retreading, batteries, brakes or radiators, automotive ignition or electric systems and includes the rebuilding or remanufacture of automotive engines, transmissions or drives, but does not include an automobile service station or a motor vehicle repair shop, class $A$ or a motor vehicle repair shop, class $B$;
"automobile service station" means a building or place equipped with one or more service areas where motor vehicles are oiled, greased, washed, have ignition adjusted, tires inflated, batteries charged, and where minor or running repairs essential to the actual operation of motor vehicles are executed or performed and which may include the storing or keeping for sale of automotive fuels, oil, grease, anti-freeze, tires, tubes, tire accessories, electric light bulbs, spark-plugs, and batteries, and for greater certainty does not include a gas bar ;
'bachelor dwelling unit" means a dwelling unit that contains only one habitable room;
'bakery' means a factory for producing, mixing, compounding or baking bread, biscuits, ice-cream cones, cakes, pies, buns or other bakery products of which flour or meal is the principal ingredient but does not include a restaurant or other premises where such products are made only for consumption on the premises, or a bake-shop;
'bake-shop"' means a shop where products of a bakery are sold or offered for sale by retail, including incidental baking;
'base line" means, for the purposes of section 6(3) PART II 10(a), in the case of a wall rising from the ground, the natural or the finished level of the ground adjoining the base of the wall, whichever is the lower, and in all other cases means the lowest line of the wall above the natural or the finished level of the ground, whichever is the lower, and a wall supported by or constructed above posts, pillars or other open construction is deemed to rise from the ground and the base line of the wall is deemed to be the line on which the production downwards of the face of the wall meets the natural level of the ground;
'batching and mixing of concrete yard"' means a lot, including a structure thereon, primarily occupied for the purposes of the batching and mixing of concrete and may include the open storage of raw materials;
'bedroom" means a habitable room larger than 7 square metres, but does not include a living room, dining room, or kitchen;
'blacksmith's shop" includes a shop for shoeing horses and other animals or where light power machinery may be used for individual custom blacksmithing and decorative wrought metal work but does not include a shop where there is carried on factory production of articles;
"boarding or lodging house" means a dwelling house in which the proprietor supplies for gain lodging with or without meals, but does not include a hotel, hospital, children's home, home for the aged, apartment house or other establishment otherwise classified or defined in this by-law;
"boarding or lodging room" means a room in a boarding or lodging house or a converted dwelling and lodging house that is not part of a dwelling unit therein but does not include a bathroom, kitchen or windowless storage room with a floor area in each case of less than 10 square metres;
'branch of a bank or financial institution'" includes commercial banks, credit unions, finance or trust companies that deal directly with the public on the premises but does not include an office building;
'bread distributing depot" means a building used for the distribution of packaged bread or other bakery products, but does not include a building where bread or other bakery products are baked;
'builders' supply yard"' means a yard for the storage of building supplies such as lumber, bricks, plumbing or heating materials, pre-bagged concrete, sand, gravel or similar substance, but does not include a salvage yard or the bulk storage of loose materials such as sand, gravel or concrete;
'business office" includes a telegraph office, a telephone exchange;
"camper trailer" means, for the purposes of section 6(3) PART IV 1(d), a vehicle having a single axle and a collapsible roof and that does not exceed a height of 1.5 metres when the roof is collapsed or folded;
"candy factory" means a factory for the manufacture or processing of candy, chocolates, chewing gum or other confectionery but does not include a bakery;
"canning factory (fruits and vegetables)" means a factory for making jams or jellies or for preserving or canning fruits or vegetables or fruit or vegetable juices and includes a fruit or vegetable dehydrating plant and a plant for the fast freezing of fruits and vegetables but does not include a pickle factory;
"car washing establishment" means a public garage for washing or cleaning motor vehicles;
"carpenter's shop" includes a building where light power machinery may be used for repairing furniture or other individual custom wood work but does not include a shop where there is carried on factory production of furniture, fixtures, sashes, doors, flooring or other articles;
"carpet cleaning establishment" means the business of cleaning carpet or upholstery by mechanical means;
"Central Area" means the part of the City of Toronto shown on the map entitled "Central Area and Central Core" at the end of and forming part of this subsection and referred to thereon as "Central Area";
'Central Core'' means the part of the City of Toronto shown on the map entitled "Central Area and Central Core" at the end of and forming part of this subsection and referred to thereon as "Central Core";
'Central Industrial District" means, for the purposes of section 4(4)(f):
the land and premises in the City of Toronto described as follows:
FIRSTLY:
COMMENCING at the intersection of the centre line of Jarvis Street with the centre line of Queen Street East;

THENCE EASTERLY along the centre line of Queen Street East, to the westerly limit of the Don River;

THENCE SOUTHERLY along the westerly limit of the Don River, to the centre line of Eastern Avenue as closed by By-law 151-75;

THENCE EASTERLY along the centre line of Eastern Avenue, to and along the centre line of Sunlight Park Road, to the southerly production of the westerly limit of Broadview Avenue;
THENCE EASTERLY in a straight line to the intersection of the southerly production of the easterly limit of Lewis Street with the centre line of Eastern Avenue;
THENCE EASTERLY along the centre line of Eastern Avenue, to the centre line of Leslie Street;

THENCE SOUTHERLY along the centre line of Leslie Street, to the northerly limit of Lake Shore Boulevard East;
THENCE WESTERLY along the northerly limit of Lake Shore Boulevard East to the easterly limit of the Don River;
THENCE NORTHERLY along the easterly limit of the Don River, to the northerly limit of the right-of-way lands of the Canadian National Railways;

THENCE WESTERLY along the northerly limit of the right-of-way lands of the Canadian National Railways, to the northerly limit of the right-of-way lands of the Toronto Terminal Railway;
THENCE WESTERLY along the northerly limit of the right-of-way lands of the Toronto Terminal Railway, to the centre line of Parliament Street;

THENCE NORTHERLY along the centre line of Parliament Street, to its intersection by a line parallel to and at the perpendicular distance of 100.61 metres southerly from the southerly limit of Front Street East;
THENCE WESTERLY along that parallel line, to the centre line of Berkeley Street;
THENCE SOUTHERLY along the centre line of Berkeley Street, to the centre line of The Esplanade;

THENCE WESTERLY along the centre line of The Esplanade, to the centre line of Sherbourne Street;

THENCE NORTHERLY along the centre line of Sherbourne Street, to the centre line of Front Street East;
THENCE WESTERLY along the centre line of Front Street East, to the centre line of Jarvis Street;

THENCE NORTHERLY along the centre line of Jarvis Street, to the point of commencement.
SECONDLY:
COMMENCING at the intersection of the centre line of Queen Street West with the centre line of Simcoe Street;

THENCE SOUTHERLY along the centre line of Simcoe Street, to the centre line of King Street West;
THENCE WESTERLY along the centre line of King Street West, to the centre line of John Street;

THENCE SOUTHERLY along the centre line of John Street, to the centre line of Front Street West;

THENCE WESTERLY along the centre line of Front Street West and the westerly production thereof, to the northerly limit of the original right-of-way lands of the Canadian National Railways;

THENCE WESTERLY along the northerly limit of the original right-of-way lands of the Canadian National Railways, to the centre line of Dufferin Street;
THENCE NORTHERLY along the centre line of Dufferin Street and the northerly production thereof, to the centre line of Queen Street West;

THENCE EASTERLY along the centre line of Queen Street West, to the point of commencement;
"ceramics factory" means a factory for bonding and firing bricks, tile, earthenware, glassware, abrasive products or other fabrication of the non-metallic minerals but does not include the manufacture of cement blocks, bricks, beams or pipes, or of artificial abrasive, whether a by-product or not, or a clay pit or other mining use;
"charitable institution" means an institution to which The Charitable Institutions Act, R.S.O. 1970, Chapter 62, as amended, re-enacted or replaced from time to time, applies but does not include a residential care facility or a crisis care facility;
"church" means a building dedicated to religious worship;
"city yard, class $A$ " means premises used by the Corporation for the storage, maintenance or repair of a municipal plant, materials or equipment and includes a municipal blacksmith's shop, machine shop, paint shop, wood-working shop, repair garage, storage garage and a place of storage for lumber, oil, gasoline or other stores used in connection with civic works, but does not include an open storage of raw materials yard;
"city yard, class B" means a city yard that includes an open storage of raw materials yard;
"clinic" means a public or private medical, surgical, physiotherapeutic or other human hcalth clinic, regularly staffed by two or more practising physicians, surgeons, dentists or other qualified medical practitioners or by two or more licensed chiropractors or osteopaths, but does not include a clinic that is accessory to a private or public hospital;
"club" means a lawn bowling, tennis, badminton or other athletic, social or recreational club on private lands, whether or not operated for profit, and includes the premises of a fraternal organization and, except within the Central Core, in a building or portion of a building originally constructed for such purpose, or in an office building having motor vehicle parking facilities for such use;
"cold storage locker plant'" means a building in which space in individual lockers is rented or otherwise made available for the storage of frozen food;
"commercial bakery" means the whole of a building having a gross floor area or nonresidential gross floor area not in excess of 250 square metres used exclusively for the production of bakery products of which flour or meal is the principal ingredient and may be combined with one or more of the following uses: retail or wholesale sales of those products, incidental retail sales, an eating establishment provided no other uses or combination of uses are permitted;
"commercial school" means a school conducted for hire or gain, other than a private academic, philanthropic or religious school, and includes the studio of a dancing teacher or music teacher, an art school, golf school, school of calisthenics, business school or other such specialized school conducted for hire or gain;
"commercial stable" includes a livery stable, a sales stable, a boarding stable, a stable in which one or more horses are kept for delivery purposes and other stables in which one or more horses are kept for commercial purposes or for hire;
"cominercial welder's shop" means a welder's shop where there is carried on the business of welding auto parts, hand tools and other small wares and small parts including custom welding but not including welding of structural steel, railway equipment or large parts;
"common outdoor space" means, for the purposes of section 8(3) PART III 3, a paved, sodded or landscaped area that:
(i) adjoins, and is directly accessible from, a street, park or other public area, a pedestrian walkway on a lot, or a pedestrian walkway within a building on a lot, provided the walkway meets the criteria set out in section 8(3) PART I 11(iii);
(ii) is open to the sky or is covered by a structure or a portion of a building but not within a building;
(iii) is within two metres of grade and is accessible therefrom by means of a stair or ramp;
(iv) is not narrower than 2.5 metres for an area covered by a structure, and not narrower than three metres for other areas; and
(v) is not used for the purposes of a driveway, vehicular ramp, loading or servicing area, outdoor storage area, motor vehicle parking area, or stairs or a portion thereof where the treads of the stairs are less than 1.5 metres in width;
provided, in the case of one or more lots in a QR district within the lands described below, common outdoor space is deemed to include one or more outdoor areas that are adjacent to or connected with an exterior open area on the lot on which a building is erected, whether or not the outdoor area is on the same lot as the building, where:
(vi) the lot on which the building is erected and the outdoor area or areas are owned by the same owner,
(vii) the sum of the areas of common outdoor space on the lots on which the building is erected and the outdoor area is located is equal to the amount required on all those lots pursuant to section 8(3) PART III 3(a);
(viii) the lot on which the building is erected and the outdoor area or areas are not separated by a public highway;
and provided further that, notwithstanding subparagraph (i) of this definition or other provisions in this definition, in the case of the lands referred to below in this definition an outdoor area is deemed to qualify as common outdoor space for the purposes of this by-law if the provisions of subparagraphs (ii),(iii),(iv), and (v) of this definition are satisfied, and the outdoor area is directly accessible from, or is accessible through an outdoor area or areas on another lot or lots owned by the same owner where the combined outdoor areas are directly accessible from a street, park or other public area, a pedestrian walkway on a lot, or a pedestrian walkway within a building on the lot, provided the walkway meets the criteria set out in section 8(3) PART I 11(c);
The following are the lands:

1. The blocks bounded by Bloor Street West, Queen's Park, College Street, Spadina Crescent, and Spadina Avenue;
2. The blocks bounded by Bloor Street West, Queen's Park, St. Joseph Street and Bay Street.
"community centre" means a building used for community activities including, but not limited to, arts, crafts, physical, social, charitable and educational activities, and not used for a commercial purpose;
'community health centre" means a public clinic operated by or directly funded by a government agency or non-profit institution;
'contractor's shop, class $A$ '" means a wholly enclosed building of a building trade or other contractor where plant, equipment and matcrial are stored or where the contractor performs shop or assembly work but does not include a contractor's shop, class $B$ or a contractor's yard or the bulk storage of loose materials such as sand, gravel or concrete;
"contractor's shop, class $B$ "' means a wholly enclosed building for the storage of heavy machinery such as cranes, ploughs, tractors, pile drivers, roadmaking, wrecker's or steel erector's equipment, and buiiding and construction material, but does not include the bulk storage of loose materials such as sand, gravel or concrete;
"contractor's yard" means the yard of a building trade or other contractor where plant, equipment and materials are stored including heavy machinery such as cranes, ploughs, tractors, pile drivers, roadmaking, wrecker's or steel erector's equipment and building and construction material, but does not include the bulk storage of loose materials such as sand, gravel or concrete;
"converted dwelling house" means a dwelling house, originally constructed as a private detached dwelling house or a one-family dwelling house (other than row housing) that, including any addition made before conversion, is at least five years old, and that has been or is proposed to be altered or converted to provide therein two or more dwelling units ;
"converted dwelling and lodging house" means a dwelling house, originally constructed as a private detached dwelling house or a one-family dwelling house (other than row housing) that, including any addition made before conversion, is at least five years old, and that has been or is proposed to be altered or converted to provide therein two or more dwelling units and one or more boarding or lodging rooms;
"corner lot" means a lot at the intersection of two streets or two parts of the same street of which the two adjacent sides upon the street line or street lines include an angle of not more than 135 degrees, and, where the adjacent sides are curved, the angle included by the adjacent sides is deemed to be the angle formed by the intersection of the tangents to the street lines drawn through the extremities of the interior lot lines, provided:
(i) in the latter case the corner of the lot is deemed to be the point on the street line nearest to the point of intersection of the tangents; and
(ii) the portion of a corner lot distant more than 30 metres from the corner, measured along the street line, is deemed to be an inside lot;
'"Corporation' means The Corporation of the City of Toronto;
"courier service" means the premises of a courier, mail or parcel delivery service, but does not include a cartage, express or truck transport yard or terminal;
"craft school" means an establishment other than a commercial school, that may be operated for hire or gain, where crafts such as scuipting, print making, weaving and pottery are taught;
'crisis care facility" means a temporary residence for persons requiring immediate shelter and assistance for a short period, and:
(i) the facility is supervised, or the members of the group are referred, by a hospital, court or government agency; or
(ii) the facility is funded wholly or in part by a government, other than funding provided solely for capital purposes; or
(iii) the facility is reguiated or supervised under a general or special Act;
but does not include a use otherwise classified or defined in this by-iaw;
"custom workshop" means a building where there is carried on individual custom production of drapes and slip covers, venetian blinds, handmade leather goods, millinery, glass blowing, orthopaedic and prosthetic appliances, drug and medical prescriptions, weaving, awnings, metal plating, gold and silver engraving and other nonoffensive, nondangerous custom production of articles or things but does not include factory production or a shop or factory otherwise classified or defined in this by-law;
"dairy products plant" means a milk pasteurization and bottling plant, a cheese factory or butter factory, condensed or powdered milk factory, creamery, casein factory, milk or cream shipping or receiving station, ice cream factory and other premises where milk or cream is received for shipment, distribution, processing or manufacture;
"dangerous" where used with reference to the use of any land, building or structure, means a use that, from its nature or from the manner of carrying on the use, creates or is liable to create, by fire, explosion, toxic gases, fumes or any other reason, a danger to person or property;
"data processing establishment" means a computer service firm engaged primarily in the use of computers to process data, and not primarily in the design or marketing of computer programs;
"day nursery" means a place that receives, primarily for the purpose of temporary care and custody, for a continuous period not exceeding twenty-four hours, more than three children, not of common parentage, who are:
(i) under eighteen years of age in the case of a day nursery for retarded children, and
(ii) under ten years of age in all other cases,
and that is not:
(iii) part of a private school registered under The Ministry of Education Act, R.S.O. 1970, Chapter 111, as amended, re-enacted or replaced from time to time;
(iv) a children's mental health centre under The Children's Mental Health Centres Act, R.S.O. 1970, Chapter 68, as amended, re-enacted or replaced from time to time;
(v) a school for trainable retarded children under The Secondary Schools and Boards of Education Act, R.S.O. 1970, Chapter 425, as amended, re-enacted or replaced from time to time; or
(vi) a place that is used for a program of recreation and that is supervised by a municipal recreation director who holds a certificate issued pursuant to section 6 b of The Ministry of Community and Social Services Act, R.S.O. 1970, Chapter 120, as amended, reenacted or replaced from time to time;
"defence project" includes an armoury barracks, parade ground, training area or other similar undertaking for purposes of national defence;
"designated property" means, for the purposes of section 4(9), property in respect of which a by-law is in effect designating the property pursuant to The Ontario Heritage Act, 1974, as amended, re-enacted or replaced from time to time;
"distillation plant" means a plant for the distillation of bones, wood, tar or petroleum or any of their products;
"double duplex dwelling house" means two attached duplex dwelling houses;
"double triplex dwelling house'" means two attached triplex dwelling houses;
"Dovercourt Park Neighbourhood" means the part of the City of Toronto shown on the map entitled "Dovercourt Park Neighbourhood" at the end of and forming part of this subsection and referred to thereon as "Dovercourt Park Neighbourhood";
"dressmaker's shop" means a building where the business of individual custom tailoring for females is carried on, including remodelling, hemstitching and buttonhole making, but does not include a shop where clothing manufacture other than individual custom tailoring for females is carried on;
"dry-cleaner's distributing station" means a building used for the purpose of receiving articles or goods of fabric to be subjected to the process of dry-cleaning, dry-dyeing or cleaning elsewhere and for the pressing and distribution of articles or goods that have been subjected to any of those processes;
"dry-cleaning establishment" means a building where dry cleaning, dry-dyeing, cleaning or pressing of articles or goods of fabric is carried on but does not include a spotting and stain removing establishment, hand laundry, machine laundry, or a wholesale dyeing plant,
"dry-cleaning shop" means a building where the business of dry-cleaning and pressing articles or goods of fabric is carried on on the ground floor by dry-cleaning machines or units and incidental equipment, the total capacity of all of which machines or units does not exceed 55 kilograms, dry weight:
(i) in which only non-inflammable solvents are or can be used, and
(ii) that emit no odour or fumes, noise or vibration causing nuisance or inconvenience within or without the premises;
'Dufferin-Davenport Area' means the area in the City of Toronto shown on the map entitled "Dufferin-Davenport Area" at the end of and forming part of this subsection and referred to thereon as "Dufferin-Davenport Area";
"duplex dwelling house" means the whole of a building containing and originally constructed to provide therein, by horizontal division, two separate dwelling units each of which has an independent entrance and with the level of the first floor of the building not more than .90 metres above the finished level of the ground adjoining the building at any point except where necessary to permit access to basement garage accommodation;
"duplicating shop" includes the business of producing letters, plans, pictures and documents by photostating, blueprinting, or other similar method;
'dwelling house" means a building occupied or capable of being occupied as the home or residence of one or more persons, either permanently or transiently, but does not include living quarters for a caretaker, watchman or other supervisor that are accessory to a nonresidential building or nonresidential structure;
"dwelling room" means dwelling accommodation consisting of not more than one habitable room, and may include either but not both culinary or sanitary conveniences, but does not include a room providing sleeping accommodation in a hotel or a room within a dwelling unit,
' $d$ welling unit" means a room or suite of two or more rooms designed or intended for use by one or more persons as living accommodation in which culinary and sanitary conveniences are provided for the exclusive use of the person or persons;
'East of Main' means the part of the City of Toronto shwon on the map entitled "East of Main" at the end of and forming part of this subsection and referred to thereon as "East of Main';
'eating establishment'' means a building where food is offered for sale or sold to the public whether or not for immediate consumption therein and includes a restaurant, cafe, tea or lunch room, dairy bar, and refreshment room or stand, but does not include a boarding or lodging house or an adult entertainment parlour,
"family" means one person, or two or more persons who are interrelated by bonds of consanguinity, marriage or legal adoption, or a group of not more than five unrelated persons occupying, with or without one or more full-time domestic servants, a dwelling unit,
'film or recording studio'" means a studio used for audio-recording, film-making or other audio-visual processes;
'fish packing plant" means a plant where fish are cleaned, canned, smoked, cured, packed or otherwise processed, except a retail store or fertilizer plant;
"flank" has the meaning given to it in the definition of "front lot line";
'foster child" means a child under the age of 18 years who is under the control and supervision of the Protestant Children's Homes, the Catholic Family Services, the Jewish Family and Child Services, The Boy's Home, or a Children's Aid Society as defined in The Child Welfare Act, 1954;
'food warehouse" means a building where food or food products are stored, but does not include the processing of food or food products;
'food wholesaling establishment'" means a building where food, including dairy products, poultry products, fresh fruits and vegetables, groceries, meat, meat products, fish, fish products, bakery products, canned or frozen foods or other foods or food products are offered for sale on a wholesale basis;
"front lot line" means the line that divides a lot from the street provided that in the case of a corner lot the shorter lot line that abuts a street is deemed to be the front lot line and the longer lot line that so abuts is termed the "flank"' of the lot,
"frontage" means, for the purposes of section 8(3) PART I 12 and 16(a) and section 8(3) PART III 3(a), a lot line or part thereof that is also the limit of a street allowance more than six metres in width or is also the limit of a public park,
'fuel storage tank" means a tank for the bulk storage of petroleum, gasoline, fuel oil, gas or inflammable liquid or fluid but does not include a container for inflammable liquid or fluid legally and properly kept in a retail store or a tank for storage merely incidental to some other use of the premises where the tank is located;
'fur goods factory" means a factory for the manufacture or processing of fur coats, stoles, mitts or other fur products, or hair, felt or other such product but does not include a tannery, whether complementary or not;
"garment factory" means a building for the manufacture of garments or other clothing including knitted goods and other articles usually manufactured by the needle trades such as gloves, mittens, hats, caps, belts, regalia and society emblems, theatrical costumes, and other items of apparel not elsewhere defined or classified in this by-law;
'gas bar'' means a building or place where only automotive fuels are sold or offered for sale;
'gelatine factory'" means a building for the manufacture of gelatine;
'general chemical products factory" means a factory for the manufacture or packaging of inorganic adhesives, inorganic fertilizers, linoleum, paint, pigment, lacquer or varnish, phonograph records, plastics, synthetic rubber or other synthetics, polishes or dressings, metallic sodium poisons, carbonic or "dry" ice, or the corrosion of aluminum, copper, iron, tin, lead or zinc;
'general gas plant"' means a plant for the manufacture of propane, hydrogen, ammonia, chlorine or other toxic or non-toxic gas or other inflammable or non-inflammable gas except hydrogen cyanide or other such highly toxic gas or acetylene or other such explosive gas;
'generating station'" means a building or structure used for the production of power such as an electric generating plant, a district heating plant;
'government office" includes a municipal office, court house, registry office, health or welfare centre, employment office, customs office or other such use for purposes of local or other government administration and includes offices used by the Government of Canada, the Government of Ontario, the Municipality of Metropolitan Toronto, the Corporation, a board, commission, authority or agency, excluding a post office, or any of them, the Metropolitan Toronto School Board, the Metropolitan Separate School Board, the Toronto Board of Education, and Ontario Hydro;

## 'grade' means:

(i) in an R district, the average elevation of the natural or the finished level of the ground adjoining the front wall of a building, whichever is the lower; and
(ii) in a C, CR, QR or I district, the average elevation of the sidewalk or, where there is no sidewalk, of the roadway in front of the lot on which the building stands;
'gross floor area' means:
(i) in the case of a C building or C structure other than a residential building or structure, at the level of the first storey below a sloping roof, the finished space enclosed by the interior face of any vertical 'dwarf' or 'knee' wall closest to the exterior face of the exterior wall below that level, combined with the aggregate of the areas at all other levels of each storey above grade measured between the exterior faces of the exterior walls of the building or structure at the level of each storey; and,
(ii) in the case of an R building or R structure or a residential building or structure, means at the level of the first storey below a sloping roof, the finished space enclosed by the interior face of any vertical 'dwarf' or 'knee' wall closest to the exterior face of the exterior wall below that level, combined with the aggregate of the areas at all other levels of each floor, whether the floor is above or below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, exclusive, however, of any part of the building or structure below grade that is used for heating equipment, the storage or parking of motor vehicles, locker storage and laundry facilities, children's play areas and other accessory uses or used as living quarters by the caretaker, watchman or other supervisor of the building or structure;
Parking facilities required by section 4(4)(b) for the purpose of a one-family dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house and row housing are excluded from gross floor area calculation provided the parking facilities are in a private garage or in an enclosed garage attached to or otherwise forming a part of the building, whether or not the parking facilities are below grade,
"habitable room" means a room used or designed for use for human habitation but does not include a kitchen having a floor area of less than 9.5 square metres, a sunroom, a bathroom or a toilet room;
'height' means:
(i) for the purposes of section $4(2)$ (a) and (b) the vertical distance between grade and, in the case of a pitched roof building, the mean height level between the eaves and the ridge of the roof and, in the case of another kind of roof, the highest point of the roof; and
(ii) for the purposes of section 6(3) PART II 6 and 7 the vertical distance between the average elevation of the natural or finished level of the ground, whichever is the lower, along the portion of the side lot line opposite the part of the building concerned and, in the case of a pitched-roofed building, the mean height level between the eaves and ridge and in the case of another kind of roof, the highest point of the roof;
"home for the aged" means an institution to which The Homes for the Aged Act, R.S.O. 1950, Chapter 168, as amended, re-enacted or replaced from time to time, applies;
'hostel" means a building or part of a building that contains dwelling accommodation consisting of rooms without culinary facilities, but does not include a boarding or lodging house,
'hotel' means a building or part of a building containing a hotel within the meaning of The Hotel Registration of Guests Act R.S.O. 1970, Chapter 212, but does not include a hostel, a boarding or lodging house, or a tourist or guest home;
'industrial catering service"' means a building where food is prepared for the purpose of distribution elsewhere and includes the premises of a catering truck operation, but does not include an eating establishment;
'industrial computer service" includes a computer pattern-grading marker making service bureau or similar computer services engaged in providing computer facilities on a rental or time-sharing basis to industrial uses, but does not include a conıputer service that is not directly related to an industrial production process;
'inoffensive gas plant'" means a plant for the manufacture, compression and storage of inert gases or oxygen but does not include a gas plant otherwise classified or defined in this bylaw;
'inside lot'" means a lot other than a corner lot;
"Junction Triangle" means the part of the City of Toronto shown on the map entitled "Junction Triangle" at the end of and forming part of this subsection and referred to thereon as "Junction Triangle";
'Kensington" means the part of the City of Toronto shown on the map entitled "Kensington"' at the end of and forming part of this subsection and referred to thereon as "Kensington";
'King-Parliament'" means the part of the City of Toronto shown on the map entitled "KingParliament" at the end of and forming part of this subsection and referred to thereon as "King-Parliament";
'King-Spadina" means the part of the City of Toronto shown on the map entitled "KingSpadina" at the end of and forming part of this subsection and referred to thereon as "King-Spadina";
"Knox-Eastern" means the part of the City of Toronto shown on the map entitled "KnoxEastern" at the end of and forming part of this subsection and referred to thereon as "Knox-Eastern";
"laboratory, class $A$ "' means a laboratory, the operation or conduct of which is neither offensive nor dangerous,
'laboratory, class $B$ ' means a laboratory, the operation or conduct of which is either offensive or dangerous or both;
'landscaped open space' means open, unobstructed space on a lot that is suitable for the growth and maintenance of grass, flowers, bushes and other landscaping, including the part of a lot unoccupied by a building or structure by reason of the operation of section 6(3) PART II 2 to 10 inclusive, and notwithstanding the foregoing includes any:
(i) surfaced walk, patio or similar area;
(ii) tennis or badminton court or other similar sports or recreational area;
(iii) outdoor unenclosed swimming pool or decorative pool, but does not include a driveway or ramp, whether surfaced or not, a curb, retaining wall, motor vehicle parking area or an open space beneath or within a building or structure; and
(iv) uncovered platform attached to a main side or rear wall of a dwelling house, provided the top surface of the platform is not more than 1.2 metres above the natural level of the ground upon which it is constructed, or more than 1.2 metres above the natural level of the ground that is immediately adjacent to the edge of the platform;
"laundry shop" means a building in which the business of a laundry is carried on on the ground floor by means of one or more washers having a total capacity not exceeding 100 kilograms dry weight, and drying, ironing, finishing and incidental equipment, provided:
(i) only water and detergents are used;
(ii) no odour, fumes, noise or vibration are emitted causing nuisance or inconvenience within or without the premises;
(iii) the total gross floor area of all those uses does not exceed 250 square metres; and
(iv) the use may include a dry-cleaning shop, a dry-cleaner's distributing station, and a self-service laundry;
'leather goods factory" means a factory for the manufacture or processing of leather belting, leather boot or shoe findings, boots, shoes, gloves or other leather goods but does not include a tannery or a tanning operation;
'light power machinery'" means one or more machines each of which is operated by an electric motor having a rating of not more than 746 watts;
'loading space - type $A$ ' means a loading space with a length of at least 17.0 metres, a width of at least 3.5 metres and a vertical clearance of at least 4.3 metres;
'loading space - type $B$ '" means a loading space with a length of at least 11.0 metres, a width of at least 3.5 metres and a vertical clearance of at least 4.0 metres;
'loading space - type $C$ '' means a loading space with a length of at least 6.0 metres, a width of at least 3.5 metres and a vertical clearance of at least 3.0 metres, and
(i) is located at grade and situated so that it serves an entrance to the building erected or to be erected on the lot and is readily accessible via a driveway or laneway with a minimum vertical clearance of 3.0 metres connecting with a street abutting the lot on which the building or structure is located, or
(ii) is located in the basement of such building on the first level below grade and situated so that it serves an elevator or similar lifting device serving the building and is readily accessible via a ramp, driveway or laneway with a minimum vertical clearance of 3.0 metres connecting with a street abutting the lot on which the building or structure is located;
'loading space - type $G$ ' means a loading space - type $A$ or loading space - type $B$ except:
(i) in the case of a loading space - type $B$ the overall length of the space is at least 13.0 metres,
(ii) in either case, the loading space has a vertical clearance of at least 6.0 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, and
(iii) the floor of at least the first 2.0 metres of the loading space measured from the end of the loading space, opposite the entrance to it, is constructed of concrete and has a slope not exceeding 2 per centum ( 1 cm in 50 cm );
"lot" means a parcel of land except where two or more buildings or structures, exclusive of accessory buildings or structures, are or are to be erected on a parcel of land in which case each building or structure, whether erected or to be erected simultaneously or at intervals, shall be assigned a defined part of the parcel at the time of application to the Commissioner of Buildings for approval of the plans of the building or structure and each part shall be deemed to be a lot, and where two or more buildings or structures have a common basement, whether or not they are also connected above the natural level of the ground, the buildings or structures are deemed to be one building;
'lot frontage' means the width of a lot between the side lot lines measured along a line at right angles to the centre line of the lot through a point therein where it is intersected by a line parallel to and at the perpendicular distance of six metres from the front lot line; for
the purposes of this definition, the centre line of the lot means a line across the lot from the front lot line and equidistant from the side lot lines and the productions thereof at all points along its length;
"Iot of record" means a lot according to a registered plan of subdivision, or a parcel of land the conveyance which was registered before the date of the passing of this by-law;
'machine laundry'' means a laundry other than a laundry shop and includes a linen, towel, uniform or diaper supply service;
'market gardening'" includes vegetable crops, and a horticultural nursery, nursery sales station and greenhouse;
"massage establishment" includes premises or part thereof where massages are given, offered or solicited in pursuance of a trade or calling, business or occupation provided the service is rendered by a person duly trained, licensed and registered under The Drugless Practitioner's Act, R.S.O. 1970, as amended, re-enacted or replaced from time to time;
"mattress and mattress spring factory" means a building for the manufacture of mattresses and mattress springs;
"meat products plant" means a canned meat factory, sausage factory, meat processing plant and any other factory where meat, poultry or eggs are cooked, cured, smoked or otherwise processed or packed but does not include a delicatessen shop, a stock-yard, slaughter-house, tannery or hide processing plant, a poultry-killing establishment, an animal food factory, an animal by-products plant, or another use otherwise classified or defined in this by-law;
"medical/dental office" means a building or portion thereof, other than a private residence, that is used for the offices of one or more practising physicians, surgeons, dentists or other qualified medical practitioners or by one or more licensed chiropractors or osteopaths;
'metal products factory"' means a factory for forging, rolling, stamping or drawing (either cold or hot), casting, fabricating, grinding, turning, machining, heat-treating, galvanizing, plating, coating, annealing or other fabrication or processing of structural steel, boilers, tanks, drums or cans, machines, motors or large parts, including railway, automotive, agricultural or electric equipment, hardware or tools, other ferrous or ferro-alloy metal products, aluminum products, brass or copper products, white metal alloy products, bronze powder or other non-ferrous or non-ferrous alloy metal products and includes an industrial welding shop, a casting factory and a die casting factory, premises used for making sandcastings and a railway rolling stock repair shop but does not include a small metal wares factory;
"minimum front lot line setback" means six metres from the front lot line except in a case governed by section 6(3) PART II 3 when the minimum is as therein provided and except when the building is on a corner lot and the minimum front lot line set-back is increased in accordance with section 6(3) PART II 4 in which case the minimum is as so increased; but in no case shall a part of the building to which section 6(3) PART II 6 and 7 applies be erected closer to the lot line, other than a side lot line, than compliance with section 6(3) PART II 2(a) permits;
'miscellaneous light manufacturing plant" means a building for the manufacture or processing of brooms, brushes or mops, carpet sweepers, artificial flowers or feathers, fountain pens or pencils, artificial ice, jewellery cases or silverware cabinets, electric lamps or lamp shades, musical instruments, orthopaedic and prosthetic appliances, scientific and professional equipment, electric, neon and other signs, stamps and stencils, statuary, art goods and novelties, store display accessories, toys, umbrellas and products of light manufacturing not otherwise classified or defined in this by-law;
"miscellaneous non-metallic minerals plant" means a factory for rock-crushing, cut-stone fabrication, the manufacture or processing of cement blocks, bricks, beams or pipes, lime or lime products, asbestos, graphite, gypsum or mica products, or other products of the non-
metallic minerals, including abrasive products, tar products and petroleum products but does not include distillation of tar or petroleum or a manufacture of artificial abrasive or a quarry, sand pit, clay pit, gypsum mine or other mining use, whether complementary or not;
'miscellaneous textile products factory"' means a building for the manufacture of blankets, curtains, carpets, rugs, mats, tents, awnings, sails or parachutes, cordage, rope or twine, cotton or jute bags or a similar manufacture not elsewhere classified or defined in this bylaw;
"miscellaneous vegetable products factory" means a factory for the manufacture of tires and hose or other articles from natural rubber or partly from natural and partly from synthetic rubber, or other vegetable products factory not otherwise classified or defined in this by-law, but does not include a pea-straw ensilage plant;
"miscellaneous vegetable food products factory, class A" means a factory for blending, preparing or processing sugar, dextrine, starch or glucose, or jelly powder, baking powder, flavouring extract, beverage powder, tea, coffee, spice, or other vegetable product but does not include a canning factory (fruits and vegetables), bakery, candy factory, soft drink bottling works, brewery, distillery or winery or other use otherwise classified or defined in this by-law;
'miscellaneous vegetable food products factory, class $B$ '" means a factory for blending, preparing or processing feed grains, yeast, malt and malt products, cornflakes, puffed wheat, popcorn, macaroni, or other cereal food product but does not include a canning factory (fruits and vegetables), bakery, candy factory, soft drink bottling works, brewery, distillery or winery or other use otherwise classified or defined in this by-law;
"mixed-use building'" means, in the case of a building on a lot in a CR, QR, I or IC district, a building containing a combination of a residential use with a non-residential use that is permitted by this by-law in the district;
'mobile sign" means an illuminated sign, or a sign in which lighting is incorporated, that is not permanently affixed to a building or mounted on a standard, posts, brackets or by another method so as to be securely attached to or within the ground or to a hard-surfaced area covering the ground beneath the sign;
'motor vehicle repair shop, class $A$ "' means a public garage used as a motor vehicle repair shop, exclusive of the painting and repairing of bodies and fenders;
"motor vehicle repair shop, class B" means a public garage used as a motor vehicle repair shop including the painting and repairing of bodies and fenders;
"municipal community centre" means a community centre managed and controlled by the Corporation;
'mutual driveway" means an existing vehicular driveway situate on a portion of two adjoining lots where the driveway contains the common side lot line of the two adjoining lots as well as vehicular rights-of-way for one lot over the other;
'net floor area' means the total floor area exclusive of elevator shafts, stairs, ground floor lobbies, public pedestrian corridors and public washrooms;
'newspaper plant" means a building in which the publishing and printing of newspapers is carried on;
'Niagara Area'" means the part of the City of Toronto shown on the map entitled 'Niagara Area", at the end of and forming part of this subsection and referred to thereon as "Niagara Area";
'Niagara-Parkdale" means the part of the City of Toronto shown on the map entitled "Niagara-Parkdale Area" at the end of and forming part of this subsection and referred to thereon as "Niagara-Parkdale";
"non-profit institution" means an institution or organization incorporated as a non-profit corporation, but does not include a residential care facility or a crisis care facility;
'non-residential building" means, in the case of a building on a lot in a CR, QR, I or IC district, a building containing exclusively non-residential uses that are permitted by this bylaw in the district;
'non-residential gross floor area" means:
(i) in the case of a non-residential building, the aggregate of the areas of each floor above or below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor; or
(ii) in the case of a mixed-use building, the aggregate of the areas of the parts of each floor used for non-residential purposes above and below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, or measured between those walls and the centre line of the interior wall or projection thereof that separates a non-residential use from a residential use,
exclusive of the following areas:
(iii) a room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building; ,
(iv) loading facilities above or below grade required by section 4(6), (7) and (8);
(v) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use of enclosed loading areas; and
(vi) a part of the building or structure below grade that was erected and used for one or more non-residential purposes permitted by this by-law on the lot on January 31, 1976;
"North and South Rosedale" means the part of the City of Toronto shown on the map entitled "North and South Rosedale" at the end of and forming part of this subsection and referred to thereon as "North and South Rosedale";
"nursery school" means a school where children of pre-kindergarten age are taught and cared for by the day or half-day;
"nursing home, convalescent home or rest home" means a building in which the proprietor supplies for gain lodging with or without meals and, if required, provides nursing, medical or similar care and treatment but does not include a boarding or lodging house, hotel, hospital, children's home, home for the aged or other establishment otherwise classified or defined in this by-law;
"offensive", where used with reference to the use of any land, building or structure, means a use that, from its nature, or from the manner of carrying on the use, creates or is liable to create, by reason of destructive gas or fumes, dust, objectionable odour, noise or vibration, or unsightly storage of goods, wares, merchandise, salvage, junk, waste or other material, a condition that may be or become hazardous or injurious to health or safety or that prejudices the character of the neighbourhood or interferes with or may interfere with the normal enjoyment of any land, building or structure;
'offensive gas plant'" means a plant for the manufacture of hydrogen cyanide or other highly toxic gas, or a plant for the manufacture of acetylene or other explosive gas;
"offensive or dangerous chemical products factory"' means a factory for the manufacture of acid, alkali, or salt, or a factory for the manufacture of celluloid, pyroxilin or other inflammable material, matches, fireworks, ammunition or other explosive goods or explosives;
"one-family dwelling house" means the whole of a dwelling house containing one dwelling unit only;
'open air market'" means a lot where goods, wares, merchandise or a substance, article or thing is offered, kept or stored for retail sale but does not include a retail outlet otherwise classified or defined in this by-law;
"open storage yard" means a lot for the storage of nonoffensive, nondangerous goods, wares, merchandise, substance, article, or thing that is to be stored for further use, but does not include the bulk storage of loose materials such as sand, gravel or concrete or a yard otherwise classified or defined in this by-law;
"open storage of raw materials yard" means a lot the operation of which includes the open storage of raw materials such as salt, gravel, sand, concrete or other similar materials;
'ornamental structure" includes an ornamental fountain or other such structure, a statue, monument, cenotaph or other memorial except a mausoleum or columbarium;
"owner', where used in reference to a lot, means a person who owns the fee simple or the equity of redemption in the lot, or a person who owns a leasehold estate in the lot the unexpired term of which exceeds 45 years, and includes a person the owner authorizes in writing to act on his or her behalf;
'paper products factory" means a factory for the manufacture or processing of paper boxes, bags, drinking cups, sales books, excelsior, corrugated paper products or other paper products, including building paper, asphaltic composition roofing and saturated paper but does not include a rag mill, paper mill, pulp mill, or shoddy mill;
'parking lot'" means a public garage where motor vehicles are temporarily parked or stored for hire or gain;
"parking space" means, for the purposes of section 4(4), an unobstructed area at least 5.9 metres in length, and at least 2.6 metres in width and that, except in the case of a boarding or lodging house, a converted dwelling house or a converted dwelling and lodging house where the total number of required parking spaces is three or less, is readily accessible at all times for the parking and removal of a motor vehicle without the necessity of moving another motor vehicle and that, except in the case of a place of residence other than a hotel or an apartment house, is entered by a driveway or passageway having a minimum unobstructed width of 5.5 metres;
'parking station'" means a lot or part of a lot, having a properly drained hard surface and abutting a highway or a hard-surfaced driveway giving access to a highway, where motor vehicles, other than the stock of a motor vehicle dealer, may be temporarily parked or stored without charge either as:
(i) an accessory use to a residential building or a mixed-use building in a CR or QR district, or an accessory use to an R use or a C use and in a C district adjacent to the R use or, except in the case of one or more dwelling units in the upper portion of a Cl building, in which case parking in respect of dwelling units shall be provided on the same lot as the C1 building, not more than 150 metres from a C use or an I use or an accessory use to an R use and in an I1 or I2 district, provided:
A. any lights used for illumination are so arranged as to divert the light away from adjacent premises;
B. steel guard rail fencing is erected and maintained adjacent to all parts of any boundary of the lot that abut a street, other than parts thereof comprising entrances and exits to or from the lot,
C. a fence is erected and maintained adjacent to all parts of any boundary of the tot that abut a lot in an R district or abut a lot the principal use of which is the permanent or temporary home, residence or place of abode of none or more persons, and concrete wheel stops are erected and maintained on the parking station lot to prevent a motor vehicle from being parked closer to the fence than .90 metres; and
D. the fence, if a division fence, is constructed of boards placed as close together as possible and erected to a height of 1.67 metres and, if not a division fence, is constructed of boards in a basket-weave pattern or masonry to a height of 1.67 metres;
Where a parking station contains not more than three parking spaces, the provisions of clauses B through D need not be complied with.
or as:
(ii) a use accessory to an R use and in an R district adjacent to the R use, provided:
A. the $l o t$ is fenced and suitably landscaped;
B. the fence and landscaping are satisfactorily maintained;
C. any lights used for illumination are so arranged as to divert the light away from adjacent premises;
D. no buildings other than one shelter for attendants, not exceeding either one storey in height or five square metres in area, is erected thereon;
E. no vehicle is parked closer to a residential building than six metres and not closer to the parking station fence than 1.8 metres;
F. no vehicle is parked closer to the front lot line or flank of the lot than the distance between the main front wall of a residential building adjoining the lot and the front lot line of the lot upon which the building is erected, and no closer to the front lot line or flank of the lot than six metres;
G. no sign is erected thereon other than directional signs not exceeding one square metre in area including the name of the proprietor;
H. no gasoline pump or other service equipment is located or maintained thereon and no commercial vehicle is parked or stored thereon;
Where a parking station contains not more than three parking spaces, the provisions of clause E need not be complied with.
'personal grooming establishment' means a barber shop, hairdressing establishment, beauty parlour or institute, shoe shine shop or an establishment providing other forms of personal grooming including make-up, manicure, pedicure, facials, tanning, electrolysis including counselling in respect of such grooming;
"personal recreation space" means, for the purposes of section 8(3) PART III 2, recreation space within or outside a building adjacent to and directly accessible from a dwelling unit or dwelling room, that is provided for the exclusive use of the occupants of the dwelling unit or $d$ welling room, and includes a private patio, courtyard, garden, terrace, balcony or enclosed balcony;
'pet shop" means a shop or place where animals or birds for use as pets are sold or kept for sale or groomed, but does not include a shop or place for the breeding or overnight boarding of pets;
'pharmaceutical factory'" means a factory for manufacturing perfumes, cosmetics, toilet preparations, deodorants, soaps or cleaning compounds, bleaches, patent medicines, disinfectants, or insecticides, or poisons that are manufactured and packaged for medical or pharmaceutical purposes only;
"photographic plant" means a building where photographic negatives are developed, or where prints are made from photographic negatives, but does not include an establishment that is solely involved in retailing photographic equipment or services;
"pinball or electronic game machine establishment" means premises or part thereof:
(i) containing not less than three and not more than 20 pinball or other mechanical or electronic game machines operated for gain;
(ii) containing no other use except a refreshment counter or a refreshment stand; and
(iii) no closer than 150 metres to any other such premises or part thereof as described in subparagraphs (i) and (ii) and no closer than 300 metres to a public school;
'place of amusement'" means an arena; auditorium; billiard or pool room; bowling alley; motion picture or other theatre in a building or portion of a building originally constructed for the purpose; public hall for use principally for one or more of the following: lectures, fraternal, charitable or social organizations, art exhibits, concerts, live theatre, other displays or performance of a cultural nature, banquets or receptions, provided the public hall is in a building or portion of a building originally constructed for the purpose; and the following uses, where in a building, to be allowed only in a building or portion of a building originally constructed for those purposes: carnival show, circus, exhibition, golf-driving tee, archery range, ice or roller skating rink, merry-go-round, miniature or switchback railway, roller coaster or other mechanical ride or device, miniature golf course, trained animal show, wild west show, racetrack for horses or dogs;
provided, however, that within the Central Core, a motion picture or other theatre, and a public hall, are permitted uses, and are not required to be in a building or portion of a building originally constructed for the purpose;
'place of assembly" means a theatre or concert hall, an auditorium, an arena, a stadium, an athletic field or other premises of a like nature designed for entertainment or amusement but does not include a church;
'plastic products factory" means a factory for manufacturing plastic products but does not include the manufacture of celluloid or pyroxilin or an offensive or dangerous use;
'playlot" means a lot used for the purposes of a non-profit playlot for children under the age of seven years and managed and controlled by the Corporation or by a neighbourhood association, church or other similar organization;
'post office" means premises, whether operated by the Government of Canada or not, where letters or parcels may be posted or where postage stamps may be purchased, but does not include the sorting or distribution of mail;
'postal sorting station'" means premises operated by the Government of Canada where the process of sorting and distributing letters, parcels and other mail is carried on;
'"prepared horn or bone products factory" means a factory for the manufacture of horn or bone products from previously prepared material;
'primary', where used to describe an industrial use, means that the use includes the processing or combining of materials that alter the structure of the material, such as the manufacture of soap from raw chemical substances, or a smelter or foundry;
'primary metals plant'" means a smelter, blast furnace, cupola, foundry, mill or other factory for the production of primary iron or steel, including pig-iron, ferro-alloys and rolled products, or of babbit metal or other primary non-ferrous metals;
'printing plant" means the business of engraving, stereo-typing, electro-typing, printing or typesetting, including a lithographer, but does not include a newspaper plant or duplicating shop;
'private academic, philanthropic or religious school' means a school, other than a public school, where academic subjects are taught or that is maintained for philanthropic or religious purposes and whether or not it is also a boarding school, and includes a dormitory building appurtenant to the school but does not include a school or home otherwise classified or defined under this by-law;
'private art gallery' means an art gallery for the public or private exhibition of collections of paintings and other works of art, whether by the proprietor or others and whether or not they are for sale;
'private commercial garage' means a building other than a public garage, private garage, private parking garage, in which motor vehicles, trailers, or trailer cars are parked or stored, or are housed or sheltered for the purpose of storing, servicing, painting or repairing them;
'private detached dwelling house" means the whole of a dwelling house occupied or capable of being occupied by one person or two or more persons related by bonds of consanguinity, marriage or legal adoption, with or without one or more full-time domestic servants;
"private garage" means a building or carport, not over one-storey or four metres in height, that is accessory to an R use and is used for sheltering not more than three private passenger motor vehicles and in which:
(i) no service for profit is rendered; and
(ii) space for not more than two such vehicles is rented, and that, in the case of a carport, is an open-sided shelter having a floor area not exceeding 28 square metres (except where incidental to a converted dwelling house where the floor area may not exceed 46 square metres) and having therein and constructed as an integral part thereof a fully enclosed shed, the area of which is not less than two square metres and not more than 4.5 square metres;
'private home day care" means the temporary care and custody for reward or compensation and for a continuous period not exceeding 24 hours, of not more than three children under 10 years of age, in a dwelling unit that is not the residence of a parent or guardian of any of the children except that in the case where private home day care is furnished under an agreement pursuant to section 4 of The Day Nurseries Act, 1978, or a successor thereof, the maximum number of children does not exceed five;
"private parking garage" means a completely enclosed building on the same parcel of land as an apartment house or office building in a C1A or C1S district or a club in a C1A, C1S, $\mathrm{C} 2, \mathrm{C} 3$ or C4 district and, in the case of an apartment house or office building, used exclusively for the temporary parking or storing of private passenger motor vehicles of tenants and occupants thereof and their visitors and, in the case of a club, used exclusively for the temporary parking of private passenger motor vehicles of members thereof and their guests and, in any case, in which no gasoline pump or other service equipment is located or maintained and no servicing or repairing of motor vehicles is performed; and includes, in the case of an office building, such parking accommodation in the basement and/or on one or more floors thereof;
'privately-owned outdoor swimming pool" means a swimming pool that is accessory to a dwelling house, provided, in the case of a privately-owned outdoor swimming pool that is accessory to a dwelling house other than an apartment house:
(i) the area of the portion of the swimming pool filled or capable of being filled with water does not exceed 15 per cent of the area of the lot on which the dwelling house other than an apartment house is erected;
(ii) subject to subparagraphs (iii) and (iv), no part of the portion of the swimming pool filled or capable of being filled with water is on a portion of the lot closer to the front lot line than the main front wall of the dwelling house other than an apartment house or closer to the rear lot line or a side lot line or a public lane than 1.2 metres;
(iii) where the rear lot line of the lot coincides with a part of the side lot line of an adjoining lot, no part of the portion of the swimming pool filled or capable of being filled with water is closer to the rear lot line than three metres;
(iv) no part of the portion of the swimming pool filled or capable of being filled with water is closer to the limit of a street than six metres, except in the case of a street line forming the flank of a lot where the distance shall not be less than 1.2 metres;
(v) no lights, diving board, diving platform, covering, or other equipment appurtenant to the swimming pool, except fences, are above the height of one metre above the average elevation of the finished level of the ground abutting the portion of the swimming pool filled or capable of being filled with water; and
(vi) notwithstanding subparagraph (v), in the case of an above-ground swimming pool any ladder appurtenant thereto exclusive of hand or safety rails does not exceed a height of 1.5 metres;
'property" means, for the purposes of section 4(9), real property and includes all buildings and structures thereon;
'psychiatric hospital' means an institution to which The Psychiatric Hospitals Act, R.S.O. 1950, Chapter 301, as amended, re-enacted or replaced from time to time, applies;
'public art gallery" means a building used for the preservation or exhibition of collections of paintings or other works of art and devoted primarily to the recreation or education of the public;
'public garage" means a building or place with respect to which a public garage or automobile service station licence may be required by by-law under The Municipal Act, R.S.O. 1950, Chapter 243, as amended, re-enacted or replaced from time to time;
'public hospital' includes such appurtenant buildings as laboratories and nurses' residences, but does not include:
(i) a sanatorium, within the meaning of The Sanatoria for Consumptives Act, R.S.O. 1950, Chapter 346,
(ii) a sanitarium for mental defectives or an institution in respect of which a licence under The Private Sanitaria Act, R.S.O. 1950, Chapter 290, is in force,
(iii) a mental hospital within the meaning of The Mental Hospitals Act, R.S.O. 1950, Chapter 229, or
(iv) an institution for the reclamation and care of habitual drunkards or other institution for the care, treatment or education of drug or drink addicts or the insane or of persons suffering from psychiatric disabilities or from mental or nervous diseases or disorders;
'public house" means a public house as defined by The Liquor Licence Act, R.S.O. 1950, Chapter 211, but does not include a hotel, restaurant, or adult entertainment parlour,
'public library" means a library, branch library or distributing station to which the provisions of The Public Libraries Act, R.S.O. 1950, Chapter 310, as amended, re-enacted or replaced from time to time, apply;
'public museum" means a public museum within the meaning of The Mortmain and Charitable Uses Act, R.S.O. 1950, Chapter 241;
'public park" means land that is used for public recreation and that is owned by or leased to a government or a government authority or agency;
'public playground"' means a lot used for the purposes of a non-profit playground or skating rink and managed and controlled by the Corporation;
'public school"' means a public or separate school, a high school, a continuation school, a technical school, a vocational school, a college or university or other school established and maintained at public expense whether or not it is also a boarding school, and includes a dormitory building appurtenant to a public school but does not include a branch of The Conservatory of Music or a home or school otherwise classified or defined in this by-law;
'rear lot line"' means the lot line opposite the front lot line;
'recreation space' means, for the purposes of section 8, an area or areas within a lot provided exclusively for the use of the residents of a residential building or a mixed-use building located on the lot, for the purpose of personal recreation space or shared recreation space;
"residential building" has the meaning ordinarily attributed to the term "residential building", but
(i) means, in the case of a building on a lot in a CR or QR district, a building containing exclusively residential uses that are permitted in the district by this by-law;
(ii) includes, for the purposes of section 4(11), a hotel and the residential portion of a mixed-use building; and
(iii) includes, for the purposes of section 7, a building in a C1A district, other than a private hospital, a public hospital or a psychiatric hospital, if more than $10 \%$ of the gross floor area thereof is used or proposed to be used as the permanent or temporary home, residence or place of abode of one or more persons;
"residential care facility" means a residence for the accommodation of six to 10 persons, exclusive of staff, who by reason of their emotional, mental, social or physical condition or legal status require a group living arrangement for their well-being where:
(i) the facility is supervised, or the members of the group are referred, by a hospital, court or government agency; or
(ii) the facility is funded wholly or in part by a government, other than funding provided solely for capital purposes; or
(iii) the facility is regulated or supervised under a general or special Act;
but does not include a use otherwise classified or defined in this by-law;
'residential gross floor area" means:
(i) in the case of a residential building, the aggregate of the areas of each floor above and below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor; or
(ii) in the case of a mixed-use building, the aggregate of the areas of the parts of each floor used for residential purposes above and below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, or measured between the walls and the centre line of an interior wall or projection thereof that separates a residential use from a non-residential use;
exclusive of the following areas:
(iii) a room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical or telecommunications equipment, that service the building; and
(iv) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;
"residential structure" has the meaning ordinarily attributed to the term "residential structure", but includes, for the purpose of section 7, a structure in a C1A district, other than a private hospital, a public hospital or a psychiatric hospital, if more than $10 \%$ of the gross floor area thereof is used or proposed to be used as the permanent or temporary home, residence or place of abode of one or more persons;
'restrictive by-law' means, for the purposes of section 13,
(i) a by-law passed pursuant to one or more of the following statutory authorities, and amendments thereto:
A. section 399a of The Municipal Act, R.S.O. 1914, Chapter 192, as enacted by section 10 of The Municipal Amendment Act, 1921 (11 Geo. V, Chapter 63);
B. section 399a of The Consolidated Municipal Act, 1922;
C. section 398 of The Municipal Act, R.S.O. 1927, Chapter 233;
D. section 406 of The Municipal Act, R.S.O. 1937, Chapter 266, and as re-enacted by section 13 of The Municipal Amendment Act, 1941 (5 Geo. VI, Chapter 35);
E. section 390 of The Municipal Act, R.S.O. 1950, Chapter 243;
(ii) a by-law referred to in subsection 3 of section 13 of The Municipal Amendment Act, 1941 (5 Geo. VI, Chapter 35);
'retail store" means a building where goods, wares, merchandise, substances, articles or things are stored, offered or kept for sale at retail and includes storage on or about the store premises of limited quantities of the goods, wares, merchandise, substances, articles or things sufficient only to service the store but does not include a retail outlet otherwise classified or defined in this by-law;
"row housing" means a series of more than two attached one-family dwelling houses;
'St. Lawrence"' means the part of the City of Toronto shown on the map entitled "St. Lawrence" at the end of and forming part of this subsection and referred to thereon as "St. Lawrence';
'sales or hire garage" means a public garage where motor vehicles or trailers are hired or kept or used for hire, or where motor vehicles or trailers are stored or kept for sale, or a used motor vehicle lot;
"salvage shop" includes a wholly enclosed auto-dismantler's shop, a wholly enclosed machinery salvage shop or other wholly enclosed shop where used goods, wares, merchandise, articles or things are processed for further use, but does not include a salvage yard;
'salvage yard" includes a scrapyard, an automobile wrecking yard and other open yards where used goods, wares, merchandise, articles or things are processed and stored for further use;
'sample or showroom' means a building where samples or patterns are displayed and orders taken for goods, wares and merchandise for future delivery and includes the display room of a wholesale merchant;
'secondary', where applied to an industrial use, means that the use is restricted to the assembly or manufacture of previously processed materials and does not include the processing or combining of materials that alter the structure of the material;
'security service" means an establishment engaged in providing personnel for security purposes;
'security services and equipment business" means an establishment engaged in providing personnel and equipment for security purposes such as patrolling, guard, armoured car and burglar alarm services;
'semi-detached dwelling house" means one of a pair of attached one-family dwelling houses divided vertically;
'Senior citizens' housing' means dwelling units:
(i) that have a floor area not in excess of 51 square metres each; and
(ii) that are on land that is the subject of a mortgage or charge made pursuant to the National Housing Act, R.S.C. 1970, c. N-10, as amended, or a successor thereof; and
(iii) the maintenance, operation and other costs of the development of which are the subject of an agreement made pursuant to The Housing Development Act, R.S.O. 1970, c. 213, as amended, and The Ontario Housing Corporation Act R.S.O. 1970, c. 317, as amended, or successors of those Acts, under which grants in aid are to be paid and under which the dwelling units are to be leased to persons whose age is not below the minimum age specified in the agreement;
'service or repair shop" means a shop not otherwise classified or defined in this by-law for servicing or repairing radio and television receivers; vacuum cleaners, refrigerators, washing machines, sewing machines and other domestic appliances; furnaces and oil burners; musical instruments; sound and public address systems; water coolers and domestic water heaters, domestic boilers, water softening equipment and plumbing fixtures and equipment; hosiery, cameras, dolls, jewellery, watches, clocks, safes and locks, bicycles, wheel chairs, orthopaedic and prosthetic appliances; restaurant and soda fountain equipment; and other like articles; or for fabric mending, window glazing, metal replating, mirror resilvering, or manually repairing, painting and refinishing furniture and other household goods; and includes a key shop, a hat cleaner's shop, a custom picture framing shop, the regular place of business of a master electrician or plumber, the business of renting pianos, tents, canopies, chairs, wheel chairs, coin machines, costumes, uniforms, bicycles, sound and public address systems, and other like articles and equipment;
"sewage disposal plant, public incinerator or refuse destructor" means any such plant operated by a government agency;
'shared recreation space" means, for the purposes of section 8, recreation space provided within or outside a building for the use of the residents of the building for recreational or social purposes, and includes a landscaped area, a garden, a terrace, an outdoor swimming pool, an outdoor games or play area, a tot lot, a covered sitting area, an indoor swimming pool, a sauna, a shower and change room, an exercise room, a hobby room, a workshop, a lounge or a meeting room;
'sheet mica factory" means a factory for making mica sheets or articles of mica in sheet form;
"side lot line" means a lot line other than a front lot line or rear lot line;
'single persons' housing' means dwelling units not exceeding a floor area of 37 square metres each, where the average floor area of all dwelling units in a building does not exceed 30 square metres, and the units are occupied or available for occupancy by individuals;
'small metal wares factory' means a factory for forming, stamping, spinning, machining, buffing, plating, coating, annealing or other fabrication or processing of ferrous or nonferrous small wares or small parts, including cutlery, flatware, hollow ware, small springs, coat hangers, small auto parts, light carpenters' or garden hand tools, light electrical equipment, jewellery or other small wares or small parts but does not include a casting factory or a die-casting factory or the manufacture of bronze powder or other similar grinding process;
'South of Carlton'" means the part of the City of Toronto shown on the map entitled "South of Carlton" at the end of and forming part of this subsection and referred to thereon as "South of Carlton";
"South of Eastern" means the part of the City of Toronto shown on the map entitled "South of Eastern" at the end of and forming part of this subsection and referred to thereon as "South of Eastern";
"South-East Spadina" means the part of the City of Toronto shown on the map entitled "South-East Spadina", at the end of and forming part of this subsection and referred to thereon as "South-East Spadina";
"spotting and stain removing establishment"' means a building where the business of removing dirt, grease, or other stain or soil from clothing or other articles is carried on by means of manual application of cleaning solvent to the clothing or articles, and includes the pressing of the clothing or articles;
'storage warehouse, class $A$ '' means a building or structure for the storage of nonoffensive, nondangerous goods, wares, merchandise, substance, articles or things and includes the premises of a warehouseman as defined by The Warehousemen's Lien Act, R.S.O. 1950, Chapter 417, but does not include a warehouse or storage otherwise classified or defined in this by-law;
"storage warehouse, class B" means a building or structure used for the storage of goods, wares, merchandise, substance, articles or things that by reason of the use is offensive or dangerous;
'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; and for the purpose of this by-law a mezzanine constitutes a storey;
'street" means a public highway or private thoroughfare;
'street-related retail and service uses' means, for the purposes of section 8(3) PART I 12 and 16(a), one or more of the following shops or stores:

## LOCAL RETAIL AND SERVICE SHOPS:

a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop, a newsstand, a hardware shop; a branch of a bank or financial institution; an eating establishment, a box lunch shop, a tavern or public house; a shoe repair shop, a tailor's shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop; a personal grooming establishment, a book store, a florist shop;

## GENERAL RETAIL AND SERVICE SHOPS:

a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop, a pet shop, a real estate sales office; a photographer's shop, a travel agency; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment ; a duplicating shop, an industrial computer service, a data processing establishment, a security service;
provided:
(i) a principal entrance of the shop or store is in the exterior wall of the building, and is directly accessible by pedestrians walking along a route having a distance of not more than five metres from:
A. a frontage of the lot on which the shop or store is located; or
B. a building setback line on the lot on which the shop or store is located, provided the line is established by this by-law, as amended from time to time; and
(ii) a principal entrance of the shop or store is no more than two metres above or below grade;
'tailor's shop" means a building where the business of individual custom tailoring is carried on but does not include a shop where clothing manufacture other than individual custom tailoring is carried on;
'tannery"' includes premises where hides are salted or otherwise processed, except a leather goods factory or fur goods factory;
'tavern' means a tavern as defined by The Liquor Licence Act, R.S.O. 1950, Chapter 211, but does not include a hotel, restaurant, or adult entertainment parlour,
'textile factory', means a building for the manufacture or processing of cotton yarn, thread, cloth or waste; woollen yarn, thread, cloth or waste; silk yarn, thread or cloth, synthetic cloth, but does not include the manufacture of rayon or other synthetic yarn or material, wool pulling or scouring or wool carbonizing;
"tinsmith's shop" includes a shop where light power machinery may be used for custom tinsmithing or other custom fabrication of sheet metal but does not include a shop where there is carried on the factory production of articles by power machinery;
"Tong House" means 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;
'total floor area' means the aggregate of the areas of each floor of a building or structure above and below grade used for the purpose of a particular use, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, or measured between such exterior faces and the centre line of any interior wall or projection thereof that separates such use from another use, exclusive of the following areas:
(i) any room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that services the building;
(ii) any part of the building or structure below grade that is used for storage; and
(iii) any part of the building or structure used for parking facilities or loading facilities;
"trade school" means a school other than a commercial school conducted for hire or gain that teaches subjects related to industrial trades such as technical design skills, mechanical design or drafting, carpentry, or electrical skills;
"Trefann Court" means the part of the City of Toronto shown on the map entitled "Trefann Court" at the end of and forming part of this subsection and referred to thereon as "Trefann Court";
'triplex dwelling house" means the whole of a building containing and originally constructed to provide therein, by horizontal division, three separate dwelling units, each of which has an independent entrance;
'undertaker's establishment" means the business premises of an undertaker or funeral director whether or not they include a crematorium or a school of instruction in embalming or preparation for burial of human remains;
'union hall'' means premises operated by a labour union for union activities, such as union business, school and educational activities;
"university residence" means a building or part of a building that is owned or operated by a university or polytechnical institute, that contains dwelling accommodation consisting of dwelling rooms that do not include individual culinary facilities, whether or not shared culinary facilities are provided in the building;
'vegetable oils plant'' means a factory for the extraction, preparation or processing of vegetable shortening, cottonseed oil, linseed oil, palm kernel oil, peanut oil, soya bean oil or other nuts, kernel or vegetable oils or their products;
"Wabash-Sorauren" means the part of the City of Toronto shown on the map entitled "Wabash-Sorauren" at the end of and forming part of this subsection and referred to thereon as "Wabash-Sorauren";
"Wallace-Emerson Neighbourhood" means the part of the City of Toronto shown on the map entitled "Wallace-Emerson Neighbourhood" at the end of and forming part of this subsection and referred to thereon as "Wallace-Emerson Neighbourhood";
"wholesale dyeing plant" means a plant for the wholesale or commission dyeing of yarn or fabric before further manufacturing process;
"wholesale fuel supply yard" includes premises where coal, coke, wood or other fuel is stored in bulk for sale in wholesale quantities but does not include a fuel storage tank;
'wholesaling establishment - general"' means a building where nonoffensive, nondangerous goods, wares, merchandise, substance, articles or things are offered for sale on a wholesale basis, but does not include a wholesale activity otherwise classified or defined in this by-law;
'wholly enclosed"' where applied to industrial use, means that the use (including loading facilities) is carried on entirely within an enclosed building;
'wood products factory'" means a factory for the manufacture or assembly of flooring, sash or doors; furniture or fixtures; spools, handles or wooden ware; barrels, boxes, baskets or crates; carriages, wagons or sleighs; pianos and organs; rowboats, canoes or other small craft; airplanes or parts; coffins or caskets; pressed wallboard or pressed pulp products; excelsior; any other like manufacture of which wood or cork is the principal component; but does not include a wood distillation plant, a saw mill or planing mill or the manufacture of motors for boats or airplanes;
"Yonge-Eglinton" means the part of the City of Toronto shown on the map entitled
"Yonge-Eglinton" at the end of and forming part of this subsection and referred to thereon as "Yonge-Eglinton";
"Yonge-Lawrence Commercial Area'" means the part of the City of Toronto shown on page 1 and page 2 of the map consisting of two pages entitled "Yonge-Lawrence Commercial Area"' at the end of and forming part of this subsection and referred to thereon as "YongeLawrence Commercial Area";
'Yonge-St. Clair Area' means the part of the City of Toronto shown on the map entitled
"Yonge-St. Clair" at the end of and forming part of this subsection and referred to thereon as the "Yonge-St. Clair Area";
"Yonge-St. Clair Special Area'" means the part of the City of Toronto shown on the map entitled "Yonge-St. Clair" at the end of and forming part of this subsection and referred to thereon as "Area Covered by Special Provisions".

SECTION $2(1)$
CENTRAL AREA AND
CENTRAL CORE


## SECTION 2(I) <br> DOVERCOURT PARK NEIGHBOURHOOD



## SECTION 2 (I) DUFFERIN-DAVENPORT AREA


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SECTION 2(I)
EAST OF MAIN


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## SECTION 2(1) JUNCTION TRIANGLE



SECTION 2(I)
KENSINGTON


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## SECTION 2(1)

## KING-PARLIAMENT



# SECTION 2(I) <br> "KING - SPADINA" 



DEPARTMENT OF PUSLIC WORKS

SECTION 2(I)
KNOX-EASTERN


## —— BOUNDARY OF THE AREA REFERRED




SECTION 2(1)<br>NIAGARA-PARKDALE AREA



## SECTION $2(1)$

NORTH AND SOUTH
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$\rightarrow-$ BOUNDARY OF THE AREA REFERRED TO

## SECTION 2(I) <br> SOUTH OF CARLTON



SECTION 2(1)
SOUTH OF EASTERN


SECTION 2(1)<br>SOUTH-EAST SPADINA



## SECTION 2(I) <br> TREFANN COURT



## SECTION 2(1) <br> WABASH-SORAUREN




SECTION 2(1)<br>YONGE-EGLINTON




SECTION 2(I)<br>YONGE - ST. CLAIR



## (2) INTERPRETATION

(a) The table of contents, titles and headings of subsections and regulations in this by-law are not a part of the by-law but are for the purpose of convenience only.
(b) Where under one of the numbered parts into which sections $5(3), 6(3), 7(3), 8(3), 9(3)$ or $10(3)$ (or subsection (3) of any future use district) are divided there appears the word "none", the word none means "none, other than as set forth in section 4 - Regulations Applying to All Use Districts, or as indicated by section 15 - the Index of Exceptions".
(c) All references in this by-law to sections, subsections, paragraphs, subparagraphs, clauses, subclauses, qualifications, regulations, exceptions, appendices, schedules and maps, refer to those in this by-law unless otherwise indicated.
(d) Where reference is made to a subdivision of a section, the reference, for the sake of brevity and in conformity with usual mental process, begins with a designation of the section followed consecutively by designations of subdivisions to and including the subdivision to which reference is made. For example, subclause (IV) of clause B of subparagraph (iii) of paragraph (j) of subsection (4) of section 4 should be referred to as "section 4(4)(j)(iii) B (IV)'".
(e) Subsection (2) of each of the use district sections, which are sections 5 to 10 , inclusive, is divided into main divisions, each beginning with an arabic numeral. Each main division is referred to as a 'qualification'. In accordance with paragraph (d), clause $F$ of subparagraph (vi) of paragraph (a) of qualification 11 of subsection (2) of section 6 should be referred to as "section 6(2) 11(a)(vi) F".
(f) Subsection (3) of each of the use district sections, which are sections 5 to 10 , inclusive, is divided into PARTS each followed by a large Roman numeral, and each PART is divided into main divisions, each beginning with an arabic numeral. Each main division is referred to as a 'regulation'. In accordance with paragraph (d), subparagraph (v) of paragraph (a) of regulation 2 of PART $X$ of subsection (3) of section 6 should be referred to as "section 6(3) PART X 2(a)(v)".
(g) Subsections (1) and (2) of each of sections 11 and 12 are divided into main divisions, each beginning with an arabic numeral. Each main division is referred to as an 'exception'. In accordance with paragraph (d), subparagraph (i) of paragraph (b) of exception 142 of subsection (2) of section 12 should be referred to as "section 12(2)142(b)(i)'.
(h) For the purposes of this paragraph "excluded parts of section 16 of By-law 20623" means section $16(1)(200)$, (201), (202), and (203), and section $16(2)(186)$, (187) and (188). This by-law does not incorporate nor does it affect the excluded parts of section 16 of By-law 20623; and the excluded parts of section 16 of By-law 20623 will continue to have the same effect as if this by-law had not been passed.
(i) For the purposes of this paragraph "prior amending by-law" means a by-law that amends By-law 20623, as amended, and that was passed before the passing of this bylaw, and "in force" or "into force" means in force or into force under the Planning Act, 1983, as amended, or a predecessor. This by-law does not affect a prior amending by-law to the extent that the latter has not been amended or repealed, expressly or by implication. Where a prior amending by-law comes into force after June 16, 1986, and there is an inconsistency between it and this by-law, the prior amending by-law will prevail over this by-law to the extent only of the inconsistencies. Where, however, a prior amending by-law comes into force after June 16, 1986, and a by-law amending this by-law is then in force or afterwards comes into force, the by-law amending this by-law will prevail over the prior amending by-law.

## SECTION 3 - DISTRICTS AND ZONES

(1) For the purpose of this by-law and of the maps in Appendix " A " hereto, herein referred to as "District Maps", the following classes of use district, volume area, residential density zone, commercial, institutional and industrial density zones and non-residential density zones are hereby established, namely:

Parks Districts - G, Gh, Gm, UOS;<br>Residential Districts - R1, R1A, R1F, R2, R3, R4, R4A;<br>Commercial Districts - C1A, ClS, C1;<br>Mixed-Use Districts - CR, CR(a), CR(b), CR(c), QR;<br>Industrial Districts - C2, C3, C4, I1, I2, I3, I4, IC;<br>Automobile Service Station/ Gas Bar Districts - AB, AC;<br>Volume Areas - V1, V2, V3, V4;<br>Residential Density Zones - Z1, Z2, Z3, Z4, Z5, U100, U150, U200, U250, U300, U350, U400, U480;

Commercial, Institutional and Industrial Density Zones L0.5, LO.6, L1, L1.5, L2, L2.5, L3, L4, L4.5, L5, L6, L7, L8;

Non-residential Density Zones - D1, D2, D3, D4, D5, D6, D7;
Commercial and Institutional Density Zones - N0.5, N1, N1.5, $\mathrm{N} 2, \mathrm{~N} 2.5, \mathrm{~N} 3, \mathrm{~N} 3.5$.
(2) The buildings and structures and uses of buildings, structures and lots permitted by this bylaw in those districts may be referred to as: $G$ buildings, $G$ structures, $G$ uses, $G h$ buildings, Gh structures, Gh uses, Gm buildings, Gm structures, Gm uses, UOS buildings, UOS structures, UOS uses, R buildings, R structures, R uses, C1A buildings, C1A structures, C1A uses, C1S buildings, C1S structures, C1S uses, C buildings, C structures, C uses, CR buildings, $C R(a)$ buildings, $C R(b)$ buildings, $C R(c)$ buildings, $C R$ structures, $C R(a)$ structures, $C R(b)$ structures, $C R(c)$ structures, $C R$ uses, $C R(a)$ uses, $C R(b)$ uses, $C R(c)$ uses, QR buildings, QR structures, QR uses, I buildings, I structures, I uses, IC buildings, IC structures, IC uses, AB buildings, AB structures, AB uses, AC buildings, AC structures, AC uses, the buildings, structures and uses of buildings, structures and lots specifically named in sections $5,6,7,8,9$ and 10 , inclusive, as they appear in this by-law, respectively, may be referred to as G, Gh, Gm, UOS, R1, R1A, R1F, R2, R3, R4, R4A, C1A, C1S, C1, CR, CR(a), CR(b), CR(c), QR, C2, C3, C4, I1, I2, I3, I4 IC, AB and AC buildings, structures and uses, respectively; and the expressions "G district", "Gh district", "Gm district", "UOS district", "R1 district", "R1A district", "R1F district", "R2 district", "R3 district", "R4 district", "R4A district", "C1A district", "C1S district", " C 1 district", " CR district", "CR(a) district", "CR(b) district", " $\mathrm{CR}(\mathrm{c})$ district, " QR district", " C 2 district", "C3 district", " C 4 district", " I 1 district", " I 2 district", " I 3 district", ' I 4 district", "IC district", "AB district", "AC district", "V1 area", "V2 area", "V3 area", "V4 area", "zone 1 area", "zone 2 area", "zone 3 area", "zone 4 area", "zone 5 area", "U100 zone", "U150 zone", 'U200 zone", 'U250 zone", "U300 zone", ' U 350 zone’', "U400 zone", "U480 zone", "L0.5 zone", "LO. 6 zone", L1 zone", "L1.5 zone", "L2 zone", L2.5 zone", "L3 zone", "L4 zone", "L4.5 zone", "L5 zone", "L6 zone", "L7 zone", '"L8 zone", "D1 zone", "D2 zone", "D3 zone", "D4 zone", '"D5 zone", ''D6 zone", "D7 zone", "NO. 5 zone", "N1 zone", "N1.5 zone", "N2 zone", "N2.5 zone", "N3 zone" and "N3.5 zone", where used in this by-law, mean, respectively, an area of the City of Toronto delineated on a District Map and designated thereon by the symbols " $G$ ",
"Gh", "Gm", "UOS", "R1", "R1A", "R1F", R2", "R3", "R4", "R4A", "C1A", "C1S", "C1", "CR", "CR(a)", "CR(b)", "CR(c)", "QR", "C2", "C3", "C4", "11", " 12 ", '"13", "14", "1C", "AB", "AC", "V1", 'V2", "V3", "V4", "Z1", '"Z2", "Z3"', "Z4', "Z5", "U100", 'U150"', 'U200", 'U250", 'U300", "U400", 'U480", 'L0.5", "L0.6", 'L1", 'LL1.5", "L2", "L2.5", "L3", "L4", "L4.5", "L5", "L6", "L7", 'L8"', "D1", '"D2", "D3", "D4"', "D5", "D6"' "D7", "NO.5", "N1", "N1.5", "N2"', "N2.5", 'N3" and "N3.5".
(3) 1 n this subsection "permitted" means permitted in a use district pursuant to subsection (1)(c) of the section relating to the use district. Where a use, building or structure is referred to in conjunction with and attributed to a designated use district, for example, a "CR use", a " Cl building", the use, building or structure is any use, building or structure, as the case may be, that is permitted in the use district, but excluding, if the use district is listed under the column headed "Use district" in the chart that follows, the uses, buildings and structures listed under the column headed "uses, buildings and structures excluded" and set opposite the use district.

| Use district | Uses, buildings and structures excluded |
| :---: | :--- |
| R1 | Those permitted in a G district |
| R1A | Those permitted in an R1 district |
| R1F | Those permitted in an R1 district |
| R2 | Those permitted in an R1A district |
| R3 | Those permitted in an R2 district |
| R4 | Those permitted in an R3 district |
| R4A | Those permitted in an R4 district |
| C1A | Those permitted in a G district |
| C1S | Those permitted in a G district |
| C1 | Those permitted in an R district |
| CR | Those permitted in a G district |
| QR | Those permitted in a G district |
| C2 | Those permitted in a C1 district |
| C3 | Those permitted in a C2 district |
| C4 | Those permitted in a C3 district |
| 12 | Those permitted in an I1 district |
| 13 | Those permitted in an 12 district |

(4) The City of Toronto is hereby divided into the use districts delineated on the maps in Appendix "A", referred to as "District Maps", the height districts delineated on the maps in Appendix " $B$ ", referred to as "Height Maps", and the areas delineated on the maps at the end of section 2(1), which maps, the Key Map in Appendix " A " and the information shown thereon form part of this by-law.

## SECTION 4 - REGULATIONS APPLYING TO ALL USE DISTRICTS

## (1) USES AND BUILDINGS TO CONFORM WITH BY-LAW

No person shall, within a district or area of the City of Toronto delineated on a District Map, Height Map or General Map, use land or erect or use a building or structure except in conformity with the provisions of this by-law respecting the district or area in which the land, building or structure is located or respecting the district or area in which it is proposed to erect the building or structure.
(2) HEIGHT LIMITS: BUILDINGS AND STRUCTURES
(a) No person shall erect or use a building on a lot having a greater height in metres above grade than the height limit specified by the numbers following the symbol " H " as shown on the Height Map for the height district in which the lot is located, but this paragraph does not prevent the erection or use of:
(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,
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;
(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 above grade 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:
(i) the building or structure was lawfully on the lot on the applicable date provided in this paragraph; and
(ii) the height of the building or structure does not exceed its height on the applicablc date.
For the purposes of subparagraphs (i) and (ii), the applicable dates are as follows:
in the case of a lot in the Central Area, January 31, 1976.

## (3) HEIGHT LIMITS: ACCESSORY BUILDINGS AND STRUCTURES

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.
(4) PARKING SPACES: WHEN REQUIRED, NUMBER, LOCATION AND TYPE
(a) This subsection does not apply to the owner or occupant of any building or structure to be erected or used in the area delineated by a heavy line and shown on the map designated "Downtown Parking and Loading Zone" following subsection (5)(a).
(b) The owner or occupant of every building or structure to be erected or used for a purpose listed below shall provide and maintain motor vehicle parking facilities at least to the extent and in a location and type of facility prescribed in the table following:
Purpose of
Building or
Structure
a building, other than one of those classes listed below, containing one or more, dwelling units.
an apartment house containing fewer than 25 dwelling units.
an apartment house containing 25 or more dwelling units.
a converted dwelling house.

Minimum required Parking Spaces
one parking space for each dwelling unit therein;
one parking space for each dwelling unit therein plus one parking space for each four dwelling units, or fraction thereof, for visitors; one parking space for each 102 square metres of gross floor area therein; plus one parking space for each four dwelling units, or fraction thereof, for visitors;
one parking space for the first dwelling unit therein where the

Type and Location of Parking Facility
in North and South

## Rosedale:

a private garage on the same lot; in any area of the City other than North and South Rosedale. a garage in the basement of the building; a private garage on the same lot where fewer than four parking spaces are required to be provided and maintained by the provisions of this by-law;
a parking area or private driveway on the same lot;
a garage in the basement of the building; a garage on the same lot, a parking station on the same lot;
a garage in the basement of the building; a garage on the same lot; a parking station on the same lot:
a parking station on the same lot; a private garage on the
parking space existed before conversion; plus one parking space for cach dwelling unit in excess of the first two dwelling units;
a boarding or lodging
house,
a converted dwelling
and lodging house.
senior citizens'
housing:
single persons' housing:
a church in an R1, R1A or R1F district:
a hotel, a hostel:

> a nursing home, convalescent home or rest home:
a place of assembly
a union hall:
one parking space for each three boarding or lodging rooms, or fraction thereof, in excess of three; one parking space for each two dwelling units, or fraction thereof;
one parking space for each 10 dwelling units or fraction thereof;
one parking space for each four dwelling units or fraction thereof;
one parking space of at least 18.5 square metres for each 40 persons in a normal capacity attendance;
one parking space for each six bedrooms or dwelling rooms;
one parking space for each 10 beds, or fraction thereof; plus one parking space for delivery vehicles;
one parking space for each 10 persons comprised in a normal capacity audience or attendance;
same lot, where fewer than four parking spaces are required to be provided and maintained by this by-law, a parking arca or private driveway on the same lot;
a parking station on the same lot, a private garage on the same lot; where fewer than four parking spaces are required to be provided and maintained by this by-law, a parking area or private driveway on the same lot;
a garage in the basement of the building; a garage on the same lot;
a parking station on the same lot,
a garage in the basement of the building; a garage on the same lot;
a parking station on the same iot;
a parking area on the lot; or a parking area on lands adjacent to the lot;
a public garage;
a private commercial garage,
a parking station on the same lot;
a parking area on the same lot;
a public garage,
a private commercial garage;
a parking lot on on the same lot or not more than 300 metres therefrom; a parking station on the same lor;

| a department store: | one parking space for each 46 square metres of selling space therein; | a public garage; <br> a private commeridul garage, <br> a parking lot on the samc lot or not more than 300 metres therefrom; <br> a parking station on the same lor; |
| :---: | :---: | :---: |
| a groceteria, supermarket or other self-service establishment | one parking space for each 28 square metres of selling space therein; | a public garage; <br> a private cominercial garage; <br> a parking lot on the same lot or not more than 300 metrcs therefrom; <br> a parking station on the same lot, |
| a tavern or public house. | one parking space for each 10 persons that can be accommodated at one time; | a public garage; <br> a private commercial garage; <br> a parking lot on the same lot or not more than 300 metres therefrom; <br> a parking station on the same lot, |
| an office building or a portion of a building used for any office purposes: | one parking space for each 93 square metres of rentable space therein; | a public garage; <br> a private commercial garage; <br> a parking lot on the same lot or not more than 300 metres therefrom; a private parking garage on the same lot; a parking station on the same lot; |
| a club: | one parking space for each 10 persons that can be accommodated at one time; | a public garage; <br> a private commercial garage; <br> a parking lot on the same lot or not more than 300 metres therefrom; a private parking garage on the same lot, a parking station on the same lot; |
| a manufacturing tirm: | one parking space for each 93 square metres of floor space therein used | a public garage, a private commercial garage; |

for manufacturing purposes;
wholesaling or warehousing:
a commercial bakery
one parking space for each 375 square metres of gross floor area therein;
one parking space for each 100 square metres of gross floor area or non-residential gross floor area therein.
a parking lot on the same lot or not more than 450 metres from the employees' entrance of the building containing the use; a parking station on the same lot,
a public garage, a private commercial garage;
a parking lot on the same lot or not more than 450 metres from the employees' entrance of the building containing the use; a parking station on the same lot;
a public garage; a private commercial garage, a parking station on the same lot.
(c) Ingress and egress to and from parking facilities required by this subsection in respect of a building or structure other than a one-family dwelling house, a private detached dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, a converted dwelling house, or row housing shall be provided by unobstructed driveways or passageways having a minimum width of 3.5 metres for one-way operation and a minimum width of 5.5 metres for two-way operation.
(d) The visitor parking facilities prescribed by this subsection and all driveways or passageways providing ingress thereto shall be clearly so designated.
(e) Notwithstanding this subsection, the minimum parking facilities for a place of residence in Regent Park Housing Project (North Plan) shall be one parking space for each three $d$ welling units in the place of residence.
(f) Notwithstanding this subsection, the minimum parking facilities for a manufacturing firm or a warehousing or wholesaling firm, in that part of the Central Industrial District outside the area described in paragraph (a), are:
(i) for a manufacturing firm: one parking space for each 185 square metres of gross floor area;
(ii) for a warehousing or wholesaling firm: one parking space for each 750 square metres of gross floor area .
(g) Notwithstanding this subsection, where a dwelling house originally constructed as a one-family dwelling house or private detached dwelling house but thereafter, having been altered to contain more than one dwelling unit or to contain boarding and lodging rooms, is further altered so as to contain fewer dwelling units or boarding and lodging rooms or both than had legally existed before the alteration, the requirements of this subsection respecting the provision of motor vehicle parking facilities do not apply, provided:
(i) the dwelling house as altered contains not more than two dwelling units and three boarding and lodging rooms; and
(ii) parking facilities existing on the lot before the alteration are maintained on the lot at least to the extent of one parking space for each dwelling unit.
(h) Notwithstanding this subsection, where a mixed-use building or a C 1 building having dwelling units in the upper portion thereof has fewer than 25 dwelling units, not less than one-third of the aggregate of the parking spaces required to be provided and maintained pursuant to the foregoing provisions of this subsection shall, in lieu of being provided and maintained as required by those provisions, be provided and maintained in respect of all the purposes for which the building is to be erected or used, and none of the parking spaces comprising the aforesaid one-third of the aggregate shall be assigned by the use of a sign, symbol or other means for the exclusive use of an individual or group, and no sign, symbol or other form of legend shall be posted within or at the entrance to the parking facility comprising the parking spaces that purports to restrict access to or the use of the parking spaces contrary to this subsection.
Where the calculation of the number of parking spaces required to be provided and maintained by this paragraph results either in a fraction of a parking space, or in a whole number of parking spaces and a fraction of a parking space, the fraction if equal to or greater than 0.5 shall be taken to be 1.0 and added to the whole number of the parking spaces required to be provided and maintained, and if the fraction is less than 0.5 it shall be excluded from that whole number.
(i) Notwithstanding this subsection, the owner or occupant of any building or structure erected or used on the lands designated Gm to the west of the southerly terminus of Stadium Road and shown on Map 49G-313 in Appendix ' A ', shall provide motor vehicle parking facilities as determined by the following schedule:
In determining the parking facilities to be provided, the owner or occupant shall provide at least the percentage of the number of spaces required as indicated under the column labelled "Occupancy Rate" for the periods of time and year indicated.


## (5) PARKING SPACES: DOWNTOWN AREA <br> WHEN REQUIRED, NUMBER, LOCATION AND TYPE:

(a) This subsection applies to the owner or occupant of any building or structure to be erected or used in the area delineated by a heavy line and shown on the map designated
"Downtown Parking and Loading Zone", following this paragraph.

## DOWNTOWN PARKING AND LOADING ZONE


(b) Subject to paragraphs (c) to (m), inclusive, the owner or occupant of every building or structure or one or more portions thereof to be erected or used for any purpose listed in the column entitled "Type of Use" shown in Schedule 1 to this subsection shall provide and maintain motor vehicle parking facilities at least to the extent of the number of parking spaces in respect of each purpose as is prescribed in the column entitled "Minimum Required" shown in Schedule 1, but no person shall provide or maintain motor vehicle parking facilities containing a greater number of parking spaces than that set out opposite such purpose in the column entitled "Maximum Permitted".
(c) (i) In every case in which one or more parking spaces are required to be provided and maintained pursuant to paragraph (b) in respect of a building or structure or one or more portions thereof to be erected or used for more than one of the purposes listed in the column of Schedule 1 entitled "Type of Use", the minimum number of parking spaces which shall be provided and maintained in respect of the entire building or structure shall be the greatest of the aggregate gross minimum numbers of parking spaces for the morning, afternoon and evening periods determined in accordance with subparagraph (ii).
(ii) For the purposes of subparagraph (i), in determining the greatest of the aggregatc gross minimum numbers of parking spaces for the morning, afternoon and evening periods, the following rules shall be applied:
A. the minimum number of parking spaces that are to be provided and maintained in respect of each purpose for which each portion of the building or structure in question is to be erected or used shall be determined by identifying each of such purposes in the column entitled "Type of Use" shown on the aforesaid Schedule 1, then by ascertaining the minimum number of parking spaces for each of such purposes from the column entitled "Minimum Required" shown on Schedule 1, and the minimum numbers of parking spaces so determined are the gross minimum numbers of parking spaces to be provided and maintained in respect of each of such purposes;
B. the occupancy rates for each of the purposes referred to in clause A for the morning, afternoon and evening periods, respectively, shall be ascertained from the column entitled "Occupancy Rate" shown on the aforesaid Schedule 1, and the gross minimum numbers of parking spaces to be provided and maintained in respect of each of the purposes for the building or structure in question determined pursuant to clause A shall be multiplied by the applicable occupancy rates to produce the gross minimum numbers of parking spaces for each of such purposes for the morning, afternoon and evening periods, respectively;
C. the gross minimum numbers of parking spaces for each of the purposes referred to in clause A , for each of the morning, afternoon and evening periods, respectively, shall be added to produce the aggregate gross minimum numbers of parking spaces for the building or structure to be erected or used for each of the morning, afternoon and evening periods, respectively; and
D. the greatest of the aggregate gross minimum numbers of parking spaces for the morning, afternoon and evening periods shall be determined.
(iii) Where the purpose or purposes for which a building or structure under subparagraph (i) is proposed to be used includes dwelling accommodation in respect of which Schedule 1 requires residents' parking, the lesser of:
A. the number of parking spaces resulting from the application of subparagraph (i) or,
B. the number of residents' parking spaces involved in the calculation of parking in respect of the proposed use of the building or structure under subparagraph (i),
shall be provided and maintained solely for such dwelling accommodation and designated as such by one or more clearly visible signs.
(d) (i) In every case in which one or more parking spaces are required to be provided and maintained pursuant to paragraph (b) in respect of a building or structure or one or more portions thereof to be erected or used for more than one of the purposes listed in the column entitled "Type of Use" shown on Schedule 1, the maximum number of parking spaces that may be provided and maintained in respect of the entire building or structure shall be the greatest of the aggregate gross maximum numbers of parking spaces for the morning, afternoon and evening periods determined in accordance with subparagraph (ii).
(ii) For the purposes of subparagraph (i), in determining the greatest of the aggregate gross maximum numbers of parking spaces for the morning, afternoon and evening periods, the following rules shall be applied;
A. the maximum numbers of parking spaces that are to be provided and maintained in respect of each purpose for which each portion of the building or structure in question is to be erected or used shall be determined identifying each of such purposes in the column entitled "Type of Use" shown on Schedule 1, then by ascertaining the maximum numbers of parking spaces for each of such purposes from the column entitled "Maximum Permitted" shown on Schedule 1, and the maximum numbers of parking spaces so determined are the gross maximum numbers of parking spaces to be provided and maintained in respect of each of such purposes;
B. the occupancy rates for each of the purposes referred to in clause A for the morning, afternoon and evening periods, respectively, shall be ascertained from the column entitled "Occupancy Rate" shown on Schedule 1, and the gross maximum numbers of parking spaces to be provided and maintained in respect of each of the purposes for the building or structure in question determined pursuant to subclause I shall be multiplied by the applicable occupancy rates to produce the gross maximum numbers of parking spaces for each of such purposes for the morning, afternoon and evening periods, respectively;
C. the gross maximum numbers of parking spaces for each of the purposes referred to in clause A , for each of the morning, afternoon and evening periods, respectively, shall be added to produce the aggregate gross maximum numbers of parking spaces for the building or structure to be erected or used for each of the morning, afternoon and evening periods, respectively; and
D. the greatest of the aggregate gross maximum numbers of parking spaces for the morning, afternoon and evening periods shall be determined.
(e) This subsection does not require the owner or occupant of a building or structure lawfully erected before March 7, 1983, or which may be lawfully erected pursuant to a building permit issued before that date, to provide motor vehicle parking facilities in respect of the use of the building for a non-residential purpose that is different from the use of the building before that date, provided:
(i) the minimum number of parking spaces that would be required by this subsection is greater than the number of parking spaces legally required or actually provided or to be provided pursuant to the permit, whichever is the greater, in respect of the building or structure before the change in use; and
A. such number of parking spaces is maintained; and
B. the first storey of the building at, above or below grade on the aforesaid date occupied or could have occupied pursuant to the permit more than 75 per cent of the area of the lot, or
(ii) the maximum number of parking spaces that would be permitted by this subsection is less than the number of parking spaces legally required or actually provided or to be provided pursuant to the permit, whichever is the greater, in respect of the building or structure before the change in use and no additional parking spaces are provided.
(f) The parking spaces required by this subsection shall be provided and maintained in the location and in the type of parking facility applicable to the purpose or purposes for which the building or structure is to be erected or used, such parking facility and the location thereof being prescribed in the column of Schedule 1 entitled "Type and Location of Parking Facility".
(g) Where the calculation of the number of parking spaces required to be provided and maintained by this subsection results either in a fraction of a parking space, or in a whole number of parking spaces and a fraction of a parking space, the fraction if equal to or greater than 0.5 shall be taken to be 1.0 and added to the whole number of the parking spaces required to be provided and maintained, and if the fraction is less than 0.5 it shall be excluded from the determination of the number of parking spaces that are required to be provided and maintained in respect of the building or structure to be erected or used.
(h) The visitors' parking spaces required to be provided and maintained by this subsection in respect of a building to be erected or used for residential purposes only shall be reserved at all times for visitors to the building and shall be individually designated by means of clearly visible signs as being for the exclusive use of visitors to the building, and all driveways or passageways leading from the street to visitors' parking facilities shall have the way there designated by means of clearly visible signs.
(i) Ingress and egress to and from parking facilities required by this subsection in respect of a building or structure other than a one-family dwelling house, a private detached dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, a converted dwelling house, or row housing shall be provided by unobstructed driveways or passageways having a minimum width of 3.5 metres for one-way operation and a minimum width of 5.5 metres for two-way operation.
(j) Where land, buildings or structures are to be erected or used for a purpose (thc "subordinate purpose") that is normally incidental, subordinate and devoted to another purpose (the "principal purpose") for which the lands buildings or structures are to be erected or used, the subordinate purpose shall be deemed to be part of the principal purpose.
(k) Notwithstanding the foregoing provisions of this subsection, none of those provisions requires the minimum number of motor vehicle parking facilities in respect of any use set out in the column of Schedule I entitled "Type of Use" commencing with a retail store to and including a variety or smoke shop if the use is in a building having a nonresidential gross floor area not exceeding 1.0 times the area of the lot.
(l) Notwithstanding this subsection, the minimum parking facilities for assisted housing in the South of Carlton area are as follows:
1 parking space for every 2 dwelling units having individual interior (net) floor areas in excess of 42 square metres;
1 parking space for every 6 dwelling units having individual interior (net) floor areas of 42 square metres or less.
(m) This subsection does not apply to the erection or use of a building or structure permitted by any of the following by-laws, namely:

| By-law 492-80 | Renaissance Plaza and Court |
| :--- | :--- |
| By-law 561-82 | Y.M.C.A. |
| By-law 821-80 | 576 Church Street |
| By-law 472-82 | 17 Isabella Street |
| By-law 511-82 | 12-14 Alexander, <br>  <br>  <br> 15-29 Maitland, <br> 501-523 Yonge Street |
| By-laws 255-69, <br> 263-69, 214-82 | Harbour Square |
| By-law 787-80 | Stanley Garden |


| By-law 181-83 | 184-186 Spadina |
| :---: | :---: |
| By-law 746-81 | 55 Prince Arthur Ave. |
| By-law 64-83 | 250 Dundas St. West |
| $\begin{aligned} & \text { By-laws 657-76, } \\ & \text { 494-77, } 572-77, \\ & 678-79,689-80, \\ & 34-82,154-82, \\ & 525-82 \end{aligned}$ | Winchester Square |
| By-laws 886-78, 887-78, 40-79, <br> 243-79, 244-79, <br> 835-79, 876-79, <br> 26-80, 27-80, <br> 71-80, 73-80, <br> 707-82, 708-82, <br> 711-82, 712-82, <br> 113-83 | Eaton Centre |
| $\begin{aligned} & \text { By-laws } 840-78 \text {, } \\ & 834-79,41-79 \text {, } \\ & 245-79 \end{aligned}$ | College Park |
| $\begin{aligned} & \text { By-laws } 701-82 \text {, } \\ & 702-82,703-82 \end{aligned}$ | T.D. IV |
| $\begin{aligned} & \text { By-laws } 28-83 \text {, } \\ & 29-83,30-83, \\ & 592-84 \end{aligned}$ | Wellington/Piper |
| $\begin{aligned} & \text { By-laws 522-79, } 743-79,428-82, \\ & 736-82,715-82 \end{aligned}$ | Atrium on Bay |
| By-law 97-80 | Ryerson |
| $\begin{aligned} & \text { By-laws } 22909 \text {, } \\ & 369-68, ~ 352-77, \\ & 353-77,485-77, \\ & 861-80,531-83 \end{aligned}$ | Toronto General Hospital |
| $\begin{aligned} & \text { By-laws } 416-81 \text {, } \\ & 417-81,419-81 \text {, } \\ & 420-81 \end{aligned}$ | Sun Life |
| $\begin{aligned} & \text { By-laws 754-77, } \\ & 755-77,358-78 \end{aligned}$ | St. Michael's Hospital |
| $\begin{aligned} & \text { By-laws 606-82, } \\ & 607-82,608-82 \end{aligned}$ | 121 King Street West |
| By-law 145-83 | The Esplanade |
| $\begin{aligned} & \text { By-laws 853-79, } \\ & 317-80,673-80 \text {, } \\ & 174-81,66-82 \end{aligned}$ | Crown Life |
| $\begin{aligned} & \text { By-laws } 569-80 \text {, } \\ & 92-81,356-81 \text {, } \\ & \text { 639-81, } 693-81 \text {, } \\ & 752-81,24-82 \text {, } \\ & 83-83 \end{aligned}$ | Harbourfront |


| By-law 635-83 | College of Nurses: <br> 97-105 Davenport Road, <br> 7 Bishop Street and <br> 12 Berryman Street |
| :---: | :---: |
| By-law 680-83 | 8-28 Vanauley Street and 21 Augusta Avenue |
| By-law 787-83 | Medical Arts |
| By-law 503-84 | Scotia Plaza, 30-44 King Street West, 303 Bay Street, 102-106 Yonge Street, and 11-29 Adelaide Street West |
| By-law 506-84 | Royal Bank 20 King Street West |
| By-law 640-84 | 455 Church Street |
| By-law 697-84 | Portion of the block bounded by Front Street East, George Street, King Street East and Frederick Street |
| By-law 803-84 | 98 Trinity Street |
| By-law 283-85 | 155 University Avenue |
| By-law 447-85 | 282-290 Spadina Avenue 519 Dundas Street West |
| Section 1 of By-law 490-85 | Certain lands at the northwest corner of Adelaide Street East and Victoria Street |
| By-law 532-85 | 540 Sherbourne Street |
| By-law 547-85 | 583 Sherbourne Street |

(n) This subsection does not apply to the commercial use in accordance with the order of the Ontario Municipal Board made on October 4th, 1982, of the building existing in 1983 and known as 60 Huron Street.
(o) Notwithstanding this subsection, where a mixed-use building or a Cl building having $d$ welling units in the upper portion thereof have fewer than 25 dwelling units, not less than one-third of the aggregate of the parking spaces required to be provided and maintained pursuant to the foregoing provisions of this subsection shall, in lieu of being provided and maintained as required by those provisions, be provided and maintained in respect of all the purposes for which the building is to be erected or used, and none of the parking spaces comprising the aforesaid one-third of the aggregate shall be assigned by the use of any sign, symbol or other means for the exclusive use of any individual or group, and no sign, symbol or other form of legend shall be posted within or at the entrance to the parking facility comprising the parking spaces that purports to restrict access to or the use of the parking spaces contrary to this subsection.
(p) This subsection does not apply to the erection and use of computer facilities in three phases on lands know in 1985 as 325 Front Street West and hereinafter described, provided a total of 395 parking spaces are provided and maintained on the lot as follows:

| Phase I | 64 parking spaces |
| :--- | ---: |
| Phase II | 265 parking spaces |
| Phase III | 66 parking spaces |
| Total | 395 parking spaces |

The following is a description of the lot above referred to, namely:
ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of the land denominated by the letter " H " on the plan of The Town of York commonly known as the Walks and Gardens and part of the lands situated between the Top of the Bank and The Water's Edge as shown on a plan of the Ordinance Lands by Sanford Fleming, P.L.S., dated May 23, 1853, the said parcel of land being designated as PART 1 on a plan of survey deposited in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan 63R1764.

For the purpose of this paragraph:
(i) Phase I is the building existing on the lands in 1984;
(ii) Phase II is the development approved by Council at its meeting of July 16, 1984, as may be amended and approved by Council; and
(iii) Phase III is the development approved by Council at its meeting of August 20, 1979 and November 12, 1979, as may be amended and approved by Council.
schedule 1

| PARKING REQUIREMENTS |  |  |  |  | LOADING REQUIREMENTS |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | Type of Parking Facility | Minimum Required | Maximum Permitted | Occupancy Rate | Size of Buildint | Number of Loading Spaces Required |
| Dweiling Unit In 2 building containing no more than 6 dwelling unlts: | in 1 privale garage, 1 garage in the basement of the building or : parking station, on the same lof as the building: | Residenis' Parking: <br> 1 porking space for each dweillnt unlt contained therein; | N/A | Residents' <br> Parking: <br> morning: $100 \%$ <br> afternoon: 100\% <br> evening: 100\% | TA <br> 30 or more dwelling units | 1 loading space Type 0 |
| Dwellint Unit in 2 buliding containing more than 6 dwelling units; | in a garage in the bisement of the building or in : garage or parking station, on the same lol as the building: | Residents' Parklng: <br> 0.3 parking space for eteh Dacheior dwelling unit, <br> 0.5 parking space for each one-bedroom dweiling unil: <br> 0.75 parking space for each two bedroom dweiling unil; and <br> 1.20 parking spoce for each three or more bedroom dwelling unit contained thetein: <br> Visitors' Parking: <br> 0.06 parking space lor every dwelling unit contained therein: | N/A | Ylation: <br> Parking: <br> morning: $0 \%$ <br> Ifternoon: 35\% <br> evening: $100 \%$ |  |  |


| Parking requirements |  |  |  |  | LOADING REQUIREMENTS |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | Type of Parking Facility | Minimum Required | Maximum Permilled | Occupancy Rate | Size of Building | Numbes of Loading Spaces Required |
| Senlor Clitzens Housins: | in a garage in the basement of the building or in a gatate of parking slation, on the same lot as the building: | Residenus'_Parkins: <br> 0.05 parking space for cach bachelor dwelling unll; and <br> 0.1 parking space for each one-bedroom dwelling unit therein; <br> Visitors' Parking: <br> 0.02 <br> parking space rot every dwelling unit contalined therelin; | N/A | $\frac{\text { Residents' }}{\text { Parking: }}$ <br> morning: <br> fternoon: $100 \%$ <br> evening: $100 \%$ <br> Visicors: <br> morning: <br> afiernoon: <br> 35\% <br> $100 \%$ | 30 or mote dwelttry unlts | 1 looding space Typt © |
| Single Persons Housing: | in a gatage in the basement of the building of $\ln$ a garage or parking same lo building: | Residents' Parking: <br> 0.3 parking space for each dwelling unit contained therein: <br> Visitors' Parking: <br> $0.06 \begin{gathered}\text { parking space } \\ \text { for every }\end{gathered}$ for every dwelling unit contained therein: | N/A |  |  |  |




| Parking requirements |  |  |  |  |  |  | Loading requirements |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | $\begin{gathered} \text { Type of } \\ \text { Patking Facility } \end{gathered}$ |  | imum Required |  | ximum Permitued | Occupancy Rate | Range of Toral Floor Area (square mettes) | Number of Loadins Spaces Required |
| Office Bullding or 1 portion of a building used for any office purpose other than a : business office: charlable insifluilon; film exchange: sovernment office: | on the same tot as the building of within 300 metres of such lot: |  | parking space <br> for each <br> 300 squate metres <br> of net floor <br> area, of <br> fraction equal <br> to or srealer <br> than one-half <br> thereof, <br> connained therein: |  | parking space <br> for each <br> 135 square metres <br> of net floor <br> area, or <br> fraction equal <br> to or greater <br> than one-hal <br> thereof. <br> contained therein: | morning: 100\% afternoon: 60\% evening: $0 \%$ | TA <br> Less than 500 <br> 500. <br> 1000. <br> 2009 <br> 2000. |  |
| Covernment Office; | On the same for as the building or within 300 metres of such lot: |  | parking space <br> for each <br> 75 square metres <br> of net floor <br> area, or <br> fraction equal <br> 10 or greater <br> than one-haif <br> thereof, <br> contained therein: |  | parking space <br> for each <br> 65 square metres <br> of net floor <br> area, or <br> fraction equal <br> 10 or sreater <br> than one-halt <br> thereof, <br> contsined therein; | morning: <br> 100\% <br> afternoon: <br> evening: $0 \%$ | $\begin{aligned} & 148000-171999 \\ & 172000.195999 \\ & 196000099 \\ & 20000-294990 \\ & \text { over } 244000 \end{aligned}$ | $\begin{array}{ll} 5 & 5 \\ 3 & 6 \\ 6 & 6 \\ 6 & 7 \\ 6 & 7 \end{array}$ |
| Clincs: Medical/Dental O/fles; | on the same lot as the building or within 300 metres of such lor: | 1 | parkins space <br> for each <br> 300 square metres <br> of net floor <br> area, or <br> fraction equal <br> 10 or sfetiter <br> then one-haif <br> thereof, <br> contained therein: | 1 | parking space <br> for each <br> 30 square metres <br> of nel floor <br> area, of <br> fraction equal <br> 10 of greater <br> than one-half <br> thereof, <br> contained therein; | morning: <br> aflernoon: <br> $100 \%$ <br> evenins: |  |  |


| PARKINO REQUIREMENTS |  |  |  |  | LOADINO REQUIREMENTS |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | $\begin{gathered} \text { Type of } \\ \text { Parking facility } \end{gathered}$ | Minimum Requlred | Maximum Permlted | $\underset{\substack{\text { Oecupancy } \\ \text { Rate }}}{\text { and }}$ | Range of Total Floor Area (square metres) | Number of Loading Spaces Requited |
| Artst's or <br> Pholographer's <br> Studlo: <br> Auctioneer' <br> Premises; <br> Boke-shopi <br> Book Siore: <br> Box Lunch Shop: <br> Branch of a Bank <br> or Finonclal Instliution: <br> Buteher Shop: <br> Caterer's Shop; <br> Custom Workshop: <br> Delicatessen Shop: <br> Dressmaker's Shop: <br> Dry Cleoner's <br> Disiflbutlnt <br> Station: <br> Dry-Cleaning <br> Establishment; <br> Dry-Cleaning Shop; <br> Dupilcating Shop: <br> Flotist Shop: <br> Hardware Shop; <br> Loundry Shop: <br> Locksmith's or <br> Ounsmith's Shop; <br> Massage <br> Establishment; <br> News-Stand; <br> Pawnbroker's Shop; <br> Personal Grooming <br> Establlshment; <br> Pel Shop; <br> Phatmacy; <br> Photographer's <br> Shop: <br> Real Estate <br> Sales Office; <br> Resall Outiet <br> ancillary <br> ro Indusiry; <br> Second-Hand Shop; <br> Service or <br> Repolr Shop; <br> Shoe Repalr Shop; CONTINUED | on the same lot as the building or within 300 metres of such 10\%: | 1 parking space <br> for each <br> 100 square metres <br> of nel floor <br> area, or <br> fraction equal <br> 10 or greater <br> than one-halt <br> thereof, <br> contained therein, <br> excepl where <br> such uses are <br> located in a <br> building having <br> non-residential gross floor area not exceeding 1.0 times the area of the lor; (see paragraph this Section) | 1 parking space for each 25 square metres of net floor area, or fraction equal to or greate than one-half thereof. contained therein | morning: <br> afternoon: $100 \%$ evenine: $100 \%$ |  | Type A Type $\frac{B}{\text { nil }} \frac{\text { Type } C}{\text { nil }}$ $\begin{array}{ccc}\text { nil } & 1 & \text { nil } \\ \text { nil } & 2 & \text { nil } \\ \text { nil } & 3 & \text { nil } \\ 1 & 3 & \text { nil } \\ 1 & 3 & 1 \\ 1 & 4 & 1 \\ 1 & 4 & 2 \\ 1 & 5 & 2 \\ 1 & 3 & 3 \\ 1 & 6 & 3 \\ 1 & 6 & 4 \\ 1 & 7 & 4 \\ 2 & 7 & 4 \\ 2 & 8 & 4 \\ 2 & 8 & 3 \\ 2 & 9 & 3 \\ 2 & 9 & 6 \\ 2 & 9 & 6\end{array}$ |



| PARKING REQUIREMENTS |  |  |  |  | LOADING REQUIREMENTS |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | Type of Parking Faciliy | Minimum Required | Maximum Permitted | Occupancy Rate | Range of Toral Floor Area (square metres) | Number of Loading Spaces Required |
| Horel; | on the same tot as the building or within 300 metres of such lot: | 1 parking space for each 371 square meires of total floor area, of fraction equal to or greater than one-half thereof, contained thereln; | 1 parking space for each 100 square metres of roral floor irea, or fraction equal to or greater than one-half thereof, contained therein; | morning: 80\% afternoon: 75\% evenins: 100\% |  | 3) |
| Grocery Shop; Groceterla; Supermarket; | on the same lot as the building or within 300 metres of such lor; | 1 parking space for each 100 square meires of nel floor erea, or fraction equal to or greater than one-half thereof, contalned thereln: | 1 parking space for each 20 square metres of net floor area, of fraction equal to or greater than one-hall thereof, contalned therein: | mornins: 20\% afternoon: 100\% evening: 100\% | Less than 100 100. 499 $500-999$ <br> $1000-1499$ <br> $1500-2000$ over 2000 | $\begin{array}{cc} \text { Type A } & \text { Type B } \\ \cline { 1 - 1 } & \text { nil } \\ \text { nil } & 1 \\ \text { nil } & 2 \\ 1 & 2 \\ 1 & 3 \\ 1 & 3 \end{array}$ |
| Nursery School; <br> Prlvale Academic. <br> Rellelous or Phllanthrople School; <br> Public School other than a college or universily: <br> Trade School; | on the same lot as the building or within 300 metres of such lut: | 1 parklag space for each 850 square metres of rotal floor area, of fraction equal to or greater than one-hall thereof, contained therein: | 1 parking space for each 150 square metres of rotal floor area, or fraction equal to or sreater than one-half thereol. contained therein: | morning: $100 \%$ aflernoon: 100\% evening: $0 \%$ | $\begin{array}{r} \text { Less than } 500 \\ s 00-19999 \\ 20000-40000 \\ \text { over } 40000 \end{array}$ | nil <br> 1 Type B space <br> 2 Type B spaces <br> 2 Type B spaces |
| Courthouse: | on the same lor as the building or within 300 metres of such lor: | 1 perking spoce for each 100 square meires of rotal floor area, or fraction equal to or greater than one-half thereof, conlained therein; | 1 parking space for each 75 square metres of rotal floor area, or fraction equal to or greater than one-hall thereof, contained therein; | morning: $100 \%$ afternoon: 100\% evening: $0 \%$ |  |  |


| PARKING REQUIREMENTS |  |  |  |  | LOADING REQUIREMENTS |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | Type of Parking Facility | Minimum Required | Maximum Permitted | Occupancy Rale | Range of Toral Floor Ared (square metres) | Number of Loading Spaces Required |
| Armoury or Drlll Hall; <br> Crists Core Facllity; Defence Project; Fire Hall ; Pollce Station; Residential Care Facllly: | on the same lot as the building or within 300 metres of such lot; | 1 parking space lor each 450 square metres of rotal floor area, or fraction equal to or greater than one-half thereof. contained therein; | 1 parking space for each 100. square metres of total floor area, or fraction equal to or greater than one-half thereof, conatained therein: | morning: $100 \%$ afternoon: $100 \%$ evening: $100 \%$ | $\begin{array}{r} \text { Less than } 500 \\ 500.19999 \\ 20000-40000 \\ \text { over } 40000 \end{array}$ | nil <br> 1 Type B space <br> 2 Type B spaces <br> 2 Type B spaces |
| Postal Sorting Statlon; Postal Station: | on the same lot as the building or within 300 mettes of such lot: | 1 parking space for each 110 square melres of nef floor area, of fraction equal to or greater than one-half thereof, contalned therein; | 1 parking space for each 75 squitre metres of net floor area, or fraction equal to or greater than one-half thereof, contalned thereln; | mornint: $100 \%$ afternoon: 100\% evening: $0 \%$ |  |  |
| Adult Movie Arcade: <br> Adult Phystcal Culture Establishment; Billlard or Pool Room; Bowling Alley; Club; <br> Communtly Centre: lee or Roller Skating RInk: Non-residentlal Faclltly of the Y.M.C.A., Y.W.C.A., <br> Y.M.H.A., or <br> Y.W.H.A.; <br> Prlvate Air Gallery: <br> Publle Art Gallery: <br> Publle hall for use principally for one or more of the following: | on the same 101 as the building of within 300 metres of such lor; | 1 parkling space for eath 173 square metres of toral floor area, or fraction equal 10 or greater than one-half thereof, contalned therein; | 1 parking space for each 75 square metres of rotal floor area, or fraetlon equal to or greater than one-half thereof, contained thereln; | morning: 25\% <br> aflernoon: 100\% <br> evening: 100\% |  |  |


| - PARKINO REQUIREMENTS |  |  |  |  |  |  | LOADING REQUIREMENTS |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | Type of Parking Facility | Minimum Required |  | Maximum Permlted |  | Occupancy Rate | Range of Toral Floor Area (square metres) | Number of Loading Spaces Required |
| aft exhibits, banquets or receptions, charitable or social organizatlons, displays or performances of a cultural nature. fraternal. lectures; <br> Publle Library: Publlc Museum; Unlon Hall; | on the same lot as the building or within 300 meres of such lot: |  | parking space for each 175 square metres of rotal floor area, or fraction equal to or greater than ore-half thereof, contained therein; |  | parkint space for etach 75 square metres of ropal floor area, or fraction equal to or greater than one-half thereor. contained therein; | ```morning: 25% afternoon: 100% evenint: 100%``` | Less than 300 500-19 999 $20000-40000$ over 40000 | nit <br> 1 Type B space <br> 2 Type B spaces <br> 2 Type 8 spaces |
| Place of Assembly; | on the same lot as the building or withln 300 metres of such lot: | 1 | parking space <br> for every <br> 5 seats, or fraction greater than one-half thereof. contained therein; |  | parking space <br> for every <br> 3 seats, or fraction greater than one-half thereot. contalned therein; | ```morning: 0% afternoon: 25% evenlng: 100%``` |  |  |
| Church; | on the same lor as the building or within 300 metres of such lot: | 3 | parking spaces <br> for every 40 seals, or fraction equal to or greater than one-half thereof contalned therein; | 1 | parklng space <br> for every <br> $s$ seals, or fraction equal to or greatef than one-half thereof, conialned therein; | mornins: $0 \%$ a fiernoon: $0 \%$ evenling: $100 \%$ | No londin | ies required. |


| PARKING REQUIREMENTS |  |  |  |  | LOADING REQUIREMENTS |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | Type of Parking Facility | Minimum Required | Maximum Permitted | Occupancy Rate | Range of Toral Floor Area (square metres) | Number of Loading Spaces Required |
| Animal Hosplial; <br> Clinic, Treatment <br> Centre, Research <br> Centre, or <br> Hospital operated <br> by the Alcohoilsm <br> and Drut Addiction <br> Research Foundation; <br> Communtiy Heallh <br> Centre: <br> Convolescent <br> Home or Rest Home; <br> Day Nursery; <br> Home for the Aged; <br> Nursint Home; <br> Pilvate Hospllal: <br> Psyehtatick <br> Hosphal; <br> Publle Haspllal: | on the same lot as the building or within 300 metres of such tot: | 1 parking space for ench 250 square metres of rotal floor area, or fraction equal to or greater than one-half thereof, contained therein; | I parking space for each 125 square meites of total floor area, or fraction equal to or greater than one-half thereof, contained thereln; | morning: 100\% <br> afternoon: $100 \%$ <br> evening: 100\% | Less than 500 500. 1999 $2000-18499$ $18500-34999$ $35000-51499$ $51500-67999$ $68000-84499$ \& 500 -100 999 $101000-117499$ $117500-133999$ <br> 134000.150499 <br> $150500-166999$ <br> $167000-183499$ <br> 183 500-200 000 <br> over 200000 |  |
| Blacksminh's Shop: Honkhindet's Shop: Bullders' Supply | on the same lor as the building or within 490 metres | 1 parking space for each 100 square metres | 1 parking space for each 69 square metres | morning: 100\% | Range of Total Floor Area (square metres) | Square Mertes of Londing Area Required |
| riord: <br> Corpenter's Shop: <br> Corpel Cleaning <br> Establishinent: <br> Contmercial <br> Helder's Shop: <br> Colltractor's <br> Shop, Class A: <br> Contractor's <br> Shop, Class B: <br> Courier Service: <br> Data Processing: <br> Establishment; <br> Filln or <br> Recording Studio: <br> Industrial <br> Caterlitg Service: <br> Indusirial <br> Computer Service: <br> Laborarory: <br> Class A: <br> Luhoratory. <br> Class $A$ : <br> continued | of such lor; | of rotal floor area, or fraction equal to or sreater than one-half thereof. contained therein: | of rotal floor arec, of fraction equal to or greater than one-half thereof, contained therein; | 100\% evening: $100 \%$ | Less than 100 100. 999 <br> 1000.4999 <br> $5000-8499$ <br> 8 500-16999 <br> $17000-25499$ <br> 25 $500-33999$ <br> $34000-42500$ <br> over 42500 <br> square metres <br> for each <br> 10000 <br> square metres <br> additional <br> total floor <br> area but nol <br> for any <br> fraction <br> thereof | $\begin{array}{r} \text { nil } \\ 21.0 \\ 99.5 \\ 119.0 \\ 178.5 \\ 219.0 \\ 276.5 \\ 315.0 \\ \\ \\ 21.0 \end{array}$ |


| Parking requirements |  |  |  |  | LOADING REQUIREMENTS |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | $\begin{aligned} & \text { Type of } \\ & \text { Parking Facility } \end{aligned}$ | Minimum Required | Maximum Permitted | Occupancy Rate | Range of Toial Floor Area (square metres) | Square Mertes of Loading Area Requifed |
| Machine Laundry: <br> Manufacturing <br> Firm: <br> Radio or <br> Television <br> Broadcasilng <br> Statlon, Studio. <br> or Thealre; <br> Salvaze Shop: <br> Securty Service <br> and Equlpment <br> Tinsmlth's Shop: <br> Workshop or <br> Equipment Yard of a : <br> decorator, <br> interlor decortior. display designer, or sign erector; | on the same tor as the building or within 450 metres of such lot: | 1 porking spoce 100 square metres retal floor fraction equal 10 or greater than one-half thereot, contained therein; | 1 parking space <br> 65 square metres of total floor area, or fraction equal to or greater than one-hall thereor. comained therein contained therein: | morning: $100 \%$ <br> afternoon: 100\% evening: $100 \%$ |  | $\begin{array}{r} \text { nil } \\ 21.0 \\ 19.5 \\ 119.0 \\ 197.5 \\ 27.5 \\ 276.5 \\ 315.0 \end{array}$ |
| Any of the following uses in that part of the Ceniral Indusicial Distriet withln the area deseribed ..' of this Section: <br> Blacksinlth's Shop: <br> Bookblnder's Shop: <br> Bullders' Supply <br> Yard; <br> Carpenter's Shop; <br> Carpel Cleanling <br> Estoblishinent: <br> Commercial Welder's <br> Shop; <br> Controctor's Shop. <br> Class A: <br> Contractor's Shop. <br> Class $B$; <br> Courler Service; <br> Dola Processing <br> Establishment; <br> Filht or Recording <br> Studio: <br> continued | on the same 101 as the building or within 450 metres of such lot: | 1 parking space for each 200 square metres of roral floor area, or fraction equal to or sreater than one-half thereol. contained therein; |  |  |  |  |


| PARKING REQUIREMENTS |  |  |  |  | LOADING REQUIREMENTS |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | Type of Patking Facility | Minimum Required | Maximum Permitted | Occupancy Rate | Range of Toial Floor Area (square metres) | Square Meites of Loading Area Required |
| Industrial <br> Catering Service; Industrial <br> Computer Service: <br> Laboratory. Class $A$; <br> Labaralory. Clars B; <br> Muchine Laundry: <br> Manufacturing Fism: <br> Kadio or Television <br> Broadcasting <br> Station, Studio. <br> or Theatre; <br> Salvage Shop: <br> Security Service <br> and Equipment <br> Business; <br> Tinsmith's Shop: Workshop or Equipment Yard of a: decorator. interior decorator. display designer. or sigll erectur: | on the same tot as the building or within 4.50 metres of such lat; | 1 parking space for each 100 square metres of rotal floor area, or fraction equal to or greater than one-half thereof. contained therein: | 1 parking space <br> for each 65 square metres of total flaar area, or fraction equal to or greater than one-half thereof, contained therein: | morning: $100 \%$ afternoon: 100\% evening: $100 \%$ | Less than 100 <br> 100- 999 <br> $1000-4999$ <br> $5000-8499$ <br> $8500-16999$ <br> $17000-25499$ <br> 25 500-33 999 <br> $34000-42500$ <br> over 42500 <br> square metres <br> for each <br> 10000 <br> square metres additional total floor area but not for any fraction thereof | $\begin{array}{r} \text { nil } \\ 21.0 \\ 99.5 \\ 119.0 \\ 178.5 \\ 217.0 \\ 276.5 \\ 315.0 \\ \\ \\ 21.0 \end{array}$ |
| Alrpor: <br> Airfield: <br> Bus Station. Carlage. Express or Truck Transport Yard or Terminal: City Yard, Class A: City Yard, Class B: Commercial Stable: Contractor's Yard; Generating Station; Public Harbour Works, including <br> Public Wharves: <br> Pumping Station: Railway Service and Repair Yard: Railway Station: Sample or Shawram: Sewage Disposal Plurt. Pitblic Incinerator or Refuse Desiructor: Waterworks: Wholesaling or Warehousing Firm: | on the same lot as the building or within 450 metres of such lor: | 1 parking space for each 400 square metres of net floor area, or fraction equal to or greater than one-half thereof. contained therein: | 1 parking space for each 100 square metres of net floor area, or fraction cqual to or greater than one-half thereof. contained therein; | morning: $100 \%$ afternoon: $100 \%$ evening: $0 \%$ | Less than 100 TA <br> 100- 999 <br> $1000-2999$ <br> 3000.6499 <br> $6500-9999$ <br> 10 000-13 499 <br> 13 500-16 999 <br> $17000-20499$ <br> 20 500-23 999 <br> $24000-27499$ <br> 27 500-30 999 <br> $31000-34499$ <br> 34 500-37 999 <br> $38000-41499$ <br> 41 500-44 999 <br> 45 000-48 499 <br> $48 \quad 500-52000$ <br> aver 52000 <br> square metre for <br> each 10000 <br> square metres <br> additional <br> total floor area <br> but not for any <br> fraction thereof | $\begin{array}{r} \text { nil } \\ 38.5 \\ 59.5 \\ 119.0 \\ 157.5 \\ 178.5 \\ 238.0 \\ 276.5 \\ 336.0 \\ 374.5 \\ 434.0 \\ 472.5 \\ 532.0 \\ 570.5 \\ 630.0 \\ 668.5 \\ 728.0 \\ \\ \hline 38.5 \end{array}$ |


| parking requiriminits |  |  |  |  | 1.onding; ki:utiri:mi:nts |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | $\begin{gathered} \text { Type of } \\ \text { Parking Facility } \end{gathered}$ | Minimum Required | Maximum Permitted | $\underset{\text { Race }}{\substack{\text { Occupancy } \\ \text { Rat }}}$ | Range of Toid Floor Area (square metres) | Square Metres of Loading Area Required |
| Any of the following uses in that part of the Central Industrial District within the area described in paragraph 13a(1) of thls Section: <br> Airport; <br> Airfield <br> Bus Station, Cartase, Express or Truck Transport Yard or Terminal; City Yard, Class $A_{i}$ Commerclol Sioble: Comiracior's Yard; Generorling Siation; Public Harbour <br> Works, including Public Wharves; Pumping Station; Railway Service and Repair Yard; Railway Station; Sample or Showroom; <br> Sewage Disposol Plont, Public Incinerolor or Refuse Destructor: Walerworks; Wholesaling or <br> Warehousing Firm: | on the same lot as the building or within 450 meires of such lor: | 1 parking spoce for each <br> 800 square metres of nel floor oreo, or fraction equal to or greater than one-half thereol, contained therein; | 1 porking space for each 100 square metres of net floor area, or fraction equal 10 or greater than one-half thereof. contained therein; | morning: $100 \%$ <br> aflernoon: $100 \%$ evening $0 \%$ | Less than 100 <br> 100. 999 <br> 1 000.2999 <br> 3000.6499 6500.9999 <br> $10000-13499$ <br> 13500.16999 <br> 17 000-20 499 <br> 20500.23999 24 $2000-2749$ <br> 27500.30999 <br> 31 000.34499 <br> $34500-37999$ <br> $38000-41499$ <br> $41500-44999$ 45000.48499 <br> 48500.52000 <br> over 52000 <br> square metres <br> for each <br> 10000 <br> square metres <br> total floor <br> ored but not <br> for any <br> Praction <br> thereof |  |

## (6) LOADING SPACES: WHEN REQUIRED, NUMBER, LOCATION AND TYPE

The owner or occupant of every building or structure to be erected or used for the purpose of a retail store, including a department store, a market, a cartage or express or passenger terminal, a hotel, or a hospital or another purpose similarly involving the frequent shipping, loading or unloading of persons, animals or goods, wares or merchandise, shall provide and maintain on the premises loading facilities, on land that is not part of a highway, comprising one or more loading spaces abutting an area where the loading or unloading can readily be completed, each loading space being not less than 9.2 metres long, 3.7 metres wide and having a vertical clearance of at least 4.3 metres, according to the floor area of the building or structure as follows:

| Floor Area | Number of Loading Spaces |
| :---: | :---: |
| 550 square metres or less | none |
| from and including 551 square metres to and including 2300 square metres | one |
| from and including 2301 square metres to and including 7500 square metres | two |
| from and including 7501 square metres to and including 14000 square metres | three |
| from and including 14001 square metres to and including 22000 square metres | four |
| from and including 22001 square metres to and including 30000 square metres | five |
| over 30000 square metres, for each additional 9300 square metres | one. |

(7) LOADING AREAS: WHEN REQUIRED, SIZE AND LOCATION
(a) This subsection does not apply to the owner or occupant of any building or structure to be erected or used in the area delineated by a heavy line and shown on the map designated "Downtown Parking and Loading Zone" following subsection (5)(a).
(b) The owner or occupant of every building or structure to be erected or to be used for manufacturing or warehousing or wholesaling or a commercial bakery shall provide and maintain on the premises loading facilities to accommodate vehicles and equipment normally used in the daily operation of the business, on land that is not part of a highway, laneway or driveway, comprising a loading area having a minimum width of four metres, where loading and unloading can be readily completed, in accordance with the following schedule:

Manufacturing Firms
Square Metres of Gross Floor Area
100-1000
1001 - 4650
4651-7900
$7901-15800$
$15801-23700$
Square Metres of Loading Area
23 701-31600 22
31601-39500 45
for each additional 9300
square metres over 3950022

Warehousing, Wholesaling Firms
Square Metres of
Gross Floor Area
Square Metres of Loading Area
100-1000 ..... 45
1001-2800 ..... 70
$2801-6000$ ..... 145
6001 - 9300 ..... 190
$9301-12500$ ..... 210
$12501-15800$ ..... 290
15801-19000 ..... 335
19001 - 22300 ..... 415
$22301-25500$ ..... 455
25 501-28 800 ..... 535
28 801-32 100 ..... 585
32 101-35 800 ..... 660
$35801-38600$ ..... 700
$38601-41800$ ..... 780
$41801-45100$ ..... 825
$45101-48300$ ..... 905
for each additional 9300
square metres over 48300 ..... 45.(8) LOADING SPACES: WHEN REQUIRED, NUMBER, LOCATION AND TYPE:DOWNTOWN AREA
(a) This subsection applies to the owner or occupant of any building or structure to be erected or used in the area delineated by a heavy line and shown on the map designated "Downtown Parking and Loading Zone" following subsection (5)(a).
(b) Subject to paragraphs (c) to (h), inclusive, the owner or occupant of every building or structure to be erected or used on a lot equal to or greater than 1000 square metres in area for any one or more of the purposes listed in the column entitled "Type of Use" of Schedule 1 appearing at the end of subsection (5) shall provide and maintain within such building or structure or on the lot, on land that is not part of a highway, laneway or driveway, loading facilities comprising the number and type of loading spaces, or loading areas, as the case may be, at least to the extent prescribed in respect of such purpose or purposes in the column entitled "Number of Loading Spaces Required", or in the column entitled "Square Metres of Loading Area Required", as the case may be, provided that any loading area required in respect of a purpose or purposes to which either Table 7 or Table 8 of Schedule 1 is applicable shall have a minimum width of 3.5 metres and a minimum vertical clearance of 4.3 metres.
(c) Where only one of Tables 1 to 8 , inclusive, shown on Schedule 1 applies in respect of all the purposes for a building or structure to be erected or used, the loading facilities required to be provided and maintained pursuant to the preceding paragraph shall be determined either on the basis of the total number of dwelling units, if Table 1 applies or, if one of Tables $2,3,4,5,6,7$ or 8 applies, on the basis of the aggregate total floor area to be erected or used for the particular purposes.
(d) Where a building or structure, or one or more portions thereof, is to be erected or used for more than one of the purposes listed in the column of Schedule 1 entitled "Type of Use"' and more than one of Tables 2 to 8, inclusive, shown on Schedule 1 apply, the loading facilities required to be provided and maintained pursuant to paragraph (b) shall be determined on the basis of the aggregate total floor area to be erected or used for the particular purposes to which each of Tables $2,3,4,5,6,7$ and 8 , respectively, applies, provided:
(i) the minimum number of loading spaces - type $A$ to be provided and maintained for the building or structure to be erected or used in respect of the purposes concerning which Tables 3 and 6 apply shall be the greater of the number of loading spaces - type $A$ determined by the application of Tables 3 and 6; but if each number of loading spaces - type $A$ determined by the application of Tables 3 and 6 is the same, the minimum number of loading spaces - type $A$ to be provided and maintained for the building or structure shall be equal to the number of loading spaces - type $A$ that would obtain on the application of one only of Tables 3 and 6 ;
(ii) the minimum number of loading spaces - type $B$ to be provided and maintained for the building or structure to be erected or used in respect of the purposes concerning which more than one of Tables $2,3,5$ and 6 apply shall be the greatest of the number of loading spaces - type $B$ determined by the individual application of Tables 2, 3, 5 and 6; but if each number of loading spaces - type B determined by the application of Tables 2, 3,5 and 6 is the same, the minimum number of loading spaces - type $B$ to be provided and maintained for the building or structure shall be equal to the number of loading spaces - type $B$ that would obtain on the application of one only of Tables 2, 3, 5 and 6;
(iii) the minimum number of loading spaces - type $C$ to be provided and maintained for the building or structure to be erected or used in respect of the purposes concerning which more than one of Tables 2,3 and 6 apply, shall be the greatest of the number of loading spaces - type $C$ determined by the application of Tables 2, 3 and 6; but if each number of loading spaces - type $C$ determined by the application of Tables 2,3 and 6 is the same, the minimum number of loading spaces - type $C$ to be provided and maintained for the building or structure shall be equal to the number of loading spaces - type $C$ that would obtain on the application of one only of Tables 2,3 and 6 ;
provided further that where any one or more of Tables 4,7 and 8 applies in respect of a purpose or purposes for the building or structure to be erected or used, the minimum number of loading spaces - type $A$ and loading spaces - type $B$ and the minimum number of loading areas required as prescribed in one or more of those Tables shall be provided and maintained in addition to the provision and maintenance of the loading spaces required by subparagraphs (i), (ii) and (iii).
(e) Notwithstanding paragraphs (b), (c) and (d), in a case where this subsection requires in respect of the portion of a mixed-use building to be erected or used for non-residential purposes that one or more loading spaces - type $A$ or loading spaces - type $B$ shall be provided and maintained and the building also contains 30 or more dwelling units, the loading space - type $G$ required in respect of those dwelling units shall be deemed to be satisfied by the provision and maintenance of at least one loading space - type $A$ or one loading space - type $B$ in respect of the portion of the building to be erected or used for non-residential purposes, provided such loading spacé - type $A$ or loading space type $B$ is constructed as a loading space - type $G$.
(f) This subsection does not require the owner or occupant of a building or structure lawfully erected before March 7, 1983, or which may be lawfully erected pursuant to a building permit issued before that date, to provide loading facilities in respect of the use of the building for a purpose that is different from the use of the building before that date, provided:
(i) the first storey of the building at, above or below grade on that date occupied or could have occupied pursuant to the permit more than 75 per cent of the area of the lot, and
(ii) the loading facilities, including the minimum vertical clearances appurtenant thereto, legally required or actually provided or to be provided pursuant to the permit, whichever is the greater, in respect of the building or structure before the change in use is maintained.
(g) Where land, buildings or structures are to be erected or used for a purpose (the "subordinate purpose") that is normally incidental, subordinate and devoted to another purpose (the "principal purpose") for which the lands, buildings or structures are to be erected or used, the subordinate purpose shall be deemed to be part of the principal purpose.
(h) This subsection does not apply to the erection or use of a building or structure permitted by any of the following by-laws; namely:

| By-law 492-80 | Renaissance Plaza and Court |
| :---: | :---: |
| By-law 561-82 | Y.M.C.A. |
| By-law 821-80 | 576 Church Street |
| By-law 472-82 | 17 Isabella Street |
| By-law 511-82 | 12-14 Alexander, 15-29 Maitland, 501-523 Yonge Street |
| $\begin{aligned} & \text { By-laws 255-69, } \\ & 263-69,214-82 \end{aligned}$ | Harbour Square |
| By-law 787-80 | Stanley Garden |
| By-law 181-83 | 184-186 Spadina |
| By-law 746-81 | 55 Prince Arthur Ave. |
| By-law 64-83 | 250 Dundas St. West |
| $\begin{aligned} & \text { By-laws 657-76, } \\ & \text { 494-77, } 572-77, \\ & 678-79,689-80, \\ & 34-82,154-82, \\ & 525-82 \end{aligned}$ | Winchester Square |
| By-laws 886-78, 887-78, 40-79, 243-79, 244-79, 835-79, 876-79, 26-80, 27-80, 71-80, 73-80, 707-82, 708-82, 711-82, 712-82, 113-83 | Eaton Centre |
| $\begin{aligned} & \text { By-laws 840-78, } \\ & 834-79,41-79, \\ & 245-79 \end{aligned}$ | College Park |
| $\begin{aligned} & \text { By-laws 701-82, } \\ & 702-82,703-82 \end{aligned}$ | T.D. IV |
| $\begin{aligned} & \text { By-laws } 28-83 \text {, } \\ & 29-83,30-83 \text {, } \\ & 592-84 \end{aligned}$ | Wellington/Piper |
| $\begin{aligned} & \text { By-laws } 522-79, \\ & 743-79,428-82, \\ & 636-82,715-82 \end{aligned}$ | Atrium on Bay |


| By-law 97-80 | Ryerson |
| :---: | :---: |
| $\begin{aligned} & \text { By-laws } 22909 \text {, } \\ & 369-68, \\ & 352-77, \\ & 353-77, \\ & 861-80,5351-83 \end{aligned}$ | Toronto General Hospital |
| $\begin{aligned} & \text { By-laws 416-81, } \\ & 417-81,419-81 \text {, } \\ & 420-81 \end{aligned}$ | Sun Life |
| $\begin{aligned} & \text { By-laws 754-77, } \\ & 755-77,358-78 \end{aligned}$ | St. Michael's Hospital |
| $\begin{aligned} & \text { By-laws 606-82, } \\ & 607-82,608-82 \end{aligned}$ | 121 King Street West |
| By-law 145-83 | The Esplanade |
| $\begin{aligned} & \text { By-laws 853-79, } \\ & 317-80,673-80 \text {, } \\ & 174-81,66-82 \end{aligned}$ | Crown Life |
| $\begin{aligned} & \text { By-laws } 569-80 \text {, } \\ & 92-81,356-81 \text {, } \\ & 639-81,693-81 \text {, } \\ & 752-81,24-82 \text {, } \\ & 83-83 \end{aligned}$ | Harbourfront |
| By-law 635-83 | College of Nurses: 97-105 Davenport Road, 7 Bishop Street and 12 Berryman Street |
| By-law 680-83 | 8-28 Vanauley Street and 21 Augusta Avenue |
| By-law 787-83 | Medical Arts |
| By-law 503-84 | Scotia Plaza, 30-44 King Street West, 303 Bay Street, 102-106 Yonge Street, and 11-29 Adelaide Street West |
| By-law 506-84 | Royal Bank, 20 King Street West |
| By-law 640-84 | 455 Church Street |
| By-law 697-84 | Portion of the block bounded by Front Street East, George Street, King Street East and Frederick Street |
| By-law 803-84 | 98 Trinity Street |
| By-law 283-85 | 155 University Avenue |
| By-law 447-85 | 282-290 Spadina Avenue 519 Dundas Street West |
| $\begin{aligned} & \text { Section } 1 \text { of } \\ & \text { By-law } 490-85 \end{aligned}$ | Certain lands at the northwest corner of Adelaide Street East and Victoria Street |

## (9) PARKING AND LOADING EXEMPTION: ONTARIO HERITAGE ACT

(a) Subject to paragraphs (b) and (c) none of subsections (4), (5), (6), (7) and (8) requires the owner or occupant of a designated property, or the owner or occupant of a building or structure that is subject to an easement or covenant made pursuant to The Ontario Heritage Act, 1974, including amendments to, and successors of, the Act, to provide or maintain motor vehicle parking or loading facilities, provided that:
(i) subject to subparagraph (ii), where the property is a designated property, it continues to be a designated property;
(ii) where an easement or covenant has been made pursuant to the Act, whether or not in respect of the whole or one or more portions of a designated property, the easement or covenant has not been terminated or extinguished;
(iii) where a building or structure is within a designated property and the building or structure is not subject to an easement or covenant made pursuant to the Act, the building or structure is neither demolished nor removed; and
(iv) where the building or structure is subject to an easement or covenant made pursuant to the Act, no portion of the building or structure is demolished, removed, or altered contrary to the provisions of the easement or covenant.
(b) Paragraph (a) does not exempt the owner or occupant of a lawful addition to, or a lawful extension of a building or structure, whether or not the addition or extension is wholly or partly within a designated property, from the requirement of subsections (4), $(5),(6),(7)$ and (8) to provide or maintain motor vehicle parking or loading facilities in respect of the addition or extension.
(c) Where:
(i) a building or structure, or one or more portions of a building or structure may be lawfully demolished or removed, wholly or partly, pursuant to an easement or covenant made under the Act; and
(ii) the building or structure, or one or more portions thereof is lawfully replaced in whole or in part or is lawfully added to or extended;
paragraph (a) does not apply in respect of the replacement or addition or extension.

## (10) ENTRANCES AND EXITS: SLOPES AND WIDTHS

(a) No person shall, except on a lot containing one of the classes of building listed hereunder, construct or use a driveway or passageway intended for motor vehicles where a portion of the surface of the driveway or passageway within a distance of six metres of a street line is at an elevation higher than 0.30 metres above, or at an elevation lower than 0.30 metres below, the average elevation of the portion of the street abutting the driveway or passageway, and the lateral boundaries of the driveway or passsageway shall, within the distance of six metres and except in so far as a lateral boundary may be affected by the operation of subsection (16), be constructed at right angles to the street.
(b) Paragraph (a) does not apply to a lot containing a private detached dwelling house, a one-family dwelling house, a semi-detached dwelling house, row housing, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling hous, a converted dwelling house, a converted dwelling and lodging house, or a boarding or lodging house .
(c) Subject to paragraph (a), no person shall construct or use, other than on a lot containing one of the classes of building mentioned in paragraph (b), a driveway or passageway intended for motor vehicles having a portion thereof inclined at a slope of greater than three metres vertical to each 20 metres horizontal ( $15 \%$ ).
(d) A motor vehicle entrance to or exit from a building or structure, other than any class of building set out in paragraph (b), that leads to a parking facility containing two or more parking spaces or to loading facilities and which entrance or exit is in a wall facing a street shall have a minimum width of:
(i) where the wall abuts the street line, 5.2 metres; or
(ii) where the wall is 6.0 metres or more from the street line, 3.0 metres; or
(iii) where the wall is less than 6.0 metres from the street line, $(3.0+y)$ metres, where

| $y$ metres | $: \quad$6.0 metres - (distance of wall <br> from the street in metres) |
| :---: | :---: | :---: |
| 2.2 metres | $\quad 6.0$ metres |

(11) RESIDENTIAL BUILDINGS: FRONTAGE ON A PUBLIC HIGHWAY, MINIMUM FRONT LOT LINE, HOUSE BEHIND A HOUSE
(a) No person shall erect or use a residential building otherwise than on a lot having a minimum front lot line of 3.5 metres fronting or abutting a highway assumed for public highway purposes, other than a lane laid out in the rear of lands abutting a highway or an outlet connecting the lane with a highway.
(b) No person shall erect or use a residential building in the rear of another building.
(c) No person shall erect or use a building in front of another building as to produce the condition of a residential building in the rear of another building.
(d) Paragraphs (b) and (c) do not prevent the erection of additions to the front or rear of an existing building provided the additions are so located and constructed as to form a part of and be used in conjunction with the original building.
(e) For the purposes of this subsection, residential building includes a hotel and the residential portion of a mixed-use building.

## (12) USE OF ADJACENT LOT TO SATISFY REQUIREMENTS

No landscaped open space, recreation space or common outdoor space or part thereof, of a lot and no part of a lot unoccupied by a building or structure by reason of, in the case of an R building, the operation of either section 6(3), PART II 1 to 10 , inclusive, or in the case of a CR or QR building, the operation of section 8(3) PART 111 and 2 , shall be used in computing the landscaped open space, external wall spacing or lot line setback requirements of an adjacent lot or in computing the gross floor area, residential gross floor area, nonresidential gross floor area or number of dwelling units per hectare of a building or structure to be erected on an adjacent lot.

## (13) ENLARGEMENT OF BUILDING OR STRUCTURE, ADDITIONAL BUILDING OR STRUCTURE, OR REDUCTION OF LOT WHERE EXISTING NON-CONFORMITY

Where a building or structure was erected on a lot before April 13, 1959, and the building or structure contains a gross floor area in excess of the maximum permitted hereunder or the lot is deficient as to the landscaped open space, external wall spacing or lot line setback requirements of this by-law, the gross floor area excess shall not be increased nor shall the landscaped open space, external wall spacing or lot line setback deficiency be increased by an addition to the building or structure, the erection of an additional building or structure, a reduction in the area of the lot by the conveyance or other alienation of part of the lot, or otherwise.

## (14) ENLARGEMENT OR EXTENSION OF BUILDING OR STRUCTURE NOT TO EXCEED CERTAIN REQUIREMENTS

No person shall extend or enlarge a building or structure erected before May 24, 1960, if the building or structure, as extended or enlarged, contains a gross floor area in excess of the maximum permitted hereunder or if the lot on which the building or structure, as extended or enlarged, is located will be deficient as to the prescribed landscaped open space or if the extension or enlargement does not meet the requirements of this by-law in respect of the spacing of external walls and lot line setbacks.

## (15) REDUCTION OF LOT: CONSEQUENT NON-CONFORMITY

(a) No lot shall be so reduced in area, either by the conveyance or other alienation of a part thereof or otherwise, that the gross floor area, the residential gross floor area, the non-residential gross floor area or the number of dwelling units per hectare in a building or structure thereon will exceed or the landscaped open space, recreation space or common outdoor space will be less than that prescribed for the district in which the lot is located or, in the case of an R building, that a part of a building or structure on the lot will be closer to a lot line of the lot as so reduced than compliance with section 6(3) PART II 1 to 9 , inclusive, permits or, in the case of a CR or QR building, that the windows of a dwelling unit or dwelling room in a building or structure on the lot will be closer to the lot line of the lot so reduced than compliance with section 8(3) PART II 1 and 2 permits or that the distance between facing external walls of a building or structure on the lot will be less than compliance with section 6(3) PART II 10 permits.
(b) If a reduction is made or occurs, no person shall thereafter use a building or structure on the lot until the applicable gross floor area, residential gross floor area, nonresidential gross floor area or number of dwelling units per hectare, landscaped open space, recreation space or common outdoor space, external wall spacing and the lot line setback requirements are complied with.
(16) APARTMENT HOUSE GREATER THAN 2800 SQUARE METRES: HARD SURFACED DRIVEWAY

The owner or occupant of every building or structure to be erected or used for the purpose of an apartment house shall, if the apartment house has a greater gross floor area than 2800 square metres, provide and maintain an unobstructed, hard surfaced driveway that serves an entrance to the building or structure and that is so laid out that motor vehicles can enter and leave the lot on which the building or structure is located while driving forward in one continuous movement.

## SECTION 5 - PARK DISTRICTS (G, Gh, Gm and UOS)

## (1) PERMITTED USES

(a) No person shall, within a G, Gh, Gm or UOS district, use a lot or erect or use a building or structure for any purpose except one or more of the uses where permitted by the chart in paragraph (f) and subject to qualifications where indicated.
(b) Each use permitted by the chart is subject to:
(i) the qualifications, if any, in subsection (2) to be complied with before the use is permitted;
(ii) the regulations in section 4;
(iii) the regulations in subsection (3);
(iv) the exceptions in section 11; and
(v) the exceptions in section 12 ;
(vi) any provision of a by-law referred to in section 13 that conflicts with a provision of this by-law; and
(vii) the exceptions (including the exceptions in section 12 and the by-laws referred to in section 13) referred to in section 15 - the Index of Exceptions - and identified as to municipal addresses.
(c) A use is permitted by the chart when the letter " P " is set in the line opposite the designation of the use but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter " P " is set.
(d) A use is permitted by the chart when the letter " $q$ " followed by a number or numbers is set in the line opposite the designation of the use but only:
(i) in the use district or districts designated at the top of the column or columns intersecting the line where the letter " $q$ " followed by a number or numbers is set; and
(ii) subject to the qualification or qualifications in subsection (2) bearing the number or numbers that follow the letter " $q$ ".
(e) Uses accessory to a use that is permitted by the chart are themselves permitted by the chart as accessory uses when an asterisk is set in the line opposite the designation of the use and in the column under the heading "Acc." but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter " P " or the letter " q " is set.
(f) Following is the chart:

## CHART

RESIDENTIAL USES
Acc. G Gh Gm UOS
none
NON-RESIDENTIAL USES
(i) PARKS, RECREATION, PLACES OF AMUSEMENT AND ASSEMBLY
business for the repair or P maintenance of recreational boats or boat equipment
garden
golf course
landscaped area
marina
park
park
playing field
playlot
public park, including
therein one or more athletic fields, field houses, community centres, bleachers, open or closed swimming and wading pools, greenhouses, botanical gardens, zoological gardens, band stands, skating rinks, tennis courts, bowling greens, boat liveries, bathing stations and refreshment rooms, an ornamental structure
public playground
recreational boating use including, but not limited to, a boating club, a boating school, boat rentals, boat launchings and boat storage
(ii) COMMUNITY SERVICES AND FACILITIES

| community related uses | $*$ |  | P |
| :--- | :--- | :--- | :--- |
| day nursery | $*$ | q 1 | ql |

(iii) AUTOMOBILE RELATED USES
motor vehicle parking
parking spaces
(iv) MISCELLANEOUS
hydro-electric trans-
mission facilities
sewage treatment plant
and pumping facility

Acc. G Gh Gm UOS
P

* $\quad \mathrm{P} \quad \mathrm{P}$
$P$
* $P$
* $\quad \mathrm{P} \quad \mathrm{P}$

P
P

* $P \quad P$
* $\mathrm{P} \quad \mathrm{P}$



## (2) QUALIFICATIONS TO BE COMPLIED WITH BEFORE CERTAIN USES ARE PER-

 MITTED IN PARK DISTRICTS1. A day nursery is a permitted use in G and Gh districts provided it is:
(i) in a community centre, and
(ii) operated by a non-profit institution.
2. Parking spaces are permitted uses in UOS districts provided they are in a structure the highest point of the roof of which is below grade.
3. A sewage treatment plant and pumping facility is a permitted use on any part of a Gh district provided the part is in Knox-Eastern.
(3) REGULATIONS APPLYING TO PARK DISTRICTS

## PART I - DENSITY

none
PART II - SETBACKS

1. Separation of buildings and structures from R district
(a) No person shall, within a G or Gh district, erect or use a building or structure, so that any part of the building or structure, above grade, is closer than three metres to a lot wholly within an R district other than an R4 and R4A district in the Central Core.
(b) This regulation does not apply to an accessory building or structure that is four metres or less in height, measured from the natural or finished elevation of the ground, whichever is the lower.

> PART III - OPEN SPACE
> none
> PART IV - PARKING
> none

PART V - LOADING/STORAGE
none
PART VI - PORCHES/ADDITIONS
none
PART VII - MINIMUM LOT FRONTAGE AND/OR LOT SIZE
none
PART VIII - FRONTING OF BUILDINGS
none

## PART IX - CONVEYANCE UNDER PLANNING ACT, 1983 <br> none <br> PART X - SIGNS

1. Community information boards

Subsection (1) does not prevent the erection and use of community information boards by the Corporation or a local board thereof as defined by The Municipal Affairs Act, R.S.O. 1970, chapter 118, provided:
(i) the display area of each side of the community information notice board is not more than 2.5 square metres; and
(ii) the height of the community information notice board including the supporting structure, is not more than 2.2. metres above ground level.

PART XI - EXCEPTIONS TO PERMITTED USES: RESTRICTIONS ON USE
none
(ii) the floor area that is used for a non-residential purpose does not exceed that used for a non-residential purpose on January 31, 1976.
9. $68,92,102,118,138$ and 160 Claremont Street

Notwithstanding subsection (1), the lands and premises known in 1984 as 68, 92, 102, 118, 138 and 160 Claremont Street may, notwithstanding the regulations applicable to R districts, be used for a use permitted in a C 2 district, including a C 1 use permitted in a C2 district, except the following: a waterworks plant, a city yard, class $A$, a railway including service or repair yards, a railway station, a bus station, a bread distributing depot, a motor vehicle repair shop, class B, a commercial stable, an industrial catering service, a postal sorting station, a courier service, a security service and equipment business, an open air market, a builders' supply yard, a retail fuel oil yard, an open storage yard, a food wholesaling establishment, a soft drink bottling works, a brewery, a tobacco factory, a canning factory (fruits and vegetables), a miscellaneous vegetable food products factory, class $A$, an inoffensive gas plant; and the provisions of this by-law applicable to V 1 areas also apply to those lands and premises.
10. Conversion of 64 Glenlake Avenue to a converted dwelling house containing two dwelling units
Subsections (1) and (2) 3 do not prevent the conversion and use of the one-family dwelling house known in 1980 as 64 Glenlake Avenue as a converted dwelling house containing two dwelling units.
11. 1411 Queen Street East

Notwithstanding subsection (1), the lot known in 1983 as 1411 Queen Street East may be used for the purposes of administrative offices, a private commercial garage, outdoor storage areas for public transit vehicles, and any use accessory to those uses.
4. No semi-detached dwelling house within a certain area

No person shall, within the area designated R1F Z. 2 bounded by Sir Winston Churchill Park, the rear of the lots on the south side of St. Clair Avenue West, the rear of the lots on the west side of Avenue Road and Edmund Avenue, and the rear of the lots on the south side of Clarendon Crescent and Clarendon Avenue, use a lot or erect or use a building for the purpose of a semi-detached dwelling house.
5. Prohibited R3 uses in Central Area and Yonge-St. Clair Area

Notwithstanding subsection (1) no person shall, within an R3 district within the Central Area, or within the Yonge-St. Clair Area use a lot, or erect or use a building or structure for any of the following purposes: a public school that is not a public elementary school or a separate elementary school; a Bible Institute, a religious library or reading room; a private, academic, philanthropic or religious school.
6. Additional R3 uses permitted in Central Area

Subsection (1) does not prohibit in an R3 district within the Central Area, except for an R3 district within the area bounded by Bathurst Street, Dupont Street, Avenue Road and Bloor Street West, the use of a lot or the erection or use of a building or structure for any of the following purposes:
(i) the office of a physician, dentist, osteopath or chiropractor in the portion of an apartment house used by him as his regular place of residence if that portion is in the basement or on the first floor thereof; a community centre; a student fraternity or sorority house; a home for the aged;
(ii) a community health centre.
7. Certain commercial uses permitted in R3 districts in Central Area

Notwithstanding subsections (1), (2) 12, and (3) PART XI 5 and 6 , a building or structure on a Iot in an R3 district in the Central Area may be used for a commercial purpose or purposes provided:
(i) the same commercial purpose or purposes were permitted on the lot on February 25, 1975;
(ii) the building or structure was lawfully on the lot and lawfully used in whole or in part for the same commercial purpose or purposes on January 31, 1976; and
(iii) the gross floor area used for the same commercial purpose or purposes does not exceed the gross floor area so used on January 31, 1976;
and for the purposes of this paragraph, if a building or structure on a lot was vacant in whole or in part on January 31, 1976 and if the last use of the vacant portion of the building or structure was for a commercial purpose or purposes permitted on the lot on February 25, 1975, it is deemed to have been lawfully used on that date for the same commercial purpose or purposes.
8. R4 and R4A buildings in R3 districts in South-East Spadina

Subsections (1), (2) 12 and (3) PART XI 5 and 6, do not prevent the use in South-East Spadina of a building or structure that was in an R4 or R4A district on January 31, 1976 but in an R3 district after that date for the purpose of a non-residential use permitted on the lot on January 31, 1976, provided:
(i) the building or structure was lawfully on the lot and was lawfully used in whole or in part on January 31, 1976, for a non-residential purpose or purposes permitted on that date; and
(b) Subject to paragraph (a), no person shall, within an R2 district, use a building, structure or lot for the erection or display of a sign or billboard other than one non-illuminated real estate sign not exceeding 0.5 square metres in area advertising the sale, rental or lease of the building, structure or lot and/or one non-illuminated no-trespassing, safety or caution sign not exceeding 0.20 square metres in area and/or one sign not exceeding 0.1 square metres in area indicating the name and profession of a physician or dentist, and/or one church bulletin board not exceeding one square metre in area, and/or a non-illuminated sign not exceeding 0.5 square metres in area advertising an application to the Corporation for an amendment to this by-law.
(c) In addition to the signs permitted by paragraph (a), there is permitted in R4 and R4A districts one non-neon facial sign, not exceeding 0.20 square metres in area, indicating the nature of the occupancy of a non-residential building or structure and, in R4A districts, one non-neon facial sign, not exceeding 0.20 square metres in area, indicating the nature of an office occupancy.

## PART XI - EXCEPTIONS TO PERMITTED USES: RESTRICTIONS ON USE

1. Dwelling units below grade
(a) Subject to paragraph (b), no person shall, in an $R$ district, erect or use a building or structure having more than one basement or floor level below or partly below grade containing dwelling units.
(b) No person shall, in an R district, use for the purpose of a dwelling unit or living quarters, a portion of a duplex dwelling house or double duplex dwelling house the floor level of which portion is below or partly below the level of the first floor of the duplex dwelling house or double duplex dwelling house .
2. No roomers or boarders in a dwelling house in certain areas

Notwithstanding subsection (1), no person shall, within either of the areas hereinafter described, keep a roomer or boarder in a dwelling house.

The following are the areas:
(i) the area bounded on the east by the west limit of Avenue Road, on the west by the west city limits, on the north by the north City limits and on the south by a line parallel to and distant 40.84 metres north of the north limit of Briar Hill Avenue;
(ii) the portion of the City generally known as Lawrence Park being the lands subdivided by Plans E511, 1534 and 1485 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), excepting Lots 94 to 98 , inclusive, and 134 to 143 , inclusive, according to Plan 1485.
3. No boarding or lodging house or converted dwelling and lodging house in certain buildings in certain areas
Notwithstanding subsection (1) no person shall use a private detached dwelling house, one-family dwelling house or semi-detached dwelling house for the purpose of a boarding or lodging house or a converted dwelling and lodging house:
(i) in an R2 district in the portion of the City north of the Belt Line Railway;
(ii) in an R2 district in the portion of the City bounded on the north by the Belt Line Railway, on the east by Yonge Street, on the south by St. Clair Avenue West and on the west by Avenue Road, Lonsdale Road and Oriole Parkway;
(iii) on land abutting Whitehall Road;
(iv) on land abutting Summerhill Gardens.
(b) Paragraph (a) does not prevent the erection or display in the case of an apartment house under construction of a sign or signs advertising the name of the owner or developer, the names and professional capacities of architects and professional consultants, the name of the principal contractor and the names of subcontractors, and in the case of an apartment house under construction, until 75 per cent of all dwelling units in the apartment house are rented or until one year from the date of first renting a dwelling unit therein, whichever is earlier, the erection or display of directional signs and one sign advertising dwelling units for rent in the apartment house and a telephone number, provided:
(i) no directional sign is more than 0.5 square metres in area and no other sign is more than 18 square metres in area, the combined areas of all signs being not greater than 0.10 square metres for every 100 square metres of lot area on which the apartment house is erected;
(ii) no sign, other than a sign advertising dwelling units for rent in an apartment house, projects more than 5.5 metres above grade; and
(iii) each sign is of a non-flashing type and any illumination is no greater than adequately to light the sign, is so arranged as to divert the light away from the street and adjacent premises and, with the exception of directional signs, is discontinued between 23:00 hours each evening and 8:00 hours of the following day.
2. Signs: R2, R3, R4 and R4A districts
(a) No person shall, within an R2, R3, R4 or R4A district, use a building, structure or lot for the erection or display of a sign except those permitted under paragraph (b) and the following:
(i) in respect of any nonresidential building or structure not more than one bulletin board not exceeding one square metre in area;
(ii) in respect of an apartment house not more than one non-illuminated directional sign not exceeding 0.2 square metres in area;
(iii) in respect of an apartment house having a gross floor area of not less than 4 600 square metres and in lieu of the non-illuminated directional sign referred to in subparagraph (ii), not more than one softly illuminated directional sign of the non-flashing type not exceeding 0.2 square metres in area, the lights of which are so arranged as to divert the light away from adjacent premises;
(iv) in respect of an apartment house having a gross floor area of not less than 4600 square metres and in lieu of the non-illuminated real estate sign referred to in paragraph (b), not more than one softly illuminated real estate sign of the non-flashing type not exceeding 0.5 square metres in area advertising the sale, rental or lease of the building or dwelling units contained therein, the lights of which are so arranged as to divert the light away from adjacent premises; and
(v) in respect of an apartment house under construction, a sign or signs permitted by PART II 11(x).
For the purposes of the signs permitted by subparagraphs (i), (ii), (iii) and (iv) and the non-illuminated real estate sign referred to in paragraph (b), where an apartment house, the gross floor area of which is not less than 4600 square metres, is composed of two or more towers, each tower is deemed to be an apartment house.
2. Exception: minimum lot frontage: Knox-Eastern

Notwithstanding regulation 1, in Knox-Eastern, no person shall erect or use a private detached dwelling house, one-family dwelling house, duplex dwelling house, or triplex dwelling house on a lot having a lesser lot frontage than 4.5 metres.

## PART VIII - FRONTING OF BUILDINGS

## 1. Deemed fronting of buildings

For the purposes of this by-law, every building erected or proposed to be erected in an R district is deemed to front on the street opposite the principal entrance of the building or, if the principal entrance is not opposite a street, upon the street from which the building gains its principal entrance provided no person shall erect or use an R building on a lot in a C 1 district if the street upon which the building fronts or will front has a lesser width than 12 metres.

PART IX - CONVEYANCE UNDER PLANNING ACT, 1983

1. Parcel must be capable of conveyance under Planning Act when permit applied for
(a) No person shall, in an R district, erect or use a building or structure except on a parcel of land that could, at the time of application for a building permit, be conveyed in compliance with the provisions of the Planning Act.
(b) No person shall, in an R district, erect or use more than one building or structure, together with any building or structure that is accessory thereto, on a parcel of land that complies with paragraph (a).
(c) This regulation does not prevent:
(i) the erection or use of an addition to an existing building or structure that is not on a parcel of land complying with paragraph (a);
(ii) the replacement (in the case of destruction, or damage to the extent at least of 50 per cent of the value of the building before damage by fire, explosion, windstorm or Act of God, or in the case of demolition by lawful order of the Corporation, the Local Board of Health or other authority for health or sanitation reasons), of a building or structure that was not on a parcel of land complying with paragraph (a); or
(iii) the total or partial replacement, in the case of destruction or structural damage by the infestation of termites or other wood destroying insects, of a building or structure that was not on a parcel of land complying with paragraph (a).

## PART X - SIGNS

1. Signs: R1, R1A and R1F districts
(a) No person shall, within an R1, R1A or R1F district, use a building, structure or lot for the erection or display of a sign or billboard other than one nonilluminated real estate sign not exceeding 0.5 square metres in area advertising the sale, rental or lease of the building, structure or lot and/or one non-illuminated no-trespassing, safety or caution sign not exceeding 0.20 square metres in area and/or one sign not exceeding 0.1 square metres in area indicating the name and profession of a physician or dentist, and/or one church bulletin board not exceeding one square metre in area, and/or a non-illuminated sign not exceeding 0.5 square metres in area advertising an application to the Corporation for an amendment to this by-law.
metres from the main front wall or main rear wall, as the case may be, of the dwelling house and no part of the extension is closer to the side lot lines than the shortest distance by which the main side walls of the dwelling house are set back from their respective side lot lines;
D. but in no case shall a porch or verandah attached to the main front wall of a semi-detached dwelling house be extended or reconstructed and extended so that it is set back a lesser distance from its front lot line than an existing lawfully constructed porch or verandah, attached to the main front wall of the adjoining semi-detached dwelling house, is set back from its front lot line.
North and South Rosedale is excluded from the operation of this regulation.
PART VII - MINIMUM LOT FRONTAGE AND/OR LOT SIZE
2. Minimum lot frontage: certain types of buildings

Except as otherwise provided in a restricted area by-law passed by the Corporation before March 19, 1975, imposing minimum lot frontages, in which case that by-law prevails, no person shall erect or use a private detached dwelling house, one-family dwelling house, duplex dwelling house or triplex dwelling house on a lot having a lesser lot frontage than six metres.

For the purpose of this regulation, a one-family dwelling house includes a detached one-family dwelling house, a semi-detached dwelling house and a one-family dwelling house comprising a portion of row housing .
This regulation does not apply to a lot having a lot frontage less than that prescribed for it if a conveyance of the lot was registered before March 19, 1975.
triplex dwelling house; converted dwelling house; converted dwelling and lodging house;
(ii) enclosure: provided:
A. the permitted type of dwelling house, including the whole of the porch or verandah, was lawfully erected before October 15, 1953;
private detached
dwelling house;
one-family
dwelling house other than row housing; semi-detached dwelling house;
duplex dwelling house;
triplex dwelling house; converted dwelling house containing or proposed to contain not more than three dwelling units;
B. there is no enlargement of the porch or verandah;
For further clarity there is to be no enclosure of a porch or verandah that has been extended.
(iii) extension or reconstruction and extension provided:
A. the porch or verandah is attached to the main front wall or main rear wall of the permitted dwelling house;
private detached
dwelling house;
one-family dwelling
house other than
row housing;
semi-detached
dwelling house;
duplex dwelling house;
triplex dwelling house;
converted dwelling
house containing
or proposed to contain not more than three dwelling units;
B. the dwelling house was lawfully erected before October 15, 1953;
C. the porch or verandah as extended or as reconstructed and extended, when within or projected into a required lot line setback, does not extend beyond 2.5
six metres in which case the remainder of the portion of the lot between the front lot line and the main front wall of the dwelling house exclusive of any porch or platform and steps leading thereto shall be provided and maintained as landscaped open space.
In the preccding sentence, "frontage"' means the width of the lot between the side lot lines measured along a line at right angles to the centre line of the lot at the minimum front lot line setback.

## PART V - LOADING/STORAGE <br> none

## PART VI - PORCHES/ADDITIONS

1. Additions (other than in front of main front wall) to certain dwelling houses: Z 2 areas

None of the provisions of section 4(12), (13), (14) and (15) and PART VI 2 or of PART II 3, 4 and 7(a) or of section 4(2) and PART I 1 and PART III 1 and nothing in the definitions of gross floor area and landscaped open space prevents, in a Z2 area, the erection of an addition or additions, other than in front of the main front wall, to a private detached dwelling house, semi-detached dwelling house, or duplex dwelling house erected before October 15, 1953, or to a converted dwelling house that had been erected as a one-family dwelling house before October 15, 1953, provided:
(i) the gross floor area of the dwelling house as enlarged does not exceed 0.69 times the area of the lot;
(ii) no floor level of the addition is higher than the uppermost floor level, whether finished or not, in the existing dwelling house;
(iii) no part of an addition to the rear of the dwelling house is closer to the rear lot line than 7.5 metres;
(iv) no part of an addition to the rear of the dwelling house is closer to the nearest side lot line than the distance by which the portion of the main side wall of the dwelling house immediately adjacent to the main rear wall is from side lot line nearest that portion; and
(v) the length of the dwelling house and addition or additions, does not exceed 17.0 metres.

For the purposes of this regulation, a porch or verandah, whether or not covered or enclosed, is deemed not to constitute an addition.
2. Reconstruction, replacement, enclosure, etc. of existing, unenclosed, one-storey verandah, etc.
This by-law, does not prevent the reconstruction, replacement, enclosure, extension or reconstruction and extension of a lawfully constructed one-storey unenclosed porch or verandah attached to a specified type of dwelling house in an R district, except on land specifically excluded as set out hereinafter, provided the following conditions are satisfied:

Form of Alteration
(i) reconstruction or replacement (total or partial) to or within the same outer limits of the existing structure;

Type of Dwelling House
private detached dwelling house
one-family dwelling house;
semi-detached dwelling house; row housing; duplex dwelling house;
(g) Paragraph (e) does not prevent the use of an existing private driveway or the construction and use of a widening thereof beyond the main front wall of a residential building for the purpose of parking not more than one private passenger vehicle or motorcycle bearing a valid motor vehicle or motorcycle registration plate, provided:
(i) the existing driveway, including any widening thereof, does not exceed a width of 2.6 metres;
(ii) the existing driveway leads to a private garage on the lot or to a line that is the production of the main rear wall of the residential building;
(iii) no motor vehicle or motorcycle is parked closer to the inside edge of a public sidewalk than 0.30 metres;
(iv) the area occupied by a motor vehicle or motorcycle has a properly drained hard surface, excepting slab concrete and any surface of asphalt other than that consisting of a 50 millimetres surface layer of asphalt on a 100 millimetres gravel aggregate base;
(v) the driveway is no closer to a tree than one metre;
(vi) no motor vehicle or motorcycle is parked:
A. closer than 0.30 metres to a door of a residential building, measured perpendicular to the door;
B. closer than 0.30 metres to a basement or ground floor window in a residential building, measured perpendicular to the window, provided in the case of a basement window the front of the motor vehicle or motorcycle faces the main front wall of the residential building; or
C. closer than 0.30 metres to a portion of a wall of a residential building containing a window in the second or higher floor, measured perpendicular to the portion of wall;
(vii) the provisions dealing with the excavating or encumbering of a street and the construction of a roadway across a boulevard in By-law 12519, being a by-law respecting streets, are complied with;
(viii) a concrete curb, having a minimum height above ground level of 150 millimetres, is constructed to effect compliance with subparagraph (vi);
(ix) the motor vehicle is parked at right angles to the main front walls of the premises;
(x) a concrete curb having a minimum height above ground levcl of 15.24 centimetres is constructed at right angles to the main front wall of the building along the portion of the boundary of the parking area adjoining the landscaped portion of the lot;
(xi) By-law 341-71, being a by-law to permit the leasing or licensing of untravelled portions of highways for parking purposes within those portions of the City of Toronto zoned for residential purposes, is complied with; and
(xii) an identifying marker issued by the Corporation authorizing the parking area is firmly attached to the front wall of the building or on the face of an appurtenance to the front wall of the building, such as a verandah or porch, at a height not greater than 1.83 metres from grade and at a location that ensures that the identifying marker is visible from the travelled portion of the adjacent public highway at all times.
Notwithstanding this paragraph, no driveway shall be widened if the effect of the widening creates a condition whercin the landscaped open space in the front yard is Icss than 50 per cent of the arca of the front yard, untess the lot has a frontage of less than

## PART IV - PARKING

1. Parking or storage of trailers and motor vehicles
(a) Subject to paragraph (d) no person shall, in an R district, use a lot for the parking or storage of a trailer or commercial motor vehicle.
(b) Subject to paragraphs (c) and (d), no person shall, in an R district, use a building or structure for the housing or storage of a trailer or commercial motor vehicle.
(c) Notwithstanding paragraph (b), a person who is the owner or occupant of a lot, building or structure in an R2, R3, R4 or R4A district, may personally use a building or structure that is accessory to the lot, building or structure of which that person is owner or occupant, for the housing or storage of one commercial motor vehicle.
(d) Notwithstanding paragraphs (a) and (b), a person who is the owner or occupant of a lot, building or structure in an R district, may personally use the lot, or a building or structure that is accessory to the lot, building or structure of which that person is owner or occupant, for the parking or storage of not more than one camper trailer or one boat trailer, provided:
(i) no person shall use a portion of a lot beyond the main front wall of a residential building on the lot for the purpose of parking or storing a camper trailer or boat trailer; and
(ii) no electricity, water or gas supply is connected to a camper trailer while so parked or stored and the camper trailer while so parked or stored is not used for living accommodation or recreational use.
(e) No person shall, in an R district, use a portion of a lot beyond the main front wall of a residential building on the lot for the purpose of parking or storing a motor vehicle, but this paragraph does not apply to the casual use for that purpose of a properly constructed and surfaced driveway.
(f) Paragraph (e) does not prevent the widening of an existing mutual driveway beyond the main front wall of a residential building for the purpose of parking not more than one private passenger vehicle or motorcycle bearing a valid motor vehicle or motorcycle registration plate, provided:
(i) the existing mutual driveway does not exceed a width of 2.44 metres;
(ii) the mutual driveway leads to a private garage on the lot or to a line that is the production of the main rear wall of the residential building;
(iii) there is no existing parking facility on the lot with access thereto by either a private driveway at least 2.44 metres in width or by a contiguous street or lane;
(iv) there is no vehicular accessibility to the rear yard or side yard of the lot by a private driveway at least 2.44 metres in width, or by a street or lane contiguous to the rear yard;
(v) the widening of a mutual driveway, for the purpose of a front yard parking area on a lot, does not exceed a width of 2.6 metres measured from the limit of the mutual driveway on the lot, which limit is opposite the common side lot line of the mutual driveway;
(vi) the remainder of paragraph (g) following subparagraph (ii) is complied with.
C. the balcony, when attached to the main front wall of a semi-detached dwelling house where the adjoining semi-detached dwelling house has an existing balcony attached to its main front wall, has a height, width and depth not more than 0.3 metres greater or 0.3 metres less than the existing balcony.

## PART III - OPEN SPACE

1. Minimum landscaped open space
(a) Subject to paragraph (b) no person shall, on a lot in a zone 1 , zone 2 , zone 3 , zone 4 or zone 5 area, erect or use an R building or R structure or a residential building or residential structure so that the lot has less landscaped open space than as follows:

| Zone | Minimum Landscaped Open Space |
| :--- | :--- |
| zone 1 | $30 \%$ of the area of the lot |
| zone 2 | $30 \%$ of the area of the lot |
| zone 3 | $30 \%$ of the area of the lot |
| zone 4 | $35 \%$ of the area of the lot |
| zone 5 | $35 \%$ of the area of the lot. |

(b) Notwithstanding paragraph (a), no person shall, on a lot in a zone 1 , zone 2 , zone 3, zone 4 or zone 5 area, erect or use an apartment house so that the lot has less landscaped open space than 50 per cent of the area of the lot.
2. No use of landscaped open space resulting in reduction of minimum prescribed

No person shall use landscaped open space for a purpose that reduces the minimum prescribed by regulation 1(a) for the zone in which the landscaped open space is located.
3. Minimum landscaped open space in front yard: dwelling houses other than apartment houses
No person shall on any lot erect or use a dwelling house or addition to a dwelling house, other than an apartment house, in a manner so that less than 50 per cent of the area of the portion of the lot between the front lot line and the line of the main front wall of the dwelling house as produced to the side lot line, is provided and maintained as landscaped open space.
This regulation does not prevent:
(i) the construction or use in the portion of the lot area referred to above, of:
A. an area where parking is permitted by this by-law or by By-law $65-81$, being a by-law to authorize front yard parking, pursuant to permits issued, within defined areas of the City, or by amendment to those by-laws; or
B. a driveway or portion thereof leading to a lawful parking facility on the lot provided the width of the driveway or portion thereof does not exceed 2.6 metres, measured parallel to the front lot line; or
C. a cold storage cellar, stairs, landings, pedestrian or wheelchair ramps or retaining walls; or
(ii) the extension of an existing porch or platform attached to the main front wall of the dwelling house, provided no part of the porch or platform as extended projects closer to the front lot line than the original porch or platform.
the name of the principal contractor and the names of subcontractors, and in the case of an apartment house under construction, until 75 per cent of all dwelling units in the apartment house are rented or until one year from the date of first renting a dwelling unit therein, whichever is earlier, the erection or display of directional signs and one sign advertising dwelling units for rent in the apartment house and a telephone number, provided:
A. no directional sign is more than 0.5 square metres in area and no other sign is more than 18 square metres in area, the combined areas of all signs being not greater than 0.10 square metres for every 100 square metres of lot area on which the apartment house is erected;
B. no sign, other than a sign advertising dwelling units for rent in an apartment house, projects more than 5.5 metres above grade; and
C. each sign is of a non-flashing type and any illumination is no greater than adequately to light the sign, is so arranged as to divert the light away from the street and adjacent premises and, with the exception of directional signs, is discontinued between 23:00 hours each evening and 8:00 hours of the following day;
(xi) prevent the replacement or erection of a bay window that projects beyond the main front and rear walls of a private detached dwelling house into the area of setback required by this by-law, without complying with the provisions of this bylaw respecting gross floor area or landscaped open space, provided:
A. the window does not exceed a depth of 0.75 metres measured from the main wall of the building;
B. the window does not exceed a width of three metres measured where the window joins the main wall of the building; and
C. the requirements of this by-law respecting minimum distances between buildings are complied with, the distances being measured from the external face of the aforesaid window or windows;
(xii) prevent the erection or use of an addition at the level of the second storey of an existing one-family dwelling house or private detached dwelling house, provided:
A. no part of the addition projects beyond a vertical plane constructed at the outer faces of the external walls of the first storey level;
B. the building continues to comply with the provisions of this by-law respecting density and floor area; and
C. the addition does not extend further back from the main front wall of the building than 17.0 metres;
(xiii) prevent, on a lot in an R2, R3, R4, R4A or C1 district, the construction and use, between the front lot line and main front wall, or between the rear lot line and main rear wall, of a private detached dwelling house, a one-family dwelling house except where comprising a portion of row housing, or a semi-detached dwelling house, of a balcony attached to the main front wall or main rear wall as the case may be, provided:
A. the dwelling house including the main front wall or main rear wall, is at least five years old;
B. the balcony does not project more than 2.5 metres from the wall, or extend towards the side lot lines further than the main side walls of the dwelling house; and
(e) The provisions of paragraph (a) respecting distances between external facing walls do not apply in the case of a private detached dwelling house, a semi-detached $d$ welling house, a duplex dwelling house, or a triplex dwelling house.
11. Exception: permitted projections into minimum setback areas

No person shall, on a lot in an R district, erect or use a building or structure part of which, including any feature such as a balcony, verandah or canopy, is upon or projects over part of the lot between a lot line and the minimum distance therefrom at which any part of the building or structure may, pursuant to regulation 2 or regulations 3 to 9 , inclusive, be erected, on any part of the lot within the minimum distance of 15 metres required by regulation 10 between external walls that face each other, but this regulation does not:
(i) apply to main eaves or cornices;
(ii) apply to fences and safety railings not exceeding 1.5 metres in height;
(iii) apply to a chimney breast projecting not more than 0.25 metres beyond the outer facing of a side wall for a length not exceeding two metres;
(iv) prevent the construction and use between a front lot line and the main front wall and between a rear lot line and the main rear wall of a residential building of an uncovered platform, provided the platform does not exceed 1.2 metres in height above grade, project more than 2.5 metres from the wall, or extend beyond the side walls as projected of the building;
(v) prevent the erection and use of an accessory building between a rear lot line and the nearest main rear wall of the main residential building, other than an apartment house, on a lot;
(vi) prevent the erection and use, between a side lot line and the nearest main wall of a private detached dwelling house, one-family dwelling house, or a semi-detached dwelling house, of a private garage attached to and forming part of the dwelling house, provided no part of the garage is erected closer to the front lot line than the distance at which the main front wall of the dwelling house may be erected, or in the case of a corner lot, closer to the flank of the lot than the distance at which the dwelling house may be erected;
(vii) prevent the construction and use, in the case of a residential building other than an apartment house, between a front lot line and the main front wall or between a rear lot line and the main rear wall, of a canopy supported only from the wall and not projecting more than 1.2 metres from the wall and having an area not exceeding 2.5 square metres;
(viii) prevent the construction and use, in the case of an apartment house, of not more than three canopies, supported only from a wall, not projecting more than 2.5 metres from the wall and having an aggregate area not exceeding 0.40 square metres for each 100 square metres of gross floor area in the apartment house;
(ix) prevent the construction and use between a front lot line and the main front wall or between the rear lot line and the main rear wall of a dwelling house other than an apartment house lawfully erected before September 14, 1964, of a room used for a cold storage cellar under a porch or verandah or under an uncovered platform permitted by this paragraph, provided the cold storage cellar is in the same position relative to the lot lines as the porch, verandah or uncovered platform;
(x) prevent the erection or display in the case of an apartment house under construction of a sign or signs advertising the name of the owner or developer, the names and professional capacities of architects and professional consultants,
(vii) any part of a building to which sub-paragraphs (i), (ii), (v) and (vi) apply exceeding the lengths specified therein shall comply with the setback requirements of regulation 2(a).
(b) In the case of a lot in a zone 4 or 5 area and having a lesser front lot line than 27 metres, a building may be erected with no part thereof closer to the nearest side lot line (except where the lot line is the flank of a corner lot) than 4.5 metres for a length not exceeding 14 metres back from the minimum front lot line setback provided no part of the building that projects beyond the prescribed 60 degree angular plane exceeds 18.3 metres in height.
8. Exception: setback from side lot line: front lot line less than 7.5 metres: replacement dwelling house

In the case of a lot having a lesser front lot line than 7.5 metres, a private detached dwelling house or one-family dwelling house proposed to be erected to replace an existing building on the lot may, subject to regulation 7(a)(ii) and (iii), be erected with its side walls in the same position relative to the side lot lines as the existing building.
9. Exception: uncovered platforms

In calculating the depth of a building under regulations 1 to 8 , inclusive, an uncovered platform that complies with the provisions of clause (iv) of the definition of 'landscaped open space" shall be excluded from the calculation.
10. Exception: angular plane: distance between two external walls of a building: exceptions
(a) Subject to paragraphs (b), (c) and (e) and section 4(10), no person shall, on a lot in an $R$ district, erect or use a building or structure part of which projects beyond any of the angular planes constructed in the manner hereinafter described in this paragraph; but in no case shall the distance between external walls of a building or structure that face each other be less than 15 metres.
The angular planes referred to shall be constructed outwards from the base line of each external wall of each part of the building or structure at a vertical angle of 40 degrees above the horizontal and measured perpendicular to the base line or, in the case of a curved base line, perpendicular to the tangents of all points of the curved base line.
(b) It is not necessary to comply with paragraph (a) if no part of the building or structure is erected within the arms of horizontal angles of 65 degrees constructed outwards, at the natural level of the ground, from the nearest extremities of external walls that face each other provided where the two extremities of one wall are, respectively, equidistant from the opposite extremities of the other wall or where the two extremities of one wall are equidistant from the nearest extremity of the other wall, the 65 degree horizontal angles may be constructed from either pair of equidistant extremities.
(c) Where two external walls of a building or structure rise from the ground and face and are parallel to each other and neither wall contains an opening except windows that light stairways and not more than two service or emergency or fire exit doors, the distance between the walls may, subject to compliance with By-law 9868, being a by-law to regulate the erection and provide for the safety of buildings, be not less than two metres, in which case paragraph (a) does not apply.
(d) For the purposes of this regulation, where external walls are not parallel to each other but the angle of divergence does not exceed 85 degrees, the walls are, nevertheless, deemed to face each other.
(i) subject to sub-paragraph (iv), any part of a building (other than a duplex $d$ welling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house or an apartment house ), in an R2, R3, R4 or R4A district may be erected not less than 0.90 metres from the side lot lines (except where the side lot line is the flank of a corner lot) for a length not exceeding 14 metres back from the minimum front lot line setback (except a one-family dwelling house comprising a portion of row housing), and for the length in the case of a one-family dwelling house comprising a portion of row housing not exceeding 12 metres within a distance of 15 metres of the minimum front lot line setback, provided no part of the building that projects beyond the 60 degree angular plane exceeds 9.2 metres in height or, in the case of a building on a lot in the Central Area, 12 metres in height;
(ii) notwithstanding regulation 6 and sub-paragraphs (i) and (vi) but subject to sub-paragraphs (iii) and (iv), any part of a building in an R2, R3, R4 or R4A district or the R1F districts affected by section 12(1)68 and 69 may be erected with one or both of its sidewalls not less than 0.45 metres from the nearest side lot line (except where the side lot line is the flank of a corner lot) for a length not exceeding 14 metres back from the minimum front lot line setback (except a one-family dwelling house comprising a portion of row housing) and for a length in the case of a one-family dwelling house comprising a portion of row housing not exceeding 12 metres within a distance of 15 metres of the minimum front lot line setback, provided no such wall contains a door, window or other opening and no part of the building that projects beyond the prescribed 60 degree angular plane exceeds 9.2 metres in height or, in the case of a building on a lot in the Central Area, 12 metres in height;
(iii) where the side walls or portions thereof of adjacent buildings in an R2, R3, R4 or R4A district contain no door, window or other opening, the distance between the side walls or portions thereof shall not be less than 0.90 metres;
(iv) where part of a side wall of a building containing a door, window or other opening extends in a straight line to intersect with either the main front wall or the main rear wall of the building, no part of another building shall be closer to that part than 1.2 metres and in no case shall part of another building be closer than 1.2 metres to a part of a side wall containing a door, window or other opening;
(v) in an R1A or R1F district, any part of a duplex dwelling house or double duplex dwelling house, and in an R1A district any part of an apartment house, may be erected not less than three metres from both the side lot lines (except where the side lot line is the flank of a corner lot ) for a length not exceeding 14 metres back from the minimum front lot line setback, provided no part of a building that projects beyond the prescribed 60 degree angular plane exceeds 9.2 metres in height or, in the case of a building on a lot in the Central Area, 12 metres in height;
(vi) any part of a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house or an apartment house in an R2, R3, R4 or R4A district may be erected not less than 1.2 metres from the side lot lines (except where the side lot line is the flank of a corner lot) for a length not exceeding 14 metres back from the minimum front lot line setback, provided no part of the building that projects beyond the 60 degree angular plane exceeds 9.2 metres in height or, in the case of a building on a lot in the Central Area, 12 metres in height;
duplex dwelling house, a triplex dwelling house, or a double triplex dwelling house may be erected on a corner lot in an R district with no part of the building closer than six metres to the front lot line or flank of the lot.

However, the distance from the flank may be reduced by one metre or part thereof for every one metre or part thereof that the distance from the front lot line is increased, provided:
(i) where the flank of the lot abuts a public highway having a width greater than 12.0 metres the distance from the flank shall not be reduced to less than 2.4 metres;
(ii) where the flank of the lot abuts a public highway having a width less than 12.0 metres but greater than 5.0 metres the distance from the flank shall not be reduced to less than 0.45 metres; and
(iii) where the flank of the lot abuts a public highway having a width of 5.0 metres or less the distance from the flank shall not be reduced to less than 1.5 metres.
5. Exception: setback from all lot lines: detached accessory buildings and structures, swimming pools, private garages and metal storage sheds
(a) Regulation 2 does not apply to a detached accessory building or structure except that no detached accessory building or structure, excluding a privately-owned outdoor swimming pool, shall be erected:
(i) closer to a residential building than 4.5 metres; or
(ii) closer to the front lot line of an inside lot or corner lot than the distance at which the main building or structure is erected.
(b) Notwithstanding paragraph (a), the distance at which any part of a private garage or metal storage shed not more than nine square metres in area incidental and subordinate to the main building and on the same lot therewith may be erected is not less than 1.5 metres from any part of the main building.
6. Exception: setback from side lot line: front lot line less than 27.5 metres
(a) Notwithstanding regulation 7(a)(i) and subject to regulation 7(a)(iv), in the case of a lot in an R district having a lesser front lot line than 27.5 metres, any part of a private detached dwelling house or the outer wall of a semi-detached dwelling house may be erected not less than 0.90 metres from the side lot lines (except where the side lot line is the flank of a corner lot ) for a length not exceeding 17.0 metres back from the minimum front lot line setback or in the case of an addition to the rear of an existing building having a front lot line setback of less than 6.0 metres, 17.0 metres back from the line of the existing main front wall of the building, provided no part of the building that projects beyond the prescribed 60 degree angular plane exceeds 9.2 metres in height or, in the case of a building on a lot in the Central Area, 12 metres in height.
(b) This regulation does not prevent the reconstruction in whole or in part of a portion of a dwelling house to which this regulation applies that is located beyond the maximum length prescribed herein, provided the reconstruction is located in a position whereby the various lot line setbacks are at least as great as was the case with the original portion, and the floor area does not exceed that contained in the original portion.
7. Exception: setback from side lot line: front lot line less than 27 metres
(a) In the case of a lot having a lesser front lot line than 27 metres:
(i) the distance between the line on which the plane is constructed and the lot line does not exceed 10 metres;
(ii) the vertical angle of 60 degrees is constructed perpendicular to the line on which the plane is constructed or, in the case of a curved line, perpendicular to the tangents of all points of the curved line; and
(iii) no part of the building or structure is closer to the lot line than six metres.
(c) Notwithstanding paragraphs (a) and (b) but subject to paragraph (d), any part of a building or structure may project beyond a prescribed 60 degree angular plane if, in each case:
(i) the projection through the plane subtends a horizontal angle not exceeding 80 degrees formed by lines drawn from a point on the line on which the 60 degree angular plane is constructed opposite the centre of the projection;
(ii) the extremities of the projection are enclosed by the arms of the 80 degree horizontal angle; and
(iii) no part of the building or structure is closer to a lot line than 7.5 metres (six metres where the lot line of an inside lot coincides with a street line).
(d) Where part of a building or structure projects through the 60 degree angular plane in the manner permitted by paragraph (c), no other part of the building or structure within 30 metres of either side of the projection shall project beyond a 40 degree angular plane, constructed from the line from which the 60 degree angular plane was constructed and in a manner similar to that prescribed in paragraphs (a) and (b) for 60 degree angular planes, unless the extremities of the projection through the 40 degree angular plane are enclosed by the arms of the horizontal angle constructed pursuant to paragraph (c).
3. Exception: setbacks from front lot line: inside lot between existing buildings

Notwithstanding regulation 2:
(i) where the proposed building or structure is to be erected on an inside lot between existing buildings or structures, other than apartment houses, having their front lot lines on the same street and distant from each other not more than 45 metrcs, no part of the proposed building or structure shall be erected closer to the front lot line than the average of the shortest distances by which the main front walls of the existing buildings or structures are set back from their front lot lines, but no part of the proposed building or structure shall be erected closer to the front lot line than six metres;
(ii) where the proposed building or structure is to be erected on an inside lot between existing buildings or structures, one of which is an apartment house or has its front lot line on another street, and the existing buildings or structures are distant from each other not more than 45 metres, no part of the proposed building or structure shall be erected closer to the front lot line than one-half the shortest distance by which the main front wall of the existing building or structure that is not an apartment house or a building or structure having its front lot line on another street exceeds six metres, but no part of the proposed building or structure shall be erected closer to the front lot line than six metres.
4. Exception: setbacks from front lot line and flank side lot line: corner lot

Notwithstanding regulation 2 :
a private detached dwelling house, a one-family dwelling house, a pair of semi-detached dwelling houses, the end house of row housing, a duplex dwelling house, a double
(iii) the keeping of the roomers, boarders or foster children is confined to the following clases of dwelling accommodation:
A. a one-family dwelling house, except a one-family dwelling house where the family consists of a group of not more than five unrelated persons;
B. a semi-detached dwelling house;
C. a duplex dwelling house;
D. a double duplex dwelling house;
E. a triplex dwelling house;
F. a double triplex dwelling house;
G. row housing; and
H. an apartment house.

## (3) REGULATIONS APPLYING TO RESIDENTIAL DISTRICTS

## PART I - DENSITY

1. Maximum gross floor area

No person shall on a lot in a zone 1, zone 2, zone 3, zone 4 or zone 5 area, erect or use an R building or R structure or a residential building or residential structure having a greater gross floor area than as follows:

| Zone | Maximum Gross Floor Area |
| :--- | :--- |
| zone 12 | 0.35 times the area of the lot |
| zone 2 | 0.6 times the area of the lot |
| zone 3 | 1.0 times the area of the lot |
| zone 4 | 2.0 times the area of the lot |
| zone 5 | 2.5 times the area of the lot. |

## PART II - SETBACKS

1. Portions of buildings to which setbacks apply

The restrictions in regulations 2 to 9 , inclusive, respecting setbacks and angular planes 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.
2. Setbacks from front, side and rear lot lines: angular planes and minimum distances: general
(a) Subject to paragraphs (b), (c) and (d), regulations $1,3,4,5,6,7,8$ and 9 and section 4(10), no person shall, on a lot in an R district, erect or use a building or structure any part of which projects beyond any of the angular planes constructed in the manner hereinafter described in this paragraph; but in no case shall part of a building or structure be erected closer to a lot line than 7.5 metres.
The angular planes referred to shall be constructed over the lot from each lot line at natural or finished ground level, whichever is the lower, at a vertical angle of 60 degrees above the horizontal and measured perpendicular to the lot line or, in the case of a curved lot line, perpendicular to the tangent of all points of the lot line.
(b) Where a lot line of an inside lot coincides with a street line, the angular plane may be constructed from the centre line of the street instead of the lot line or from an intervening line parallel to the centre line of the street provided:
(b) No person shall, within an R1, R1A or R1F district:
(i) erect a church until the plans and elevations thereof have been considered by the Land Use Committee and City Council; or
(ii) erect or use a church on a lot having a lesser lot frontage than 30 metres.
31. A clinic, treatment centre, research centre or hospital are permitted uses in R4 and R4A districts provided it is operated by the Alcoholism and Drug Addiction Research Foundation.
32. An administrative office of a non-profit organization is a permitted use in R4A districts provided it is the administrative office of a non-profit organization of a religious, educational, recreational, fraternal or philanthropic nature.
33. An office building is a permitted use in R4A districts provided it is for the accommodation of the office or offices of a chiropractor or osteopath, a professional person or persons such as a physician, barrister, engineer, architect, or Ontario Land Surveyor, the administrative office or offices of a non-profit organization or organizations of a religious, educational, recreational, fraternal or philanthropic nature, a business administrative office or the office of a town or regional planning consultant who is a member of a recognized planning institute, association or organization.
34. The office of a town or regional planning consultant is a permitted use in R4A districts provided the consultant is a member of a recognized planning institute, association or organization.
35. The keeping of foster children is a permitted use in R1, R1A, R1F, R2, R3, R4 and R4A districts provided:
(i) the number of foster children does not exceed three; or
(ii) the number of foster children does not exceed four provided each of them is a brother-german or a sister-german of all the others; and
(iii) the keeping of the foster children is confined to a private detached dwelling house in which no roomers or boarders are kept at the same time.
36. The keeping of foster children is a permitted use in R2, R3, R4 and R4A districts provided:
(i) the number of foster children does not exceed six;
(ii) the keeping of the foster children is confined to a one-family dwelling house; and
(iii) the foster children are under the control of the Jewish Family and Child Services or a Children's Aid Society as defined in The Child Welfare Act, R.S.O. 1970, Chapter 64.
37. The keeping of roomers or boarders is a permitted use in R1, R1A, R1F, R2, R3, R4 and R4A districts provided:
(i) the number of roomers or boarders does not exceed two; and
(ii) the keeping of the roomers or boarders is confined to a private detached dwelling house in which no foster children are kept at the same time.
38. The keeping of roomers or boarders or the keeping of foster children are permitted uses in R2, R3, R4 and R4A districts provided:
(i) the number of roomers or boarders does not exceed three;
(ii) the number of foster children does not exceed four; and
(v) no portion of the lot in front of the main front wall of the building is used as playground space.
For purposes of this paragraph a pair of attached semi-detached dwelling houses is deemed to be one building.
(c) A portion of a church may be altered or converted for use as nursery school or day nursery in R3, R4 and R4A districts, provided:
(i) subject to (fence) By-law 39-72, a solid fence is erected and maintained on or adjacent to the portions of the boundaries of any outdoor playground area adjacent to residential premises;
(ii) no sign is erected other than a non-illuminated sign not exceeding 0.2 square metres in area indicating the name of the nursery school or day nursery.
26. (a) A public or separate elementary school including therein a day nursery or nursery school are permitted uses in R1, R1A, R1F, R2, R3, R4 and R4A districts provided:
(i) no portion of the lot in front of the main front wall of the building is used as playground space; and
(ii) the school, if in an R1, R1A or R1F district, is in compliance with paragraph (b).
(b) No person shall, within an R1, R1A or R1F district erect a public or separate elementary school
(i) until the plans thereof, showing the lot, the location on the lot of the school and the uses of the portions of the lot unoccupied by a building, have been considered by the Land Use Committee and City Council; and
(ii) unless the lot, in addition to the area occupied by the school and provided as landscaped open space, contains as playground area at least 12.5 square metres for each of the first 560 pupils, as determined by the design capacity of the school, and 10 square metres for each additional pupil.
For the purposes of this subsection "landscaped open space" does not include playground area.
27. A public school is a permitted use in R2 districts provided it is or was originally constructed for that purpose.
28. A Bible Institute, a church, a religious library or reading room including the carrying on therein of incidental retail sales or a private academic, philanthropic or religious school are permitted uses in R2 and R3 districts provided:
(i) it is originally constructed for the purpose; or
(ii) in the case of a religious library or reading room, including the carrying on therein of incidental retail sales, it is within a church.
29. A charitable institution is a permitted use in R4 and R4A districts provided it is:
(i) in a building or structure originally constructed for the purpose; or
(ii) in a building or structure that is so located on its lot that if this by-law had applied to its lot at the time the building or structure was erected, it would have complied with the provision of subsection (3) PART II 1 to 9 , inclusive, respecting front lot line, side lot line and rear lot line setbacks and the spacing of facing external walls of buildings and structures in R districts.
30. (a) A church is a permitted use in R1, R1A and R1F districts provided it is or was originally constructed for that purpose.
(c) A portion of a church may be altered or converted for use as a nursery school or day nursery in R2 districts, provided:
(i) subject to (fence) By-law 39-72, a solid fence is erected and maintained on or adjacent to the portions of the boundaries of any outdoor playground area adjacent to residential premises; and
(ii) no sign is erected other than a non-illuminated sign not exceeding 0.2 square metres in area indicating the name of the nursery school or day nursery.
(d) A non-residential building of masonry construction, other than a public school or church, may be altered or converted for use as a day nursery or nursery school in R2 districts, provided:
(i) not more than 34 children are accommodated in the building;
(ii) landscaped open space is provided and maintained to the extent at least of 30 per cent of the area of the lot;
(iii) no sign is erected other than a non-illuminated sign not exceeding 0.2 square metres in area indicating the name of the day nursery or nursery school;
(iv) no portion of the lot in front of the main front wall of the building is used as playground space; and
(v) subject to (fence) By-law 39-72, a solid fence is erected and maintained on or adjacent to the portions of the boundaries of any outdoor playground area adjacent to residential premises.
(e) A portion of a public school may be altered or converted for use as a day nursery or nursery school in R2 districts provided no portion of the lot in front of the main front wall of the building is used as playground space.
25. (a) A day nursery or a nursery school are permitted uses in R3, R4 and R4A districts, provided:
(i) the day nursery is
A. in a community centre; and
B. operated by a non-profit institution; or
(ii) the day nursery or nursery school is or was originally constructed for that purpose; or
(iii) the day nursery or nursery school is in an apartment house;
or provided one of the sets of qualifications in paragraphs (b) and (c) is complied with.
(b) The owner of a one-family dwelling house of masonry construction or a pair of attached semi-detached dwelling houses of masonry construction, as the case may be, may alter or convert the building for use as a day nursery or a nursery school in R3, R4 and R4A districts, provided:
(i) not more than 34 children are accommodated in the building;
(ii) no part of the building is closer to the nearest side lot line than one metre;
(iii) landscaped open space is provided and maintained to the extent of at least of 30 per cent of the area of the lot;
(iv) no sign is erected other than as permitted by subsection (1) and a nonilluminated sign not exceeding 0.2 square metres in area indicating the name of the day nursery;
(i) the floor area of the retail store does not exceed 70 square metres; and
(ii) the requirements of paragraph (a)(i), (ii) and (iii) are complied with.
19. A parking station is a permitted use in R1A districts provided it is accessory to an apartment house.
20. A private garage is a permitted use in R1 and R1A districts provided it is incidental and subordinate to a private detached dwelling house on the same lot.
21. A private garage is a permitted use in R1F districts provided:
(i) it is incidental and subordinate to a private detached dwelling house or a semidetached dwelling house; and
(ii) it is on the same lot therewith.
22. A private garage is a permitted use in $\mathrm{R} 2, \mathrm{R} 3, \mathrm{R} 4$ or R 4 A districts provided:
(i) it is incidental and subordinate to a private detached dwelling house, a semidetached dwelling house or a one-family dwelling house; and
(ii) it is on the same lot therewith.
23. A day nursery is a permitted use in R1, R1A and R1F districts provided it is:
(i) in a community centre; and
(ii) operated by a non-profit institution.
24. (a) A day nursery or a nursery school are permitted uses in R2 districts provided:
(i) the day nursery is
A. in a community centre; and
B. operated by a non-profit institution; or
(ii) the day nursery or nutsery school is or was originally constructed for such purpose; or
(iii) the day nursery or nursery school is in an apartment house;
or provided one of the sets of qualifications in paragraphs (b), (c), (d) and (e) is complied with.
(b) The owner of a one-family dwelling house of masonry construction or a pair of attached semi-detached dwelling houses of masonry construction, as the case may be, may alter or convert the building for use as a day nursery or a nursery school in R2 districts, provided:
(i) not more than 34 children are accommodated in the building;
(ii) no part of the building is closer to the nearest side lot line than one metre;
(iii) landscapedopen space is provided and maintained to the extent of at least of 30 per cent of the area of the lot;
(iv) no sign is erected other than as permitted by section 6(3) PART X 2(a) and (b), and a non-illuminated sign not exceeding 0.2 square metres in area indicating the name of the day nursery; and
(v) no portion of the lot in front of the main front wall of the building is used as playground space.

For purposes of this paragraph a pair of attached semi-detached dwelling houses is deemed to be one building.
12. No person shall use a building or structure in an R3 district for the purpose of a public school, a private academic, philanthropic or religious school, a nursing home, a convalescent home or rest home, a monastery, a nunnery or religious retreat or a community health centre unless:
(i) the whole of the building or structure is so used; and
(ii) the building or structure is either one that is or was originally constructed for the purpose, or was originally constructed as a one-family dwelling house or a pair of attached one-family dwelling houses or row housing.
13. A residential care facility is a permitted use in $\mathrm{R} 1, \mathrm{R} 1 \mathrm{~A}, \mathrm{R} 1 \mathrm{~F}, \mathrm{R} 2, \mathrm{R} 3, \mathrm{R} 4$ and R 4 A districts provided:
(i) it occupies the whole of a fully detached building; and
(ii) it is at least 245 metres from another residential care facility.
14. The letting of a flat is a permitted use in $R 2, R 3, R 4$ and $R 4 A$ districts provided the flat is:
(i) in a private detached dwelling house, a one-family dwelling house or a semidetached dwelling house; and
(ii) let to a family of two or more persons who are interrelated by bonds of consanguinity, marriage or legal adoption.
15. The office of a physician or dentist is a permitted use in R1, R1A and R1F districts provided it is in the basement or on the first floor of the private detached dwelling house that the physician or dentist regularly uses as his private residence.
16. The office of a physician or dentist is a permitted use in R2, R3, R4 and R4A districts provided it is in the basement or on the first floor of a private detached dwelling house, a one-family dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, row housing or an apartment house, in all cases, that the physician or dentist regularly uses as his private residence.
17. An office of a chiropractor or osteopath is a permitted use in R4 districts provided:
(i) it is in the portion of an apartment house used by him as his regular place of residence; and
(ii) the portion of the apartment house is in the basement or on the first floor.
18. (a) Subsection (1) does not prevent the use of not more than 23 square metres of floor space in an apartment house in an R1A or an R2 district, containing more than 100 dwelling units, for the purpose of not more than one retail store that is appurtenant to and for the benefit of the tenants of the apartment house, provided:
(i) the entrance to the store is from within the apartment house;
(ii) the store is in the ground floor or basement of the apartment house; and
(iii) no exterior window of the store or apartment house is used for the display of goods or advertising.
(b) Notwithstanding paragraph (a) the floor area of the retail store may exceed 23 square metres to the extent of an additional 4.5 square metres for each additional 100 dwelling units in the apartment house, provided:
D. a balcony erected in compliance with subsection (3) PART II 11 (xiii);
E. a dormer or dormers in the roof of the dwelling house, provided the floor area of each dormer does not exceed 2.3 square metres and the total floor area of all such dormers does not exceed 9.3 square metres, the increase in floor area to be included in the gross floor area limitation referred to in clause $A$;
and for greater certainty the dormer or dormers referred to in this clause may be constructed from time to time provided the provisions of this clause are complied with;
F. such alteration or renovation as may be required from time to time to the dwelling house if it is or is proposed to be used as a boarding or lodging house or converted dwelling and lodging house under the Ontario Building Code, By-law 300-68 or By-law 73-68, as amended;
(vii) the semi-detached dwelling house is attached to a semi-detached dwelling house that is being converted to or has been converted to and used as a boarding or lodging house or a converted dwelling and lodging house;
and where a semi-detached dwelling house used as a boarding or lodging house or a converted dwelling and lodging house is converted to use as a one-family dwelling house, this qualification does not prevent the continued use of the semi-detached dwelling house to which it is attached as a boarding or lodging house or a converted dwelling and lodging house, as long as it continues to be used for that purpose;
(viii) the average of the floor areas of the dwelling units in a building being altered, converted or used as a converted dwelling and lodging house must be not less than 33 square metres;
(ix) the whole of the private detached dwelling house, one-family dwelling house (other than row housing) or semi-detached dwelling house as it stands before conversion must be at least five years old.
(b) Notwithstanding paragraph (a)(i) to (viii), inclusive, no person shall in an R2 district use a private detached dwelling house, one-family dwelling house or semi-detached dwelling house for the purpose of a boarding or lodging house or a converted dwelling and lodging house if the boarding or lodging house or converted dwelling and lodging house contains more than six boarding or lodging rooms.
(c) Notwithstanding paragraph (a)(i) to (viii), inclusive, no person shall in an R3 district outside the Central Area use a private detached dwelling house, onefamily dwelling house or semi-detached dwelling house for the purpose of a boarding or lodging house or a converted dwelling and lodging house if the boarding or lodging house or converted dwelling and lodging house contains more than six boarding or lodging rooms, and no person shall in any R3 district within the Central Area use a private detached dwelling house, one-family dwelling house or semi-detached dwelling house for the purpose of a boarding or lodging house or a converted dwelling and lodging house if the boarding or lodging house or converted dwelling and lodging house contains more than 12 boarding or lodging rooms;
(d) Notwithstanding paragraph (a)(i) to (viii), inclusive, no person shall in an R4 or R4A district use a private detached dwelling house, one-family dwelling house or semi-detached dwelling house for the purpose of a boarding or lodging house or a converted dwelling and lodging house if the boarding or lodging house or converted dwelling and lodging house contains more than 12 boarding or lodging rooms .
(ii) the dwelling house contains a gross floor area of at least 460 square mctres; and
(iii) the requirements of paragraph (a)(iii), (iv) and (v) are complied with.
11. (a) Subsection (1) does not prevent the use of a building or structure that is or was originally constructed as a private detached dwelling house, one-family dwelling house (other than row housing) or semi-detached dwelling house in R2, R3, R4 and R4A districts as a boarding or lodging house or converted dwelling and lodging house provided:
(i) no room in the boarding or lodging house or converted dwelling and lodging house is let as sleeping accommodation unless the area thereof is sufficient to provide at least nine square metres for a single occupant or seven square metres for each one of two or more occupants;
(ii) no sign that is visible from the exterior of the boarding or lodging house or converted dwelling and lodging house is displayed;
(iii) no culinary facilities are provided within a boarding or lodging room that is let as sleeping accommodation unless the dwelling room constituted thereby has a minimum floor area of not less than 13 square metres and in no case shall washroom or sanitary facilities be provided or used that are directly accessible to or can be provided for the exclusive use of the dwelling room;
(iv) running water toilets, wash basins and baths or showers are provided on the basis of one each for every six occupants of the boarding or lodging house or converted dwelling and lodging house;
(v) the boarding house or lodging house or converted dwelling and lodging house and the lot upon which it is located, as well as every accessory building, are at all times maintained in a clean and orderly condition as to such things and matters as paint, window sills, yards and lawns;
(vi) there is no substantial change in the external appearance of the dwelling house as a one-family dwelling, house and there is no exterior alteration or addition to the dwelling house except, subject to the other requirements of this by-law;
A. an addition to a part (other than to that side of the dwelling house facing the fronting street and, in the case of a corner lot, other than to that side of the dwelling house facing the flanking street) of the exterior of any of the above mentioned classes of dwelling houses, provided the increase in gross floor area does not exceed 0.15 times the area of the lot;
and for greater certainty only one addition may be erected either at the time of conversion or thereafter;
B. a porch or verandah addition where none previously existed (including a basement extension wholly beneath the porch or verandah addition), not exceeding 3.7 metres in height above grade extending beyond a distance of 2.4 metres from the wall to which it is attached;
C. a porch or verandah replacement (which may include a basement extension wholly beneath the porch or verandah replacement) to the dimensions of the original structure, save as hereinafter set out provided, however, that where the original structure was less than 2.4 metres in depth from the wall to which it was attached, the replacement may extend in depth to a maximum of 3.7 metres from the wall to which it is attached, and further nrovided that in no case may a replacement exceed two storeys in height above grade despite the height above grade of the original porch or verandal being replaced;
(iv) no exterior addition to or major exterior alteration of the dwelling house is made and its external appearance as a private detached dwelling house or semi-detached dwelling house is not materially altered.
Subparagraph (i) does not apply to additions for which a valid building permit was issued before September 9, 1985.

The following is the area:
The area bounded on the west by the east limit of Yonge Street, on the south by the north limit of Bloor Street East, on the north by the right-of-way of the Canadian Pacific Railway, on the north-east by David A. Balfour Park, the part of the Park Drive Reservation lying to the west of the east limit of Glen Road, and the southerly limit of Beaumont Park and its easterly production to its intersection with the northerly production of the easterly limit of Plan 390 E , and the northerly production of the easterly limit of Plan 390E.
8. Notwithstanding subsection (1), the owner of a dwelling house within the portion of the area referred to in qualification 7 that is at least 20 years old may vertically divide the $d$ welling house to create a pair of semi-detached dwelling houses, notwithstanding that the $d$ welling houses created by the vertical division and any existing accessory building or structure do not comply with sections $4,6,7,8$ or 9 (other than section 4(4) and subsection (3) PART IX 1), provided
(i) any addition to be erected complies with sections $4,6,7,8$ and 9 ,
(ii) any addition to be erected is not erected to the front or sides of the dwelling house, and
(iii) no addition had been made to the dwelling house within the five year period immediately before the vertical division.
9. A semi-detached dwelling house is a permitted use in R1F districts provided:
(i) it is designed by an architect; and
(ii) its exterior is constructed of brick or stone.
10. (a) Notwithstanding subsection (1), the owner of a private detached dwelling house in an RIA or RIF district may alter or convert the dwelling house, to provide therein two or more dwelling units provided:
(i) he has been the owner of the dwelling house for at least three years immediately before the alteration or conversion;
(ii) the dwelling house is at least 40 years old and contains a gross floor area of at least 280 square metres;
(iii) he submits conclusive evidence that the dwelling house is unmarketable, at a reasonable price, for use as a private detached dwelling house;
(iv) each dwelling unit has a floor space of not less than 55 square metres, except in the case of an attic where the permissible floor area is not less than 42 square metres; and
(v) no exterior addition to or major exterior alteration of the dwelling house is made and its external appearance as a private detached dwelling house is not materially altered.
(b) Notwithstanding subsection (1) and paragraph (a), the owner of a private detached dwelling house in an R1A or R1F district may alter or convert the dwelling house to provide therein two or more dwelling units provided:
(i) the dwelling house is at least 40 years old;
C. a porch or verandah replacement (which may include a basement extension wholly beneath the porch or verandah replacement) to the dimensions of the original structure, save as hereinafter set out provided, however, where the original structure was less than 2.4 metres in depth from the wall to which it is attached, and further provided that in no case may a replacement exceed two storeys in height above grade notwithstanding the height above grade of the original porch or verandah being replaced;
D. a balcony erected in compliance with subsection (3) PART II 11 (xiii);
E. a dormer or dormers in the roof of the dwelling house, provided the floor area of each dormer does not exceed 2.3 square metres and the total floor area of all the dormers does not exceed 9.3 square metres, the increase in floor area to be included in the gross floor area limitation referred to in clause A;
and for greater certainty the dormer or dormers referred to in this clause may be constructed from time to time provided the provisions of this clause are complied with;
F. such alteration or renovation as may be required from time to time to the dwelling house if it is or is proposed to be used as a converted dwelling house under the Ontario Building Code, By-law 300-68 or By-law 73-68, as amended; and
(v) the average of the floor areas of the dwelling units in a building being altered, converted or used as a converted dwelling house containing more than two dwelling units must be not less than 65 square metres.
4. A double duplex dwelling house is a permitted use in R1A and R1F districts provided:
(i) it is designed by an architect; and
(ii) its exterior is constructed of brick or stone.
5. Subsection (1) does not prevent the use, extension, enlargement or replacement of a semi-detached dwelling house or duplex dwelling house existing on October 15, 1980, in R1 districts in the portion of the area referred to in qualification 7, and the provisions of this by-law in respect of minimum lot frontages for a semi-detached dwelling house do not apply to the replacement of a semi-detached dwelling house by a semi-detached dwelling house .
6. A duplex dwelling house is a permitted use in R1A and R1F districts provided:
(i) it is designed by an architect; and
(ii) its exterior is constructed of brick or stone.
7. Notwithstanding subsection (1), within the portion of the area hereinafter described that, before October 15, 1980, was designated R1F Z2, the owner of a private detached dwelling house, a semi-detached dwelling house or a dwelling house altered or converted in accordance with section 7A of By-law 20623 as it existed before October 15,1980 , may alter or convert or further alter or convert the dwelling house to provide therein two or more dwelling units, provided:
(i) the dwelling house is at least 20 years old;
(ii) the average of the dwelling areas of both or all the dwelling units is at least 110 square metres;
(iii) the area of each dwelling unit is at least 55 square metres; and

Acc. R1 R1A R1F R2 R3 R4 R4A
barrister, engineer, architect, Ontario Land Surveyor
office of a town or * $\quad$ q34 regional planning consultant
(v) PUBLIC
municipal community centre including any appropriate bulletin board

| municipal water | $*$ | P | P | P | P | P | P | P |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |

(vi) MISCELLANEOUS
$\begin{array}{lllllllll}\text { drinking water fountain } & * & \mathrm{P} & \mathrm{P} & \mathrm{P} & \mathrm{P} & \mathrm{P} & \mathrm{P} & \mathrm{P}\end{array}$

## (2) QUALIFICATIONS TO BE COMPLIED WITH BEFORE CERTAIN USES ARE PERMITTED IN RESIDENTIAL DISTRICTS

1. An apartment house is a permitted use in R1A districts, provided:
(i) it is designed by an architect; and
(ii) its exterior is constructed of brick or stone.
2. An apartment house is a permitted use in R2, R3, R4, and R4A districts provided it is designed by an architect.
3. A converted dwelling house is a permitted use in R2, R3, R4, and R4A districts provided: .
(i) it has resulted from the use as such of a building or structure that is or was originally constructed as a private detached dwelling house, one-family dwelling house (other than row housing ) or semi-detached dwelling house;
(ii) the whole of the private detached dwelling house, one-family dwelling house or semi-detached dwelling house as it stands before conversion is at least five years old;
(iii) there is no substantial change in the external appearance of the dwelling house as a one-family dwelling house;
(iv) there is no exterior alteration of or addition to the dwelling house except, subject to the other requirements of this by-law:
A. an addition to a part (other than to the side of the dwelling house facing the fronting street and, in the case of a corner lot, other than to the side of the dwelling house facing the flanking street) of the exterior of any of the above mentioned classes of dwelling house, provided the increase in gross floor area does not exceed 0.15 times the area of the lot:
and for greater certainty only one addition may be erected either at the time of conversion or thereafter;
B. a porch or verandah addition where none previously existed (including a basement extension wholly beneath the porch or verandah addition), not exceeding 3.7 metres in height above grade or extending beyond a distance of 2.4 metres from the wall to which it is attached;

The Salvation Army
YMCA
YMHA
YWCA
YWHA
(iii) GENERAL INSTITUTIONS
Bible Institute
charitable institution
church
Conservatory of Music

- a branch
home for the aged
military academy
monastery
nunnery or religious
retreat
observatory
private academic, philanthropic or religious school
private hospital
psychiatric hospital
public hospital
religious library or reading room including the carrying on therein of incidental retail sales

| research centre or <br> hospital | $*$ | q31 | q31 |
| :--- | :--- | :--- | :--- |
| treatment centre | $*$ |  | q31 |

(iv) OFFICES
administrative office * $\quad$ q32
of a non-profit
organization
business administrative
office
office building
office of a chiro-
practor or osteopath
office of a professional person or persons such as a physician,

Acc. R1 R1A R1F R2 R3 R4 R4A

* $\mathrm{P} \quad \mathrm{P}$

P P
P P
P P
P P

| $*$ |  |  |  | c28 | c28 | P | P |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |
| $*$ |  |  |  |  |  | q 29 | q 29 |
| ${ }^{*}$ | q 30 | q 30 | q 30 | q 28 | q 28 | P | P |
| ${ }^{*}$ |  |  |  |  |  | P | P |

* 

| * |  | P | P |
| :---: | :---: | :---: | :---: |
| * |  | P | P |
| * | q12 | P | P |
| * | q12 | P | P |
| * |  | P | P |
| * | q28 q12 | P | P |

P P

* $P \quad P$
* $P \quad P$
* $\quad$ q28 q28 $\quad \mathbf{P}$
q31 q31
-     -         - 
* 

P
q33
q17 P

|  |  | Acc. |  | R1A | R1F | R2 | R3 | R4 | R4A |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | privately-owned outdoor swimming pool |  | P | P | P | P | P | P | P |
|  | retail store <br> in an apartment house |  |  | q18 |  | q18 |  |  |  |
| NON-RESIDENTIAL USES |  |  |  |  |  |  |  |  |  |
| (i) | PARKS, RECREATION, PLA OF AMUSEMENT AND ASS | CES <br> MBL |  |  |  |  |  |  |  |
|  | bathing station | * |  |  |  |  |  | P | P |
|  | golf course | * | P | P | P | P | P | P | P |
|  | playlot | * | P | P | P | P | P | P | P |
|  | public park, including therein one or more athletic fields, field houses, community centres, bleachers, open or closed swimming and wading pools, greenhouses, botanical gardens, zoological gardens, band stands, skating rinks, tennis courts, bowling greens, boat liveries, bathing stations and refreshment rooms, an ornamental structure | * | P | P | P | P | P | P | P |
|  | public playground | * | P | P | P | P | P | P | P |
| (ii) | COMMUNITY SERVICES A FACILITIES |  |  |  |  |  |  |  |  |
|  | clinic | * |  |  |  |  |  | q31 | q31 |
|  | community centre | * |  |  |  |  |  | P | P |
|  | community health centre | * |  |  |  |  | q12 | P | P |
|  | day nursery | * | q23 | q23 | q23 | q24 | q25 | q25 | q25 |
|  | nursery school | * |  |  |  | q24 | q25 | q25 | q25 |
|  | nursing home, convalescent home or rest home | * |  |  |  |  | q12 | P | P |
|  | public art gallery | * |  |  |  |  |  | P | P |
|  | public library | * |  |  |  |  |  | P | P |
|  | public museum | * |  |  |  |  |  | P | P |
|  | public or separate elementary school, including therein a day nursery or nursery school | * | q26 | q26 | q26 | q26 | q26 | q26 | q26 |
|  | public school | * |  |  |  | q27 | q12 | P | P |



SECTION 6-RESIDENTIAL DISTRICTS (R1, R1A, R1F, R2, R3, R4 and R4A)
(1) PERMITTED USES
(a) No person shall, within an R1, R1A, R1F, R2, R3, R4 or R4A district, use a lot or erect or use a building or structure for any purpose except one or more of the uses where permitted by the chart in paragraph (f) and subject to qualifications where indicated.
(b) Each use permitted by the chart is subject to:
(i) the qualifications, if any, in subsection (2) to be complied with before the use is permitted;
(ii) the regulations in section 4;
(iii) the regulations in subsection (3);
(iv) the exceptions in section 11; and
(v) the exceptions in section 12 ;
(vi) any provision of a by-law referred to in section 13 that conflicts with a provision of this by-law; and
(vii) the exceptions (including the exceptions in section 12 and the by-laws referred to in section 13) referred to in section 15 - the Index of Exceptions - and identified as to municipal addresses.
(c) A use is permitted by the chart when the letter " P "' is set in the line opposite the designation of the use but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter " P '" is set.
(d) A use is permitted by the chart when the letter ' $q$ '' followed by a number or numbers is set in the line opposite the designation of the use but only:
(i) in the use district or districts designated at the top of the column or columns intersecting the line where the letter " $q$ " followed by a number or numbers is set; and
(ii) subject to the qualification or qualifications in subsection (2) bearing the number or numbers that follow the letter " $q$ ".
(e) Uses accessory to a use that is permitted by the chart are themselves permitted by the chart as accessory uses when an asterisk is set in the line opposite the designation of the use and in the column under the heading "Acc." but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter " P " or the letter " q " is set.
(f) Following is the chart:

## CHART

RESIDENTIAL USES
(i) HOUSING COMPRISING DWELLING UNITS

| apartment house | $*$ | q1 | q2 | q2 | q2 | q2 |
| :--- | :---: | :---: | :---: | :---: | :---: | :---: |
| converted dwelling <br> house | $*$ |  | q3 | q3 | q3 | q3 |

## SECTION 7 - COMMERCIAL DISTRICTS (C1A, CIS and C1)

## (1) PERMITTED USES

(a) No person shall, within a C1A, C1S or C1 district, use a lot or erect or use a building or structure for any purpose except one or more of the uses where permitted by the chart in paragraph (f) and subject to qualifications where indicated.
(b) Each use permitted by the chart is subject to:
(i) the qualifications, if any, in subsection (2) to be complied with before the use is permitted;
(ii) the regulations in section 4;
(iii) the regulations in subsection (3);
(iv) the exceptions in section 11; and
(v) the exceptions in section 12;
(vi) any provision of a by-law referred to in section 13 that conflicts with a provision of this by-law; and
(vii) the exceptions (including the exceptions in section 12 and the by-laws referred to in section 13) referred to in section 15 - the Index of Exceptions - and identified as to municipal addresses.
(c) A use is permitted by the chart when the letter " P " is set in the line opposite the designation of the use but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter " P " is set.
(d) A use is permitted by the chart when the letter " $q$ " followed by a number or numbers is set in the line opposite the designation of the use but only:
(i) in the use district or districts designated at the top of the column or columns intersecting the line where the letter " $q$ " followed by a number or numbers is set; and
(ii) subject to the qualification or qualifications in subsection (2) bearing the number or numbers that follow the letter " $q$ ".
(e) Uses accessory to a use that is permitted by the chart are themselves permitted by the chart as accessory uses when an asterisk is set in the line opposite the designation of the use and in the column under the heading "Acc." but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter " $P$ " or the letter " $q$ " is set.
(f) Following is the chart:

## CHART

RESIDENTIAL USES
(i) HOUSING COMPRISING DWELLING UNITS
apartment house
converted dwelling house
double duplex dwelling
Acc. C1A C1S C1
house


Acc. CIA CIS Cl
keeping of foster children
letting of a flat
office of a physician or dentist
office of an osteopath or chiropractor
private home day care
private garage
privately-owned outdoor swimming pool

## NON-RESIDENTIAL USES

(i) PARKS, RECREATION, PLACES

OF AMUSEMENT AND ASSEMBLY
athletic field other
than a public park
bathing station
club
commercial baths and
swimming pool
golf course
place of amusement
playlot
private art gallery
public hall
public park, including
therein one or more
athletic fields, field
houses, community centres, bleachers, open or closed swimming and wading pools, greenhouses, botanical gardens, zoological gardens, band stands, skating rinks, tennis courts, bowling greens, boat liveries, bathing stations and refreshment rooms, an ornamental structure
public playground
union hall
(ii) COMMUNITY SERVICES AND

FACILITIES

| clinic | $*$ | P | P |
| :--- | :--- | :--- | :--- |
| community centre | $*$ | q 10 | P |

* $\mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$
* $P$
clinic
community health centre
day nursery
fire hall
municipal baths and swimming pool
municipal community centre including any appropriate bulletin board
nursery school
police station
post office
public art gallery
public library
public museum
public or separate
elementary school, including therein a day nursery or nursery school
public school
The Salvation Army
YMCA
YMHA
YWCA
YWHA
(iii) GENERAL INSTITUTIONS


Acc. ClA CIS Cl

* $\mathrm{q} 10 \quad \mathrm{P}$
* ql0 ql0
* $\quad \mathrm{P}$
* $P$
* P
* $\mathrm{q} 10 \quad \mathrm{P}$
* $\mathrm{P} \quad \mathrm{P}$
* $\quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$
* $P \quad P$
* $\quad \mathbf{P} \quad \mathrm{P} \quad \mathrm{P}$
* $P \quad P$
* qll
* $\mathrm{P} \quad \mathrm{P}$
* $P \quad P$
* $P \quad P$
* $\mathrm{P} \quad \mathrm{P}$
* $P \quad P$
* $\mathrm{P} \quad \mathrm{P}$
psychiatric hospital
public hospital
research centre or hospital
religious library or reading room including the carrying on therein of incidental retail sales
treatment centre
(iv) RETAIL AND SERVICE SHOPS
auctioneer's premises
bake-shop
barber shop
box-lunch shop
branch of a bank or
financial institution

| caterer's shop | * |  |  | P |
| :---: | :---: | :---: | :---: | :---: |
| commercial lending library | * |  | P | P |
| data processing establishment | * |  |  | P |
| delicatessen shop | * |  | P | P |
| dressmaker's shop | * |  | P | P |
| dry-cleaner's distribution centre | * |  | P | P |
| dry-cleaning shop | * |  | P | P |
| duplicating shop | * |  |  | P |
| eating establishment | * |  |  | P |
| eating establishment including therein a tavern | * | q14 | q14 |  |
| industrial computer service | * |  |  | P |
| ladies' hairdressing establishment | * |  | P |  |
| laundry shop | * |  | P | P |
| locksmith's or gunsmith's shop | * |  | P | P |
| motion picture or other theatre | * |  | P |  |
| pawnbroker's shop | * |  |  | P |
| personal grooming establishment | * |  |  | P |

* $\mathrm{P} \quad \mathrm{P}$
* $\mathrm{P} \quad \mathrm{P}$
* q13 q13
* $\mathrm{P} \quad \mathrm{P}$
$\mathrm{P} \quad \mathrm{P}$
auctioneer's premises
bake-shop
barber shop
box-lunch shop
branch of a bank or
financial institution
industrial computer
ladies' hairdressing * $\quad$ P
establishment
laundry shop
locksmith's or gun-
motion picture or other
theatre
pawnbroker's shop
P

Acc. CIA CIS Cl

|  |  | Acc. | CIA | CIS | C 1 |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | pet shop | * |  | P | P |
|  | retail store | * |  |  | P |
|  | retail store, including therein a custom workshop as an accessory use | * |  | P |  |
|  | sample or showroom | * |  | P | P |
|  | secondhand shop | * |  |  | P |
|  | security service | * |  |  | P |
|  | service and repair shop | * |  |  | P |
|  | shoe repair shop | * |  | P | P |
|  | spotting and stain removing establishment | * |  | P | P |
|  | tailor's shop | * |  | P | P |
|  | tavern or public house | * |  |  | P |
|  | taxidermist shop | * |  | P | P |
|  | upholsterer's shop | * |  | P | P |
| (v) | WORKSHOPS AND STUDIOS <br> artist's or photo- <br> grapher's studio |  | P | P | P |
|  | custom workshop | * |  |  | P |
|  | film exchange | * |  | P | P |
|  | film or recording studio | * |  |  | P |
|  | laboratory, class A | * |  |  | P |
|  | motion picture studio | * |  |  | P |
|  | printing plant | * |  |  | q15 |
|  | radio or television broadcasting station or theatre | * |  | P | P |
| (vi) | OFFICES |  |  |  |  |
|  | administrative office | * |  |  | q16 |
|  | business administrative office | * |  |  | P |
|  | business office | * | q17 | P | P |
|  | government office | * | P | P | P |
|  | newspaper plant | * |  |  | P |
|  | office building | * | P | P | P |
|  | office of a chiropractor or osteopath | * |  |  | P |


|  |  | Acc. |  | CIS | Cl |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | office of a profession- <br> al person or persons such as a physician, barrister, engineer, architect, Ontario Land Surveyor |  |  |  | P |
|  | office of a town or regional planning consultant |  |  |  | q18 |
| (vii) | AUTOMOBILE RELATED USES automobile service and repair shop | * |  |  | P |
|  | automobile service station | * |  |  | P |
|  | car washing establishment | * |  |  | P |
|  | motor vehicle repair shop, class $A$ | * |  |  | P |
|  | parking lot | * |  |  | P |
|  | parking station | * |  | P | P |
|  | private commercial garage | * |  |  | P |
|  | private parking garage |  | P | P |  |
|  | sales or hire garage | * |  |  | P |
|  | taxicab stand or station | * |  |  | P |
|  | temporary parking or storage of private passenger motor vehicles as an accessory use | . | q19 |  |  |
| (viii) | SIGNS |  |  |  |  |
|  | wall sign, window sign, roof sign, projecting sign, ground sign, banner sign or other sign, notice or advertising device | * |  | q20 | q20 |
| (ix) | PUBLIC |  |  |  |  |
|  | defence project |  | P |  | P |
|  | municipal water reservoir | * |  |  | P |
|  | public commercial scales | * |  |  | P |
| (x) | WAREHOUSING AND STORAGE cold storage locker plant | * |  |  | P |

Acc. ClA ClS Cl
(xi) MISCELLANEOUS

| airfield | $*$ |  |
| :--- | :--- | :--- |
| airport | $*$ | P |
| animal hospital | $*$ | P |
| commercial bakery | $*$ |  |
| commercial school | $*$ | q 21 |
| craft school | P |  |
| drinking water fountain | $*$ |  |
| market gardening | $*$ |  |
| massage establishment | $*$ | P |
| private commercial scales | $*$ | P |
| trade school | $*$ | P |
| undertaker's |  |  |
| establishment |  |  |

## (2) QUALIFICATIONS TO BE COMPLIED WITH BEFORE CERTAIN USES ARE PERMITTED IN COMMERCIAL DISTRICTS

1. An apartment house is a permitted use in Cl districts provided it is designed by an architect.
2. One or more dwelling units in the upper portion of a Cl building is a permitted use in Cl districts provided the Cl building does not exceed three storeys in height.
3. A crisis care facility is a permitted use in C 1 districts provided:
(i) it occupies the whole of a fully detached building;
(ii) in the case of a building that is partly residential and partly non-residential, it occupies the whole of the residential portion of the building; and
(iii) it is at least 245 metres from a residential care facility in an R district.
4. A residential care facility is a permitted use in Cl districts provided:
(i) it occupies the whole of a fully detached building; and
(ii) it is at least 245 metres from another residential care facility.
5. The letting of a flat is a permitted use in Cl districts provided the flat is:
(i) in a private detached dwelling house, a one-family dwelling house or a semidetached dwelling house; and
(ii) let to a family of two or more persons who are interrelated by bonds of consanguinity, marriage or legal adoption.
6. An office of a physician or dentist is a permitted use in Cl districts provided it is in the basement or on the first floor of a private detached dwelling house, a one-family dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, row housing, or an apartment house, in all cases that the physician or dentist regularly uses as his private residence.
7. An office of an osteopath or chiropractor is a permitted use in C 1 districts provided:
(i) it is in the portion of an apartment house used by him as his regular place of residence; and
(ii) the portion of the building is in the basement or on the first floor thereof.
8. A private garage is a permitted use in Cl districts provided it is:
(i) incidental and subordinate to a one-family dwelling house, a private detached dwelling house or a semi-detached dwelling house; and
(ii) on the same lot therewith.
9. A public hall is a permitted use in CIS districts provided it is used only for lectures and meetings and for art exhibits, concerts and other displays or performances of a cultural nature.
10. (a) A community centre, a community health centre, a day nursery or a nursery school are permitted uses in ClA districts provided they are within the Central Area.
(b) A day nursery is a permitted use in C1A districts not within the Central Area provided it is:
(i) in a community centre, and
(ii) operated by a non-profit institution.
11. A public or separate elementary school, including therein a day nursery or nursery school, is a permitted use in Cl districts provided no portion of the lot in front of the main front wall of the building is used as playground space.
12. A charitable institution is a permitted use in Cl districts provided it is:
(i) in a building or structure originally constructed for that purpose; or
(ii) in a building or structure that is so located on its lot that if this by-law had applied to the lot at the time the building or structure was erected, it would have complied with the provisions of section 6(3) PART II I to 10, inclusive, respecting front lot line, side lot line and rear lot line setbacks and the spacing of facing external walls of buildings and structures in R districts.
13. A research centre or hospital is a permitted use in ClA and Cl districts provided it is operated by the Alcoholism and Drug Addiction Research Foundation.
14. An eating establishment including therein a tavern is a permitted use in Cl A and ClS districts provided it excludes therefrom a dairy bar or refreshment room or stand.
15. A printing plant is a permitted use in C 1 districts provided not more than 10 persons are employed in it.
16. An administrative office is a permitted use in Cl districts provided it is an administrative office of a non-profit organization of a religious, educational, recreational, fraternal or philanthropic nature.
17. A business office is a permitted use in C1A districts provided it is not a newspaper plant, a radio or television broadcasting station, studio or theatre.
18. An office of a town or regional planning consultant is a permitted use in C 1 districts provided the consultant is a member of a recognized planning institute, association or organization.
19. The temporary parking or storage of private passenger motor vehicles is permitted in C1A districts as a use accessory to a C1A or C use provided:
(i) the temporary parking or storage is on a lot having a properly drained hard surface;
(ii) where the lot is accessory to an R or C use not within the C1A district, the lot adjoins the district within which the R or C use is located;
(iii) the lot is fenced and suitably landscaped;
(iv) the fence and landscaping are satisfactorily maintained;
(v) lights used for illumination are so arranged as to divert the light away from the adjoining premises;
(vi) no building, other than one shelter for attendants, not exceeding one storey in height or 4.5 square metres in area is on the lot;
(vii) no vehicle is parked closer to a residential building than 6 metres and in any case not closer to a limit of the lot than 1.80 metres;
(viii) no sign is erected on the lot other than directional signs including the name of the proprietor, not exceeding one square metre in area;
(ix) no gasoline pump or service equipment is on or maintained on the lot;
(x) the lot is not more than 150 metres from the use to which it is accessory.

A lot complying and used in accordance with the foregoing requirements is deemed to be a parking station for the purposes of section 4(4).
20. A wall sign, a window sign, a roof sign, a projecting sign, a ground sign, a banner sign or other sign, notice or advertising device are permitted uses in C1S and C1 districts, provided the sign, notice or advertising device is not externally displayed or visible from the exterior of a building if respecting or apparently respecting such matters as fortune telling, palmistry or phrenology.
21. A commercial school is a permitted use in C1A districts provided it is not a trade school.
22. The keeping of roomers or boarders or foster children is a permitted use in C 1 districts provided:
(i) the number of roomers or boarders does not exceed three;
(ii) the number of foster children does not exceed four; and
(iii) the keeping of roomers, boarders or foster children is confined to the following classes of dwelling accommodation:
A. a one-family dwelling house, except a one-family dwelling house where the family consists of a group of not more than five unrelated persons;
B. a semi-detached dwelling house;
C. a duplex dwelling house;
D. a double duplex dwelling house;
E. a triplex dwelling house;
F. a double triplex dwelling house;
G. row housing; and
H. an apartment house.
23. The keeping of foster children is a permitted use in Cl districts provided:
(i) the number of foster children does not exceed six;
(ii) the keeping of foster children is confined to a one-family dwelling house; and
(iii) the foster children are under the control of the Jewish Family and Child Services or a Children's Aid Society as defined in The Child Welfare Act, R.S.O. 1970, Chapter 64.

## (3) REGULATIONS APPLYING TO COMMERCIAL DISTRICTS

## PART I - DENSITY

1. Maximum gross floor area: Z areas: C 1 A and C 1 S districts: residential buildings and residential structures

No person shall, on a lot in a zone 1, zone 2, zone 3, zone 4 or zone 5 area in a C1A or C1S district, erect or use a residential building or residential structure having a greater gross floor area than as follows:

| Zone | Maximum Gross Floor Area |
| :--- | :--- |
| zone 1 | 0.35 times the area of the lot |
| zone 2 | 0.6 times the area of the lot |
| zone 3 | 1.0 times the area of the lot |
| zone 4 | 2.0 times the area of the lot |
| zone 5 | 2.5 times the area of the lot. |

2. Maximum gross floor area: L zones: C 1 A and ClS districts: non-residential buildings or structures

No person shall, on a lot in an L0.5, L0.6, L1, L1.5, L2, L2.5, L3, L4, L4.5, L5, L6, L7, or L8 zone in a C1A or C1S district, erect or use a non-residential building or nonresidential structure having a greater gross floor area than as follows:

| Zone | Maximum Gross Floor Area |  |
| :--- | :--- | :--- |
| L0.5 | 0.5 | times the area of the lot |
| LO. | 0.6 | times the area of the lot |
| L1 | 1 | times the area of the lot |
| L1.5 | 1.5 | times the area of the lot |
| L2 | 2 | times the area of the lot |
| L2.5 | 2.5 | times the area of the lot |
| L3 | 3 | times the area of the lot |
| L4 | 4 | times the area of the lot |
| L4.5 | 4.5 | times the area of the lot |
| L5 | 5 | times the area of the lot |
| L6 | 6 | times the area of the lot |
| L7 | 7 | times the area of the lot |
| L8 | 8 | times the area of the lot. |

3. Maximum gross floor area: V areas: C 1 district: C buildings or structures

No person shall, on a lot in a V1, V2, V3 or V4 area in a C1 district, erect or use a C building or C structure having a greater gross floor area than as follows:

| Area | Maximum Gross Floor Area |  |
| :--- | :--- | :--- |
| V1 | 3 | times the area of the lot |
| V2 | 5 | times the area of the lot |
| V3 | 7 | times the area of the lot |
| V4 | 12 | times the area of the lot. |

4. Maximum gross floor area: V areas: Cl district: R buildings and R structures, residential buildings and residential structures

No person shall, on a lot in a V1, V2, V3 or V4 area in a C1 district, erect or use an R building or R structure or a residential building or residential structure having a greater gross floor area than as follows:

| Area | Maximum Gross Floor Area |  |
| :--- | :--- | :---: |
| V1 | 1.0 |  |
| V2 | times the area of the lot |  |
| V3 | 2.0 |  |
| times the area of the lot |  |  |
| V4 | 2.0 |  | times the area of the lot

5. Exception: private parking garage in an office building: C1A district

Where a private parking garage in a C1A district comprises one or more floors of an office building, the area thereof is excluded from the computation of the gross floor area of the office building.

## PART Il - SETBACKS

1. Residential buildings and residential structures: ClA district

The provisions of section 6(3) PART Il 1 to 10, inclusive, respecting front lot line, side lot line and rear lot line setbacks and the spacing of facing external walls of buildings and structures in R districts apply mutatis mutandis to every residential building or residential structure to be erected in a Cl A district.
2. R buildings and R structures that are residential buildings and residential structures: C1 district

The provisions of section 6(3) PART II 1 to 10 , inclusive, respecting front lot line, side lot line and rear lot line setbacks and the spacing of facing external walls of buildings and structures in R districts apply mutatis mutandis to every R building or R structure that is a residential building or residential structure and to a boarding or lodging house, a converted dwelling and lodging house and a converted dwelling house, erected in a Cl district.
3. Non-residential buildings: CIA district

The provisions of section 6(3) PART II 2 and 10 respecting front lot line, side lot line and rear lot line setbacks and the spacing of facing external walls of buildings and structures in R districts apply mutatis mutandis to every nonresidential building or non-residential structure, other than a private parking garage, to be erected in a C1A district except that:
(i) the minimum front lot line setback is six metres and the minimum side lot line setback is three metres, except where the side lot line is the flank of a corner lot;
(ii) the minimum side lot line setback is six metres where the side lot line is the flank of a corner lot, except where the flank abuts a street six metres or less in width;
(iii) the minimum side lot line setback is three metres where the flank of a corner lot abuts a street six metres or less in width;
(iv) the angular planes prescribed by section 6(3) PART II 2(a) may be constructed at an angle of 70 degrees instead of 60 degrees;
(v) the maximum horizontal angle of 80 degrees prescribed by section 6(3) PART II 2(c) may be increased to a maximum of 100 degrees in which case the 40 degrec angular plane prescribed by section 6(3) PART Il 2(d) may be increased to 50 degrees;
(vi) the angular planes prescribed by section 6(3) PART II 10(a) may be constructed at an angle of 55 degrees instead of 40 degrees and the horizontal angles of 65 degrees prescribed by section 6(3) PART I1 10(b) may be decreased to 50 degrees and in no case is it necessary to observe a minimum distance between external walls of a building or structure that face each other.
4. Apartment houses: C1S district

The provisions of section 6(3) PART I1 1 to 10 , inclusive, respecting front lot line, side lot line and rear lot line setbacks and spacing of external facing walls of buildings and structures in R districts apply mutatis mutandis to every apartment house to be erected in a CIS district.
5. Permitted projections into minimum setback areas: C1A district

No person shall, on a lot in a C1A district, erect or use a building or structure any part of which, including any feature such as a balcony, verandah or canopy, is upon or projects over part of the lot between a lot line and the minimum distance therefrom at which part of the building or structure may, pursuant to regulations 1,3 and 6 and PART 15 , be erected or, in the case of a residential building or residential structure, part of the lot within the minimum distance of 15 metres required between external walls that face each other, but this subsection does not:
(i) apply to main eaves and cornices;
(ii) apply to fences and safety railings not exceeding 1.5 metres in height;
(iii) prevent the construction and use between a front lot line and the main front wall of a residential building of an uncovered platform not exceeding 1.2 metres in height above grade and not projecting more than 2.5 metres from the wall.
6. Private parking garages: C1A district
(a) Subject to paragraph (b), the provisions of section 6(3) PART 112 and 10 respecting front lot line, side lot line and rear lot line setbacks and the spacing of external facing walls of buildings and structures in R districts apply mutatis mutandis to every private parking garage to be erected in a C1A district to serve an apartment house and the provisions of regulation 3 of this subsection apply mutatis mutandis to every private parking garage to be erected in a C1A district to serve an office building.
(b) A private parking garage in a C1A district may be erected closer to the rear or side of the apartment house or office building that it serves than the minimum distance at which it may, pursuant to section 6(3) PART II 2 or 10, be erected, provided no part of the private parking garage projects beyond an angular plane constructed outwards from the base line of the facing rear or side wall of the apartment house or office building at a vertical angle of 55 degrees above the horizontal and measured perpendicular to the base line or, in the case of a curved base line; but where a private parking garage is a separate building in no case shall the distance between any part thereof and the apartment house or office building be less than five metres.
7. Private parking garages: C1S district

The provisions of PART 15 and PART 116 respecting front lot line, side lot line and rear lot line setbacks and spacing of external facing walls of private parking garages to be erected in C1A districts to serve apartment houses apply, mutatis mutandis, to every private parking garage to be erected in a C1S district to serve an apartment house.
8. Separation of buildings and structures from R district
(a) No person shall, within a C1A, C1S or C1 district, erect or use a building or structure so that part of the building or structure, above grade, is closer than three metres to a lot wholly within an R district other than an R4 and R4A district in the Central Core
(b) Paragraph (a) does not apply to an accessory building or structure that is four metres or less in height, measured from the natural or finished elevation of the ground, whichever is the lower.
9. Separation of propane tank from R district

No person shall erect or use a tank for the storage of propane for sale at an automobile service station within 7.5 metres of an R district unless the tank is separated from the $R$ district by an unpierced wall or fence of non-combustible construction having a height of 1.7 metres above the level of the ground adjoining the tank.
10. Separation of detached building, accessory to a non-residential building, from residential building in abutting R district
No person shall erect or use on a lot in a C1, C1A or C1S district a detached building or structure, accessory to a non-residential building or structure, that is closer than 4.5 metres to a residential building on an abutting lot in an R district.

## PART III - OPEN SPACE

1. Minimum landscaped open space: Z zones: C 1 A and C 1 S districts: residential buildings and residential structures

Subject to regulation 2, no person shall on a lot in a zone 1, zone 2, zone 3, zone 4 or zone 5 area in a ClA or C1S district, erect or use a residential building or residential structure so that the lot has less landscaped open space than as follows:

| Zone | Minimum Landscaped Open Space |
| :--- | :--- |
| zone 1 | $30 \%$ of the area of the lot |
| zone 2 | $30 \%$ of the area of the lot |
| zone 3 | $30 \%$ of the area of the lot |
| zone 4 | $35 \%$ of the area of the lot |
| zone 5 | $35 \%$ of the area of the lot. |

2. Minimum landscaped open space: V areas: Cl district: R buildings and R structures, residential buildings and residential structures
Subject to regulation 3, no person shall, on a lot in a V1, V2, V3 or V4 area in a C1 district, erect or use an R building or R structure or a residential building or residential structure so that the lot has less landscaped open space than as follows:

| Area | Minimum Landscaped Open Space |
| :--- | :--- |
| V1 | $30 \%$ of the area of the lot |
| V2 | $35 \%$ of the area of the lot |
| V3 | $35 \%$ of the area of the lot |
| V4 | $35 \%$ of the area of the lot |

3. Minimum landscaped open space: Z areas: C 1 A and ClS districts: apartment houses

Notwithstanding regulations 1 and 2, no person shall, on a lot in a zone 1 , zone 2, zone 3, zone 4 or zone 5 area in a ClA or ClS district, erect or use an apartment house so that the lot has less landscaped open space than 50 per cent of the area of the lot.
4. No use of landscaped open space resulting in reduction of minimum prescribed

No person shall, in a C1A district, use landscaped open space for a purpose that reduces the prescribed minimum.
5. Minimum landscaped open space: non-residential buildings or structures: ClA district No person shall, on a lot in a CIA district, erect a nonresidential building or nonresidential structure so that the lot has less landscaped open space than 10 per cent of the area of the lot of which at least five per cent is between the main front wall of the building or structure and the street line in front of it.

## PART IV - PARKING

1. Parking or storage of vehicles: Cl A district
(a) No person shall, in a C1A district, use a lot or erect or use a building or structure for the parking or storage of a trailer or commercial motor vehicle.
(b) No person shall, in a C1A district, use a portion of a lot beyond the main front wall of a building on the lot for the purpose of parking or storing a motor vehicle, but this regulation does not apply to the casual use for such purpose of a properly constructed and surfaced driveway.
2. Parking or storage of vehicles: C district
(a) No person shall, in a C district, use a portion of a lot beyond the main front wall of a residential building on the lot for the purpose of parking or storing a motor vehicle, but this regulation does not apply to the casual use for such purpose of a properly constructed and surfaced driveway.
(b) Paragraph (a) does not prevent the widening of an existing mutual driveway beyond the main front wall of a residential building for the purpose of parking not more than one private passenger vehicle or motorcycle bearing a valid motor vehicle or motorcycle registration plate, provided:
(i) the existing mutual driveway does not exceed a width of 2.44 metres;
(ii) the mutual driveway leads to a private garage on the lot or to a line that is the production of the main rear wall of the residential building;
(iii) there is no existing parking facility on the lot with access thereto by either a private driveway at least 2.44 metres in width or by a contiguous street or lane;
(iv) there is no vehicular accessibility to the rear yard or side yard of the lot by a private driveway at least 2.44 metres in width, or by a street or lane contiguous to the rear yard;
(v) the widening of a mutual driveway, for the purpose of a front yard parking area on a lot, does not exceed a width of 2.6 metres measured from the limit of the mutual driveway on the lot, which limit is opposite the common side lot line of the mutual driveway;
(vi) the remainder of paragraph (c) following sub-paragraph (ii) is complied with.
(c) Paragraph (a) does not prevent the use of an existing private driveway or the construction and use of a widening thereof beyond the main front wall of a residential building for the purpose of parking not more than one private passenger vehicle or motorcycle bearing a valid motor vehicle or motorcycle registration plate, provided:
(i) the existing driveway, including any widening thereof, does not exceed a width of 2.6 metres;
(ii) the existing driveway leads to a private garage on the lot or to a line that is the production of the main rear wall of the residential building;
(iii) no motor vehicle or motorcycle is parked closer to the inside edge of a public sidewalk than 0.30 metres;
(iv) the area occupied by a motor vehicle or motorcycle has a properly drained hard surface, excepting slab concrete and any surface of asphalt other than that consisting of a 50 millimetres surface layer of asphalt on a 100 millimetres gravel aggregate base;
(v) the driveway is no closer to a tree than one metre;
(vi) no motor vehicle or motorcycle is parked:
A. closer than 0.30 metres to a door of a residential building, measured perpendicular to the door;
B. closer than 0.30 metres to a basement or ground floor window in a residential building, measured perpendicular to the window, provided in the case of a basement window the front of the motor vehicle or motorcycle faces the main front wall of the residential building; or
C. closer than 0.30 metres to a portion of a wall of a residential building containing a window in the second or higher floor, measured perpendicular to the portion of wall;
(vii) the provisions dealing with the excavating or encumbering of a street and the construction of a roadway across a boulevard contained in By-law 12519, being a by-law respecting streets, are complied with;
(viii) a concrete curb, having a minimum height above ground level of 150 millimetres, is constructed to effect compliance with subparagraph (vi);
(ix) the motor vehicle is parked at right angles to the main front walls of the premises;
(x) a concrete curb having a minimum height above ground level of 15.24 centimetres is constructed at right angles to the main front wall of the building along the portion of the boundary of the parking area adjoining the landscaped portion of the lot;
(xi) By-law 341-71, being a by-law to permit the leasing or licensing of untravelled portions of highways for parking purposes within those portions of the City of Toronto zoned for residential purposes, is complied with; and
(xii) an identifying marker issued by the Corporation authorizing the parking area is firmly attached to the front wall of the building or on the face of an appurtenance to the front wall of the building, such as a verandah or porch, at a height not greater than 1.83 metres from grade and at a location that ensures that the identifying marker is visible from the travelled portion of the adjacent public highway at all times.

Notwithstanding this paragraph, no driveway shall be widened if the effect of the widening creates a condition wherein the landscaped open space in the front yard is less than 50 per cent of the area of the front yard, unless the lot has a frontage of less than
six metres in which case the remainder of the portion of the lot between the front lot line and the main front wall of the dwelling house exclusive of any porch or platform and steps leading thereto shall be provided and maintained as landscaped open space.
In the preceding sentence, "frontage" means the width of the lot between the side lot lines measured along a line at right angles to the centre line of the lot at the mininum front lot line setback.

## PART V - LOADING/STORAGE <br> none

## PART VI - ADDITIONS/PORCHES

1. Reconstruction, replacement, enclosure, etc. of existing, unenclosed one-storey verandah, etc.: Cl district
This by-law does not prevent the reconstruction, replacement, enclosure, extension or reconstruction and extension of a lawfully constructed one-storey unenclosed porch or verandah attached to a specified type of dwelling house in a C1 district, except on land specifically excluded as set out hereinafter, provided the following qualifications are satisfied:
Form of Alteration
(i) reconstruction or replacement (total or partial) to or within the same outer limits of the existing structure;

Type of Dwelling House

private detached
dwelling house
one-family
dwelling house;
semi-detached
dwelling house;
row housing;
duplex dwelling house;
triplex dwelling house;
converted dwelling house;
converted dwelling and
lodging house;
(ii) enclosure provided:
A. the permitted type of dwelling house, including the whole of the porch or verandah, was lawfully erected before October 15, 1953;

## private detached

dwelling house;
one-family
dwelling house
other than
row housing;
semi-detached
dwelling house;
duplex dwelling house;
triplex dwelling house;
converted
dwelling house
containing or proposed
to contain not more than
three dwelling units;
B. there is no enlargement of the porch or verandah;

For further clarity there is to be no enclosure of a porch or verandah that has been extended.
(iii) extension or reconstruction and extension provided:
A. the porch or verandah is attached to the main front wall or main rear wall of the permitted dwelling house;
B. the dwelling house was lawfully erected before October 15, 1953;
C. the porch or verandah as extended or as reconstructed and extended, when within or projected into a required lot line setback, does not extend beyond 2.5 metres from the main front wall or main rear wall, as the case may be, of the dwelling house and no part of the extension is is closer to the side lot lines than the shortest distance by which the main side walls of such dwelling house are set back from their respective side lot lines;
D. but in no case shall a porch or verandah attached to the main front wall of a semidetached dwelling house be extended or reconstructed and extended so that it is set back a lesser distance from its front lot line than an existing law-
private detached
dwelling house;
one-family dwelling
house other than
row housing;
semi-detached dwelling house;
duplex dwelling house;
triplex dwelling house; converted dwelling house containing or proposed to contain not more than three dwelling units;
fully constructed porch or verandah, attached to the main front wall of the adjoining semi-detached dwelling house, is set back from its front lot line.
North and South Rosedale is excluded from the operation of this regulation.

## PART VII - MINIMUM LOT FRONTAGE AND/OR LOT SIZE

1. Minimum lot frontage: certain types of buildings

Except as otherwise provided in a restricted area by-law passed by the Corporation before March 19, 1975, imposing minimum lot frontages, in which case that by-law prevails, no person shall erect or use a private detached dwelling house, one-family dwelling house, duplex dwelling house or triplex dwelling house on a lot having a lesser lot frontage than six metres.

For the purpose of this regulation, a one-family dwelling house includes a detached one-family dwelling house, a semi-detached dwelling house and a one-family dwelling house comprising a portion of row housing.
This subsection does not apply to a lot having a lot frontage less than that prescribed for it if a conveyance of the lot was registered before March 19, 1975.
2. Exception: minimum lot frontage: Knox-Eastern

Notwithstanding regulation 1, in Knox-Eastern, no person shall erect or use a private detached dwelling house, one-family dwelling house, duplex dwelling house, or triplex dwelling house on a lot having a lesser lot frontage than 4.5 metres.

## PART VIII - FRONTING OF BUILDINGS

1. R building: Cl district: required width of street

For the purposes of this by-law, every building erected or proposed to be erected in an $R$ district is deemed to front on the street opposite the principal entrance of the building or, if the principal entrance is not opposite a street, upon the street from which the building gains its principal entrance provided no person shall erect or use an R building on a lot in a C 1 district if the street upon which the building fronts or will front has a lesser width than 12 metres.
2. C building or structure: $C$ district: frontage on lane, alley, driveway or right-of-way

Where either limit of a public or private lane, alley, driveway or right-of-way constitutes the boundary or part of the boundary between a $C$ district and an $R$ district, no person shall, in the $C$ district, use land or erect or use a building or structure on land that fronts on the lane, alley, driveway or right-of-way for a $C$ use if the only means of access to the land is by the lane, alley, driveway or right-of-way.

## PART IX - CONVEYANCE UNDER PLANNING ACT, 1983

none

## PART X - SlGNS

1. Signs: C1A district

No person shall, within a C1A district, use a building, structure or lot for the erection or display of a sign or bulletin board except as follows:
(i) one non-illuminated real estate sign not exceeding 0.5 square metres in area advertising the sale, rental or lease of the building, structure or lot and/or one non-illuminated no-trespassing, safety or caution sign not exceeding 0.20 square metres in area and/or one sign not exceeding 0.1 square metres in area indicating the name and profession of a physician or dentist, and/or one church bulletin board not exceeding one square metre in area, and/or a non-illuminated sign not exceeding 0.5 square metres in area advertising an application to the Corporation for an amendment to this by-law;
(ii) one or more facial signs on a non-residential building, other than on a private parking garage, indicating the nature of the occupancy or occupancies of the building subject to the following qualifications:
A. the sign, if illuminated, shall be of a non-flashing type;
B. the sign shall consist only of letters not exceeding 450 millimetres in height;
C. no portion of the sign shall project above the roof of the building in the case of a flat-roofed building or above the eaves in the case of a pitchedroof building and in no case more than 7.5 metres above grade;
D. no sign shall project more than 450 millimetres out from the wall upon which it is erected or displayed;
E. no sign shall be erected or displayed other than on the main front wall of the building, except that where the building is on a corner lot one nonilluminated facial sign complying with clauses B, C and D may be erected and displayed on the side of the building facing the flank of the lot;
(iii) one or more free-standing signs on the same lot as a non-residential building, other than a private parking garage, indicating the nature of the occupancy or occupancies of the building, subject to the following qualifications:
A. in the case of an inside lot, not more than one sign may be erected between the front lot line and the main wall of the building opposite the front lot line, provided the distance between the front lot line and the main wall is at least 7.5 metres, and not more than one sign may be erected between the rear lot line and the main wall of the building opposite the rear lot line where the rear lot line coincides with a street line and provided the distance between the rear lot line and the main wall is at least 7.5 metres;
B. in the case of a corner lot, one sign, in addition to the signs referred to in clause A, may be erected between the main wall of the building opposite a flank of the lot and the flank, provided the distance between the flank and the main wall is at least 7.5 metres;
C. no sign shall be closer to a street than three metres;
D. no sign shall exceed 1.5 square metres in area, be more than 305 millimetres thick or exceed a height of one metre, excluding supports, which shall not exceed 0.60 metres in height;
E. the sign, if illuminated, shall have soft internal illumination and shall be of a non-flashing type;
F. the sign shall be inscribed only with letters, symbols or numbers, or with all or any of them, not exceeding 230 millimetres in height;
G. the sign shall be constructed of masonry, tile, plastic, stainless steel or other rust-proof metal, or of all or any of them;
(iv) a directional sign or signs referred to in subsection (2) 19 ;
(v) a temporary, non-illuminated sign, not exceeding 2.5 square metres in area, advertising the sale, rental or lease of a building, other than a private parking garage, or space therein; and
(vi) in respect of an apartment house under construction, a sign or signs permitted by section 6(3) PART II 11(x).

## PART XI - EXCEPTIONS TO PERMITTED USES: RESTRICTIONS ON USE

1. Prohibited uses: C1S district

Notwithstanding subsection (1) no person shall, in a C1S district:
(i) erect or use a building for the purposes of a radio or television broadcasting station, studio or theatre below the second storey of the building;
(ii) erect or use a radio or television transmission tower or antenna in the open; or
(iii) erect, use or store a radio or television structure or equipment in the open.
2. Habitable rooms to be adjacent to vacant space of equal area - exceptions

No person shall, on a lot, erect or use a building containing habitable rooms except where the building is so located on the lot as to provide for and preserve for every habitable room contained within the storey of the building having the greatest number of habitable rooms, a vacant space area equal to the floor space of each habitable room. This area shall be free of all construction from the average finished level of the ground or the level of the floor of the lowest storey containing habitable rooms, whichever level is the higher, to above the roof and be so situated that every habitable room is adjacent to that area. Rooms containing windows opening directly to public highways are excepted. The area shall be exclusive of space proposed to be used as a side entrance where the space is less than one metre wide, or to any portion of the lot between the main front wall, or the production of the main front wall, of the building and the street line.
This regulation does not apply to a building to which section 6(3) PART II 1 to 10 , inclusive, applies.
3. Upper part of C1S building used for dwelling unit(s): maximum coverage: exemption for apartment house and apartment hotel
Where a building is erected for a C1S use, other than an apartment house or apartment hotel, and the upper portion of the building is proposed to be erected or altered for use as one or more dwelling units, the coverage of the lowest floor of the upper portion shall not exceed 60 percent of the total area of the lot upon which the building is located.
4. Upper part of C 1 building used for dwelling unit(s): maximum coverage: exemption for certain lands

Where a building is erected for a Cl use and the upper portion of the building is proposed to be erected or altered for use as one or more dwelling units, the coverage of the lowest floor of the upper portion shall not exceed 60 per cent of the total area of the lot upon which the building is located.

This regulation does not apply to the lands hereinafter described but the provisions of this regulation as they existed immediately before the enactment of By-law 108-75 continue to apply to those lands.

The following are the lands:
The lands in the City of Toronto, in the Municipality of Metropolitan Toronto, composed of Lots 1, 2, 3 and part of Lot 4 on Plan M-450, and designated as Parts 1 through 23, on a plan of reference filed in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan 66R-7978 and Part of Lot 4, Lots 5 and 6 and part of Lot 7 on Plan M-450 and designated as Parts 1 through 45 on a plan of reference filed in the said Land Registry Office as Plan 66R-7979.
5. Restrictions on C buildings and structures and non-residential uses: flankage adjoining R district or separated by less than 12 metre street: C district
Where a C district, or a portion thereof, fronts on one street and has a flankage on another street, and the flankage either adjoins an R district or is separated therefrom by a street less than 12 metres in width, no person shall:
(i) on a lot in the C district, erect or use a C building or structure fronting or gaining an entrance from the flanking street, except a service entrance, an entrance to a residential portion of the building or structure or an entrance or exit required by the Ontario Building Code;
(ii) use the lot for a C use that gains an entrance from the flanking street.

For the purpose of determining the flankage of a C district or portion thereof, the boundary of the C district or portion of the C district that abuts a street and also adjoins an R district or is separated therefrom by a street less than 12 metres in width is deemed to be the flankage.
This regulation does not apply to any lot in the Central Core south of Bloor Street East and Bloor Street West.
6. Two or more C uses on a lot: applicable district requirements

Notwithstanding any other provision of this by-law, where a use or proposed use of a lot, building or structure is composed of two or more C uses that are separately classified for different C districts, none of those uses shall be construed as accessory to another of those uses but the permissible district for the composite use is the less restricted district in the case of a combination of two C uses or the least restricted district in the case of a combination of more than two C uses.
7. No gas bar

No person shall use land or erect or use a building or structure in a C district for the purpose of a gas bar.

## SECTION 8 - MIXED-USE DISTRICTS (CR and QR)

## (1) PERMITTED USES

(a) No person shall, within a CR or QR district, use a lot or erect or use a building or structure for any purpose except one or more of the uses where permitted by the chart in paragraph (f) and subject to qualifications where indicated.
(b) Each use permitted by the chart is subject to:
(i) the qualifications, if any, in subsection (2) to be complied with before the use is permitted;
(ii) the regulations in section 4;
(iii) the regulations in subsection (3);
(iv) the exceptions in section 11; and
(v) the exceptions in section 12;
(vi) any provision of a by-law referred to in section 13 that conflicts with a provision of this by-law; and
(vii) the exceptions (including the exceptions in section 12 and the by-laws referred to in section 13) referred to in section 15 - the Index of Exceptions - and identified as to municipal addresses.
(c) A use is permitted by the chart when the letter " P " is set in the line opposite the designation of the use but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter " P " is set.
(d) A use is permitted by the chart when the letter " $q$ " followed by a number or numbers is set in the line opposite the designation of the use but only:
(i) in the use district or districts designated at the top of the column or columns intersecting the line where the letter " $q$ " followed by a number or numbers is set; and
(ii) subject to the qualification or qualifications in subsection (2) bearing the number or numbers that follow the letter " $q$ ".
(e) Uses accessory to a use that is permitted by the chart are themselves permitted by the chart as accessory uses when an asterisk is set in the line opposite the designation of the use and in the column under the heading "Acc." but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter " P " or the letter " q " is set.
(f) Following is the chart:

## CHART

## RESIDENTIAL USES

Acc. CR $Q R$

## (i) HOUSING COMPRISING DWELLING UNITS

| apartment house | $*$ | P | P |
| :--- | :--- | :--- | :--- |
| converted dwelling house | $*$ | P | P |
| double duplex dwelling | $*$ | P | P |
| house |  |  |  |

double triplex dwelling
house
duplex dwelling house
dwelling units in a
building - one or more
one-family dwelling house
row housing
semi-detached dwelling
house
senior citizens' housing
single persons' housing
triplex dwelling house
SHARED HOUSING CONTAINING
DWELLING ROOMS

| boarding or lodging house | $*$ | P | P |
| :--- | :--- | :--- | :--- |
| $d$ welling rooms in a | $*$ | q 4 | q 5 |

building - one or more
nursing home,
convalescent home or rest
home
crisis care facility * q3 q3
home for the aged * $\mathrm{P} \quad \mathrm{P}$
hostel $\quad * \quad \mathrm{P} \quad \mathrm{P}$
monastery $\quad * \quad \mathrm{P} \quad \mathrm{P}$
nunnery or religious * $\mathrm{P} \quad \mathrm{P}$
retreat
residence owned and $* \quad \mathrm{P}$
controlled by The
Salvation Army, Y.M.C.A.,
Y.W.C.A., Y.M.H.A. or
Y.W.H.A.
residence owned or * P
operated by The
Salvation Army, Y.M.C.A.,
Y.W.C.A., Y.M.H.A.,
Y.W.H.A., a university
or a public hospital
residential care * q6 q6
facility
university residence * $\quad$ P $\quad \mathrm{P}$
(iii) ASSOCIATED/ACCESSORY

RESIDENTIAL USES
private garage or
parking station $\quad * \quad$ q7 $\quad$ q8

## Acc. CR $Q R$

## NON-RESIDENTIAL USES

(i) PARKS, RECREATION, PLACES OF AMUSEMENT AND ASSEMBLY

| bathing station | $*$ | P | P |
| :--- | :--- | :--- | :--- |
| billiard or pool room | $*$ | P |  |
| bowling alley | $*$ | P |  |
| club | $*$ | P |  |
| commercial baths | $*$ | P |  |
| garden | $*$ | P |  |
| golf course | $*$ | P | P |
| landscaped area | $*$ | P |  |
| park | $*$ | P |  |
| place of amusement | $*$ | P |  |
| playing field | $*$ | P |  |
| playlot | $*$ | P | P |
| private art gallery | $*$ | P |  |
| public hall for use <br> for lectures and meetings <br> or for art exhibits, <br> concerts and other <br> displays or performances <br> of a cultural nature | $*$ | P | P |

public park, including

* $\quad \mathrm{P} \quad \mathrm{P}$
therein one or more
athletic fields, field
houses, community centres,
bleachers, open or closed
swimming and wading pools,
greenhouses, botanical
gardens, zoological
gardens, band stands,
skating rinks, tennis
courts, bowling greens,
boat liveries, bathing
stations and refreshment
rooms, an ornamental
structure
public playground
(ii) COMMUNITY SERVICES AND FACILITIES
clinic
* $\quad$ P
community centre
community health centre
day nursery
fire hall
high school or
secondary school
municipal baths and swimming pool
municipal community centre
nursery school
police station
post office
premises of a charitable institution, non-profit institution or other community or social agency
public art gallery $\quad * \quad$ q23 $\quad$ q23
public library
public museum
public or separate
elementary school
The Salvation Army
union hall
YMCA
YMHA
YWCA
YWHA
(iii) GENERAL INSTITUTIONS

| armoury or drill hall | $*$ | P | P |
| :--- | :--- | :--- | :--- |
| Bible Institute | $*$ | P | P |
| church | $*$ | P | P |
| college or university | $*$ | P | P |
| in the case of a college or | $*$ | P | P |

university (including the

Royal Conservatory of Music) any use that is naturally and normally incidental, subordinate and devoted to the principal use of the college or university (including the Royal Conservatory of Music)
doctor's office
facilities operated by the
Alcoholism and Drug
Addiction Research
Foundation
military academy
observatory
in the case of any general institution not listed in this chart, any use that is accessory to it
polytechnical institute
premises of a charitable
institution or non-profit institution
private academic,
philanthropic or religious school
private hospital
psychiatric hospital
public hospital
public art gallery
public library
public museum
religious library or reading room

Royal Conservatory of Music
seminary or religious
mission
technical school
vocational school
(iv) RETAIL AND SERVICE SHOPS
auctioneer's premises $\quad * \quad \mathrm{P}$
bake-shop
barber shop
book store
box-lunch shop
butcher shop

Acc. CR QR

* q10 ql0
* $\mathrm{P} \quad \mathrm{P}$
* $\mathrm{P} \quad \mathrm{P}$
* $\mathrm{P} \quad \mathrm{P}$
* $\mathrm{P} \quad \mathrm{P}$
* $\mathrm{P} \quad \mathrm{P}$
* $\mathrm{P} \quad \mathrm{P}$
* $\quad \mathrm{P} \quad \mathrm{P}$
* $\mathrm{P} \quad \mathrm{P}$
* $\mathrm{P} \quad \mathrm{P}$
* $\mathrm{P} \quad \mathrm{P}$
* $\quad$ q24 q 24
* $\quad$ q24 $\quad$ q24
* $\quad$ q24 $q 24$
* $\mathrm{P} \quad \mathrm{P}$
* $\mathrm{P} \quad \mathrm{P}$
* $\quad \mathrm{P} \quad \mathrm{P}$
* $\mathrm{P} \quad \mathrm{P}$
* $\mathrm{P} \quad \mathrm{P}$
* $\mathrm{P} \quad \mathrm{P}$
* $\quad \mathrm{P} \quad \mathrm{P}$
* $P \quad P$
* $\mathrm{P} \quad \mathrm{P}$
* $\mathrm{P} \quad \mathrm{P}$

| branch of a bank or financial institution | * | P | P |
| :---: | :---: | :---: | :---: |
| data processing establishment | * | P |  |
| delicatessen | * | P | P |
| dressmaker's shop | * | P |  |
| dry-cleaner's distributing station | * | P | P |
| dry-cleaning shop | * | P |  |
| duplicating shop | * | P |  |
| eating establishment | * | P | P |
| florist shop | * | P | P |
| grocery shop | * | P | P |
| hardware shop | * | P | P |
| industrial computer service | * | P |  |
| ladies' hairdressing establishment | * | P | P |
| laundry shop | * | P | P |
| locksmith's or gunsmith's shop | * | P |  |
| newsstand | * | P | P |
| pawnbroker's shop | * | P |  |
| pet shop | * | P |  |
| pharmacy | * | P | P |
| photographer's shop | * | P |  |
| real estate sales office | * | P |  |
| retail store | * | P |  |
| sample or showroom | * | P |  |
| secondhand shop | * | P |  |
| security service | * | P |  |
| service and repair shop | * | P |  |
| shoe repair shop | * | P | P |
| shoe shine shop | * | P | P |
| spotting and stain removing establishment | * | P |  |
| tailor's shop | * | P | P |

tavern or public house
taxidermist shop
travel agency
upholsterer's shop
variety or smoke shop
(v) WORKSHOPS AND STUDIOS
artist's or photo-
grapher's studio
custom workshop
film or recording studio
laboratory, class $A$
motion picture studio
printing plant
radio or television broadcasting station, studio or theatre
T.V. studio
(vi) OFFICES
administrative office * q12
business office
government office
newspaper plant
office
(vii) AUTOMOBILE RELATED USES
automobile service and repair shop
automobile service station
car washing establishment
motor vehicle repair
shop, class $A$
parking lot
parking spaces
parking station
private parking garage
sales or hire garage
taxicab stand or station

Acc. CR QR

* $\mathrm{P} \quad \mathrm{P}$
* P
* P
* $\mathbf{P}$
* $\mathrm{P} \quad \mathrm{P}$
* $\quad \mathrm{P}$
* $\mathbf{P}$
* $\quad \mathrm{P}$
* $\quad \mathbf{P}$
* $\quad \mathrm{P}$
* q11
* $\quad \mathrm{P}$
* $\quad \mathbf{P}$
* P
* $\quad$ P q 13
* P
* $\quad \mathbf{P}$
* $\quad \mathbf{P}$
* $\quad \mathbf{P}$
* $\quad \mathrm{P}$
* $\quad \mathrm{P}$
* $\quad \mathrm{P}$
* q 14
* $\quad \mathrm{P}$
* $\quad \mathrm{P}$
* $\quad \mathrm{P}$
* $\quad \mathbf{P}$
Acc. CR ..... QR
(viii) SIGNS
church bulletin board - one ..... q15
directional sign or signs ..... q15
including the name of theproprietor
facial sign - one or more ..... q16
free-standing sign - one or ..... q17
more
non-illuminated no- ..... q19
trespassing, safety orcaution sign - one
non-illuminated real ..... q18
estate sign - one
non-illuminated sign - one ..... q20
sign indicating the name ..... q21and profession of aphysician or dentist - onesigns in the case ofPapartment houses that arepermitted by section
7(3) PART X 1 (vi)
temporary or non- ..... q23illuminated signwall sign, window sign,projecting sign, groundsign, banner sign orother sign, notice oradvertising device(ix) WAREHOUSING AND STORAGE
cold storage locker plantP
(x) MISCELLANEOUS USES

| animal hospital | $*$ | P |
| :--- | :--- | :--- |
| commercial bakery | $*$ | P |
| commercial school | $*$ | P |
| craft school | $*$ | P |
| hotel | $*$ | P |
| massage establishment | $*$ | P |
| tourist or guest home | $*$ | P |
| trade school | $*$ | P |
| undertaker's <br> establishment |  | P |establishment

## (2) QUALIFICATIONS TO BE COMPLIED WITH BEFORE CERTAIN USES ARE PERMITTED IN MIXED-USE DISTRICTS

1. One or more dwelling units in a building is a permitted use in CR districts provided the building contains uses permitted in CR districts.
2. One or more dwelling units in a building is a permitted use in QR districts provided the building contains uses permitted in QR districts.
3. A crisis care facility is a permitted use in CR and QR districts provided:
(i) it occupies the whole of a fully detached building; or
(ii) in the case of a mixed use building, it occupies the whole of the residential portion of the building; and
(iii) it is at least 245 metres from a residential care facility in an R district.
4. One or more dwelling rooms in a building is a permitted use in CR districts provided the building is used for purposes permitted in CR districts.
5. One or more dwelling rooms in a building is a permitted use in QR districts provided the building is used for purposes permitted in QR districts.
6. A residential care facility is a permitted use in CR and QR districts provided:
(i) it occupies the whole of a fully detached building; and
(ii) it is at least 245 metres from another residential care facility.
7. A private garage or parking station is a permitted use in CR districts provided it is incidental and subordinate to and on the same lot as any of the following residential uses:
(i) Housing comprising dwelling units
senior citizens' housing, single persons' housing, one or more dwelling units in a building containing uses permitted in CR districts; a one-family dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, a converted dwelling house, row housing, an apartment house;
(ii) Shared housing containing dwelling rooms
one or more dwelling rooms in a building used for purposes permitted in CR districts; a nursing home, convalescent home or rest home; a residential care facility occupying the whole of a fully detached building, provided it is at least 245 metres from another residential care facility; a crisis care facility that occupies the whole of a fully detached building or, in the case of a mixed-use building, occupies the whole of the residential portion of the building, provided it is at least 245 metres from a residential care facility in an R district;
a monastery, a nunnery or religious retreat, a residence owned and controlled by The Salvation Army, Y.M.C.A., Y.W.C.A., Y.M.H.A., or Y.W.H.A.; a boarding or lodging house; a home for the aged; a hostel; a university residence.
8. A private garage or parking station is a permitted use in QR districts provided it is incidental and subordinate to and on the same lot as any of the following residential uses:
(i) Housing comprising dwelling units
senior citizens' housing, single persons' housing, one or more dwelling units in a building containing uses permitted in a QR district; a one-family dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, a converted dwelling house, row housing, an apartment house;
(ii) Shared housing containing dwelling rooms
one or more dwelling rooms in a building used for purposes permitted in QR districts; a nursing home, convalescent home or rest home; a residential care facility occupying the whole of a fully detached building, provided it is at least 244 metres from another residential care facility; a crisis care facility that occupies the whole of a fully detached building or, in the case of a mixed-use building, occupies the whole of the residential portion of the building, provided it is at least 244 metres from a residential care facility in an R district; a monastery, a nunnery or religious retreat; a residence owned or operated by a university, a public hospital, The Salvation Army, Y.M.C.A., Y.W.C.A., Y.M.H.A., or Y.W.H.A.; a boarding or lodging house, a home for the aged; a hostel; a university residence.
9. The premises of a charitable institution, non-profit institution or other community or social agency are permitted uses in CR and QR districts provided they are used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services.
10. A doctor's office is a permitted use in CR and $Q R$ districts provided it is in a building operated by or on behalf of one or more of the following institutions: a private hospital; a public hospital; a psychiatric hospital; or facilities operated by the Alcoholism and Drug Addiction Research Foundation.
11. A printing plant is a permitted use in CR districts provided not more than 10 persons are employed.
12. An administrative office is a permitted use in $C R$ districts provided it is an administrative office of a non-profit institution of a religious, educational, recreational, fraternal or philanthropic nature.
13. A government office is a permitted use in QR districts provided it is on a lot within the Central Core.
14. Parking spaces are a permitted use in CR districts provided the spaces are in a structure the highest point of the roof of which is below grade.
15. One church bulletin board and/or a directional sign or signs including the name of the proprietor are permitted uses in QR districts provided the sign or signs do not exceed one square metre in area.
16. One or more facial signs are a permitted use in $Q R$ districts provided they are on a non-residential building other than on a private parking garage indicating the nature of the occupancy or occupancies of the building provided:
(i) the sign, if illuminated, is of a non-flashing type;
(ii) the sign consists only of letters not exceeding 500 millimetres in height;
(iii) no portion of the sign projects above the roof of the building in the case of a flat-roofed building or above the eaves in the case of a pitched-roof building and in no event more than 7.5 metres above grade;
(iv) no sign projects more than 500 millimetres out from the wall upon which it is erected or displayed;
(v) no sign is erected or displayed other than on the main front wall of the building, except that where the building is on a corner lot one non-illuminated facial sign complying with subparagraphs (ii), (iii) and (iv) may be erected and displayed on the side of the building facing the flank of the lot.
17. One or more free-standing signs are a permitted use in $Q R$ districts provided:
(i) the signs are on the same lot as a non-residential building, other than a private parking garage, indicating the nature of the occupancy or occupancies of the building,
(ii) in the case of an inside lot, not more than one sign may be between the front lot line and the main wall of the building opposite the front lot line, provided the distance between the front lot line and the main wall is at least 7.5 metres, and not more than one sign may be erected between the rear lot line and the main wall of the building opposite the rear lot line where the rear lot line coincides with a street line and provided the distance between the rear lot line and the main wall is at least 7.5 metres;
(iii) in the case of a corner lot, one sign, in addition to the signs referred to in subparagraph (ii), may be erected between the main wall of the building opposite a flank of the lot and the flank, provided the distance between the flank and the main wall is at least 7.5 metres;
(iv) no sign is closer to a street than three metres;
(v) no sign exceeds 1.5 square metres in area, is more than 305 millimetres thick or exceeds a height of one metre, excluding supports, which shall not exceed 0.60 metres in height;
(vi) the sign, if illuminated, has soft internal illumination and is of a non-flashing type;
(vii) the sign is inscribed only with letters, symbols or numbers, or with all or any of them, not exceeding 230 millimetres in height;
(viii) the sign is constructed of masonry, tile, plastic, stainless steel or other rust-proof metal, or of all or any of them.
18. One non-illuminated real estate sign is a permitted use in QR districts provided it does not exceed 0.5 square metres in area advertising the sale, rental or lease of the building or structure on the lot or of the lot itself.
19. One non-illuminated no-trespassing, safety or caution sign is a permitted use in $Q R$ districts provided it does not exceed 0.20 square metres in area.
20. One non-illuminated sign is a permitted use in QR districts provided it does not exceed 0.5 square metres in area advertising an application to the Corporation for an amendment to this by-law.
21. One sign indicating the name and profession of a physician or dentist is a permitted use in QR districts provided it does not exceed 0.2 square metres in area.
22. A temporary, non-illuminated sign is a permitted use in QR districts provided it does not exceed 2.5 square metres in area, advertising the sale, rental or lease of a building other than a private parking garage or space therein.
23. A union hall, a public art gallery, a public library and a public museum are permitted uses in CR districts provided the non-residential gross floor area of any one of those uses does not exceed 1394 square metres.
24. A public art gallery, a public library and a public museum are permitted uses in QR districts provided the non-residential gross floor area of any one of those uses does not exceed 1394 square metres.
25. A public art gallery, a public library and a public museum are permitted uses in CR and QR districts provided the non-residential gross floor area of any one of those uses exceeds 1394 square metres.

## (3) REGULATIONS APPLYING TO MIXED-USE DISTRICTS

PART I - DENSITY

1. Maximum non-residential gross floor area: non-residential and mixed-use buildings: L zones
(a) No person shall, on a lot in an L0.5, LO.6, L1, L1.5, L2, L2.5, L3, L4, L4.5, L5, L6, L7, or L8 zone, ereet or use in a CR or QR distriet a non-residential building or mixed-use building having a greater non-residential gross floor area, than as follows:
Zone Maximum Non-Residential Gross Floor Area
L0.5 0.5 times the area of the lot
L0.6 0.6 times the area of the lot
L1 I times the area of the lot
L1.5 1.5 times the area of the lot
L2 2 times the area of the lot
L2.5 2.5 times the area of the lot
L3 3 times the area of the lot
L4 4 times the area of the $l o t$
L4.5 4.5 times the area of the lot
L5 5 times the area of the lot
L6 6 times the area of the lot
L7 7 times the area of the lot
L8 8 times the area of the lot.
(b) Paragraph (a) does not prevent the ereetion or use of an addition for residential purposes to a building that contains a greater non-residential gross floor area than that permitted by paragraph (a) provided:
(i) the building was lawfully on the lot on January 31, 1976;
(ii) the non-residential gross floor area erected and used on the lot does not exceed the non-residential gross floor area that was contained in the building erected on the lot on January 31, 1976; and
(iii) the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the building and
B. 100 times the number of dwelling units on the lot
does not exeeed the product of
C. a number equal to the number of square metres eomprising the area of the lot multiplied by
D. the applieable constant for the density zone in whieh the lot is loeated, set out in regulation 3(a).
2. Maximum number of dwelling units: residential and mixed-use buildings: $U$ zones
(a) No person shall, on a lot in a U100, U150, U200, U250, U300, U350, U400 or U480 zone, erect or use a residential building or mixed-use building having a greater number of dwelling units than as follows:
U100 zone
100 dwelling units per hectare
of lot area or one dwelling
unit for every 100 squarc
metres of lot area

| U150 zone | 150 | dwelling units per hectare <br> of lot area or one dwelling <br> unit for every 67 square <br> metres of lot area |
| :---: | :---: | :--- |
| U200 zone | 200 | dwelling units per hectare <br> of lot area or one dwelling <br> unit for every 50 square <br> metres of lot area |
| U250 zone | 250dwelling units per hectare <br> of lot area or one dwelling <br> unit for every 40 square <br> metres of lot area |  |
| U300 zone | 300 | dwelling units per hectare <br> of lot area or one dwelling <br> unit for every 34 square <br> metres of lot area |
| U350 zone | 350 | dwelling units per hectare <br> of lot area or one dwelling <br> unit for every 29 square <br> metres of lot area |
| U480 zone | 400 | dwelling units per hectare <br> of lot area or one dwelling <br> unit for every 25 square <br> metres of lot area |
| 480dwelling units per hectare <br> of lot area or one dwelling <br> unit for every 21 square <br> metres of lot area. |  |  |

( h$)$ Paragraph (a) does not prevent the erection and use of a residential building on a lot in a U200 zone in Knox-Eastern containing a greater number of dwelling units than that permitted by paragraph (a), provided the area of the lot does not exceed 335 square metres, and the residential gross floor area does not exceed 2.0 times the area of the lot.
3. Mixing formula: mixed-use buildings: maximum non-residential gross floor area, maximum number of units and maximum residential density
(a) Subject to paragraph (b), no person shall, on a lot in a U100, U150, U200, U250, U 300 , U350, U400 or U480 zone, erect or use a mixed-use building where the sum of
(i) a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
(ii) 100 times the number of dwelling units in the mixed-use building
is greater than the product of
(iii) a number equal to the number of square metres comprising the area of the lot multiplied by
(iv) the constant prescribed below for the density zone in which the lot is located:

| Density Zone | Constant |  |
| :--- | :---: | :---: |
| L0.5 | U100 | 1.5 |
| L1 | U100 | 1.5 |
| L2 | U100 | 2.0 |
| L1 | U150 | 2.0 |
| L2 | U150 | 2.5 |
| L2.5 | U100 | 3.0 |
| L3 | U150 | 3.0 |
| L2 | U200 | 3.5 |
| L1.5 | U250 | 3.5 |
| L1 | U300 | 4.0 |
| L2 | U300 | 4.0 |
| L1 | U350 | 4.0 |
| L2 | U350 | 4.0 |
| L3 | U350 | 4.0 |
| L4 | U350 | 4.0 |
| L5 | U480 | 5.0 |
| L4.5 | U350 | 6.5 |
| L4.5 | U480 | 7.8 |
| L8 | U480 | 8.0 |
| L8 | U400 | 12.0 |
|  |  |  |

provided:
(i) the non-residential gross floor area in the mixed-use building does not exceed the non-residential gross floor area permitted to be erected or used on the lot on which the building is erected, by regulation l(a) or (b); and
(ii) the number of dwelling units in the mixed-use building does not exceed the number of dwelling units permitted to be erected or used on the lot on which the building is erected, by regulation 1 (b) or 2.
(b) Notwithstanding paragraph (a), no person shall, on a lot in a U150 or U200 zone in Kensington, erect or use a mixed-use building where the sum of
(i) a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
(ii) 100 times the number of dwelling units in the mixed-use building
is greater than the product of
(iii) a number equal to the number of square metres comprising the area of the lot multiplied by
(iv) the constant prescribed below for the density zone in which the lot is located,
provided:
(v) the non-residential gross floor area in the mixed-use building does not exceed the non-residential gross floor area permitted to be erected or used on the lot on which the building is erected by regulation 1(a) or (b); and
(vi) the number of dwelling units in the mixed-use building does not exceed the number of dwelling units permitted to be erected or used on the lot on which the building is erected by regulation 1 (b) or 2.

Density Zone
L1 U200
L2 U150
L2 U200

Constant
2.0
2.0
2.5
(c) Notwithstanding paragraph (a), no person shall, on a lot in a U200 zone in KnoxEastern, erect or use a mixed-use building where the sum of
(i) a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
(ii) 100 times the number of dwelling units in the mixed-use building
is greater than the product of
(iii) a number equal to the number of square metres comprising the area of the lot multiplied by
(iv) the constant prescribed below for the density zone in which the lot is located,
provided:
(v) the non-residential gross floor area in the mixed-use building does not exceed the non-residential gross floor area permitted to be erected or used on the lot on which the building is erected by regulation $1(\mathrm{a})$ or (b); and
(vi) the number of dwelling units in the mixed-use building does not exceed the number of dwelling units permitted to be erected or used on the lot on which the building is erected by regulation $1(\mathrm{~b})$ or 2 .

Density Zone Constant
L2 U200
2.5
(d) Notwithstanding paragraph (a), no person shall, on a lot in Niagara, erect or use a mixed-use building where the sum of
(i) a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
(ii) 100 times the number of dwelling units in the mixed-use building
is greater than the product of
(iii) a number equal to the number of square metres comprising the area of the lot multiplied by
(iv) the constant prescribed below for the density zone in which the lot is located
provided:
(v) the non-residential gross floor area in the mixed-use building does not exceed the non-residential gross floor area permitted to be erected or used on the lot on which the building is erected by regulation $1(1)$ or (b); and
(vi) the number of dwelling units in the mixed-use building does not exceed the number of dwelling units permitted to be erected or used on the lot on which the building is erected by regulation $1(\mathrm{~b})$ or 2 .

| Density Zone | Constant |
| :--- | :---: |
| L2 U200 | 2.5 |

(e) Notwithstanding paragraph (a), no person shall, on a lot in King-Spadina, erect or use a mixed-use building where the sum of
(i) a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
(ii) 100 times the number of dwelling units in the mixed-use building
is greater than the product of
(iii) a number equal to the number of square metres comprising the area of the lot multiplied by
(iv) the constant prescribed below for the density zone in which the lot is located
provided:
(v) the non-residential gross floor area in the mixed-use building does not exceed the non-residential gross floor area permitted to be erected or used on the lot on which the building is erected by regulation 1(1) or (b); and
(vi) the number of dwelling units in the mixed-use building does not exceed the number of dwelling units permitted to be erected or used on the lot on which the building is erected by regulation $l(b)$ or 2 .
Density Zone
L2 U200
Constant
2.5
4. Exception: dwelling rooms: residential and mixed-use buildings: certain U zones

No person shall erect or use a residential building or a mixed-use building containing dwelling rooms on a lot in a U100, U150, U200, U250, U300, U350, U400 or U480 zone, in which the aggregate of the number of dwelling rooms and of the number of dwelling units in the building exceeds the number of dwelling units permitted by regulations 2 and 3(a) in the zone in which the lot is located.
5. Exception: revised mixing formula for certain U zones: South-East Spadina

Notwithstanding regulation 3(a), no person shall, in a U150, U200 or U250 zone in South-East Spadina, erect or use a mixed-use building where the sum of
(i) a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
(ii) 100 times the number of dwelling units in the mixed-use building is greater than the product of
(iii) a number equal to the number of square metres comprising the area of the lot multiplied by
(iv) the constant prescribed below for the density zone in which the lot is located.
Density Zone Constant

L1 U150 1.5
L1 U200 2.5
L2 U200 2.5
L2.5 U150 3.0
L2 U250 3.5
6. Exception: additional dwelling units: residential and mixed-use buildings: assisted housing program

Regulations 2 and 3(a) do not prevent the erection or use of a residential building or a mixed-use building containing a greater number of dwelling units than that permitted by those regulations provided:
(i) the owner of the lot agrees with the Corporation pursuant to section 5 of The City of Toronto Act, 1975, as amended from time to time, to provide the additional dwelling units for the purposes of an assisted housing program;
(ii) the number of the additional dwelling units does not exceed one $d$ welling unit for every four dwelling units permitted by regulations 2 and 3(a); and
(iii) the building is not in an L8 U400 zone.
7. Exception: additional dwelling units: residential and mixed-use buildings: senior citizens' housing
(a) Regulations 2 and 3(a) do not prevent the erection or use on a lot of a residential building or a mixed-use building containing a greater number of dwelling units than that permitted by those regulations, provided:
(i) the dwelling units in the building are owned by or leased to a government agency exclusively for the purpose of senior citizens' housing;
(ii) the number of $d$ welling units in the building does not exceed the number specified below for the density zone in which the lot is located:

Density
Zone
L0.5 U100 and
L1 U100

L2 U100 and
L1 U150

Number of Senior Citizens
Housing Dwelling Units
375 dwelling units per hectare of lot area or one dwelling unit for every 27 square metres of lot area

500 dwelling units per hectare of lot area or one dwelling unit for every 20 square metres of lot area

L2 U150,
L2.5 U100 and L3 U150

U200 and 800 dwelling units per hectare U250

U300, U350, U400 and
U480

625 dwelling units per hectare of lot area or one dwelling unit for every 16 square metres of lot area of lot area or one dwelling unit for every 12.5 square metres of lot area

1,000 dwelling units per hectare of lot area or one dwelling unit for every 10 square metres of lot area; and
(iii) in the case of a mixed-use building, the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
B. 44 times the number of dwelling units in the mixed-use building
does not exceed the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. the constant prescribed below for the density zone in which the lot is located:

Density Zone
L0.5 U100 and L1 U100
L2 U100 and L1 U150
L2 U150, L2.5 U100
and L3 U150
U200 and U250
U300, L1 U350, L2 U350, L3 U350 and L4 U350
L5 U480
L4.5 U350 and L4.5 U480
L8 U480
L8 U400
5.0
7.8
8.0

Constant
2.0
2.5
3.0
3.8
4.7

12.0
provided:
A. the non-residential gross floor area in the mixed-use building does not exceed the non-residential gross floor area permitted by regulation 1(a) to be erected or used on the lot on whieh the building is ereeted; and
B. the number of dwelling units in the mixed-use building does not exceed the number of dwelling units permitted by subparagraph (ii) to be ereeted or used on the lot on which the building is erected.
(b) Paragraph (a) does not apply to Knox-Eastern.
8. Exception: additional dwelling units: residential building: $C R$ distriets: eertain $U$ zones
Regulations 2, 3(b) and 5 do not prevent the erection or use, on a lot in a CR district that is a U100, U150, U200 or U250 zone, of a residential building containing a greater number of dwelling units than otherwise permitted by those regulations provided the residential gross floor area, exeluding any portion thereof comprising recreation space required by any other provision of this by-law, does not exceed the residential gross floor area prescribed below for the density zone in which the lot is loeated having the eonstant set out opposite thereto.

| Density <br> Zone | Constant |
| :--- | :--- |
| L0.5 U100 | 1.5 times the lot area |
| L0.5 U250 | 2.5 times the lot area |
| L1 U100 | 1.5 times the lot area |
| L1 U150 | 2.0 times the lot area |
| L1 U150 | 1.5 times the lot area |
| L1 U200 | 2.5 times the lot area |
| L1 U200 | 2.0 times the lot area |
| L1.5 U100 | 1.5 times the lot area |
| L1.5 U150 | 2.0 times the lot area |
| L1.5 U200 | 2.5 times the lot area |
| L2 U100 | 2.0 times the lot area |
| L2 | U150 |

Residential Gross
Floor Area
1.0 times the lot area
2.5 times the lot area
1.0 times the lot area
1.5 times the lot area
1.5 times the lot area
2.0 times the lot area
2.0 times the lot area
1.0 times the lot area
1.5 times the lot area
2.0 times the lot area
1.0 times the lot area
1.5 times the lot area

| L2 | U150 | 2.0 times the lot area | 1.5 times the lot area |
| :--- | :--- | :--- | :--- |
| L2 | U200 | 2.5 times the lot area | 2.0 times the lot area |
| L2 | U200 | 2.0 times the lot area | 2.0 times the lot area |
| L2 | U250 | 3.0 times the lot area | 2.5 times the lot area |
| L2.5 U100 | 3.0 times the lot area | 1.0 times the lot area |  |
| L2.5 U150 | 3.0 times the lot area | 1.5 times the lot area |  |
| L2.5 U200 | 2.5 times the lot area | 2.0 times the lot area |  |
| L3 | U150 | 3.0 times the lot area | 1.5 times the lot area |
| L3 | U200 | 3.0 times the lot area | 2.0 times the lot area |
| L3 | U250 | 3.0 times the lot area | 2.5 times the lot area |

9. Exception: additional dwelling units: mixed-use building: CR districts: certain U zones
Regulations 2, 3(a) and (b) and 5 do not prevent the erection or use, on a lot in a CR district that is a U100, U150, U200 or U250 zone of a mixed-use building containing a greater number of dwelling units than otherwise permitted by such paragraphs, provided:
(i) the residential gross floor area, excluding any portion thereof comprising recreation space required by any other provision of this by-law, does not exceed the residential gross floor area prescribed by regulation 8 for the density zone in which the lot is located; and
(ii) the sum of the residential gross floor area determined pursuant to subparagraph (i) plus the non-residential gross floor area specified in regulation 1(a) for the zone in which the lot is located does not exceed the mixing formula constant prescribed by regulation 8 for the density zone applicable to the area in which the lot is located, times the area of the lot.
10. Exception: additional residential gross floor area: residential and mixed-use building: CR district: assisted housing program
Regulations 8 and 9 do not prevent the erection or use of a residential building or a mixed-use building containing a greater residential gross floor area than that permitted by those regulations, provided:
(i) the owner of the lot agrees with the Corporation, pursuant to section 5 of The City of Toronto Act, 1975, as amended from time to time, to provide the additional residential gross floor area for the purposes of an assisted housing program; and
(ii) the amount of the additional residential gross floor area does not exceed 25 per cent of the residential gross floor area permitted on the lot by regulations 8 or 9 , as the case may be.
11. Exception: additional non-residential gross floor area: non-residential and mixed-use buildings: community services and facilities, hotels and pedestrian walkways: sitting areas and washrooms: CR district
Regulations 1(a), 3(a), 9 and 23 do not prohibit the use, or erection of a building or structure on a lot in a CR district having a greater non-residential gross floor area than that permitted by those regulations in a non-residential building or in a mixed-use building in the zone in which the lot is located provided:
(i) the additional non-residential gross floor area is used for one or more of the following uses:
a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and
swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres; a use that is accessory to any of the foregoing uses;
and does not exceed the relevant floor area as set out below:

| Density <br> Zone | Additional Non-Residential <br> Gross Floor Area |
| :--- | :--- |
| U100, U150, U200 <br> and U250 | 0.2 times the area of the lot |
| U300, L1 U350, | 0.4 times the area of the lot |
| L2 U350, and |  |
| L3 U350 |  |

or
(ii) the building is on a lot in a U300, U350 or U480 zone and the additional nonresidential gross floor area is used for the purposes of a hotel provided the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the building and
B. $\quad 100$ times the number of dwelling units in the building
does not exceed the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. the constant prescribed below for the density zone in which the lot is located:

Density Zone
U200 and U250
U300
L1 U350 and L2 U350
L4.5 U350
L4.5 U480 3.5 4.0 4.06.5
or
(iii) the building is on a lot within the Central Core and the additional non-residential floor area is used for the purposes of
A. one or more pedestrian walkways that:
I. provide direct access between streets, parks, public buildings, and/or other public spaces or between such space and a similar walkway in an adjacent building, a common outdoor space or a T.T.C. subway station; and
II. are within five metres of grade; and
III. are no narrower than three metres at any point; and
IV. are not used for commercial purposes, including hotel lobbies, retail areas, commercial display areas or other rentable space; or
B. one or more washrooms or sitting areas that have access to those walkways.
12. Exception: additional non-residential gross floor area: non-residential and mixed-use buildings: street-related retail and service uses: certain $U$ zones
(a) Notwithstanding regulations 1 (a), 3 (a) and 23 , no person shall erect or use a building or structure on a lot in an L4.5 or L8 zone in which the non-residential gross floor area, used for one or more of the following uses:
(i) a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop, a newsstand, a hardware shop; a branch of a bank or financial institution; an eating establishment, a box lunch shop, a tavern or public house; a shoe repair shop, a tailor's shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop; a personal grooming establishment, a book store, a florist shop;
(ii) a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop, a pet shop, a real estate sales office; a photographer's shop, a travel agency; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment; a duplicating shop, an industrial computer service, a data processing establishment, a security service;
(iii) an office, a government office, a business office, a newspaper plant, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal or philanthropic nature;
(iv) a custom workshop, a laboratory Class A, an artist's or photographer's studio, a film or recording studio, a motion picture studio, a T.V. studio, a printing plant in which not more than 10 persons are employed;
(v) a billiard or pool room, a bowling alley, a private art gallery, a club, a place of amusement, commercial baths; and
(vi) an automobile service station, a taxicab stand or station, a parking lot, a parking station, a private parking garage, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class $A$, an automobile service and repair shop;
exceeds the amount prescribed for the density zone in which the lot is located by the following table.

Density Zone
L4.5 zone

L8 zone

Maximum Non-Residential
Gross Floor Area
4.2 times the area of the lot
7.7 times the area of the lot
(b) Paragraph (a) does not prevent the erection or use of non-residential gross floor area for commercial purposes additional to that permitted by paragraph (a) on a lot in an L4.5 or L8 zone where the lot contains street-related retail and service uses, provided the additional floor area does not exceed the lesser of:
(i) 0.3 times the area of the lot or
(ii) the floor area determined by the following formula:
the aggregate length of the portions of the frontages of the lot that face street-

Floor Area equals -\begin{tabular}{cc}
1 <br>
x <br>
2

$\frac{\text { related retail and services uses }}{}$

the aggregate length of the <br>
frontages of the lot

$\quad$

arca <br>
of the <br>
lot.
\end{tabular}

(c) For the purposes of this regulation, a frontage of a lot faces street-related retail and service uses if the exterior wall of the portion of the building that contains the street-related retail and service uses is at an angle of divergence from the frontage of not more than 85 degrees.
13. Exception: rcstriction on non-residential gross floor area: L4.5 zones
(a) Notwithstanding regulations 1(a) and 3(a), no person shall erect a building on a lot in an L4.5 zone in the Central Area in which the non-residential gross floor area used for the purposes referred to in regulation 12(a) exceeds 46500 square metres.
(b) Paragraph (a) does not prevent the erection or use of a mixed-use building on a lot in an L4.5 zone in which the non-residential gross floor area used for commercial purposes exceeds 46500 square metres, provided the number of dwelling units in the building is not less than that required by the following table.

| Non-Residential Gro | M |
| :---: | :---: |
| Floor Area of Commercial | Number of Dwelling |
| Uses in the Building | Units in the Building |
| not greater than 2.0 times the area of the lot | 110 dwelling units per hectare of lot area |
| greater than 2.0 times but not greater than 3.0 times the area of the lot | 215 dwelling units per hectare of lot area |
| greater than 3.0 times but not greater than 4.5 times the area of the lot | 325 dwelling units per hectare of lot area |

14. Exception: dwelling rooms: mixed-use building

Regulations 11, 12 and 13 do not prevent the erection of a mixed-use building containing dwelling rooms provided the aggregate number of $d$ welling rooms and dwelling units in the building does not exceed the number of dwelling units permitted by regulations 11,12 and 13 .
15. Exception: restriction on non-residential gross floor area for certain uses: CR L2 U350 zone within defined area

Notwithstanding regulations 1(a) and 3(a), on a lot in a CR L2 U350 zone within the area bounded by Gerrard Street, Jarvis Street, Queen Street East and Yonge Street, no person shall erect or use a non-residential building or a mixed-use building in which the portion of the non-residential gross floor area used for offices, administrative offices of a non-profit institution of a religious, educational, recreational, fraternal or philanthropic nature, government offices, and business office s exceeds 0.5 times the area of the lot.
16. Exception: saving provision for certain buildings existing before certain dates
(a) Notwithstanding regulations 1 (a), 3(a), 11, 12, 13, 14 and 15 , a building or structure on a lot in a CR district that has a greater non-residential gross floor area than that permitted by those regulations may be used for any purpose or purposes permitted in the district in which the lot is located, provided:
(i) the gross floor area of the building or structure does not exceed the amount permitted to be on the lot on the applicable date in paragraph (b)(i);
(ii) the building or structure was lawfully on the lot on the applicable date in paragraph (b)(ii);
(iii) the non-residential gross floor area of the building or structure does not exceed the non-residential gross floor area lawfully on the lot on the applicable date in paragraph (b)(ii); and
(iv) in the case of a lot in an L4.5 or L8 zone in the Central Core, the aggregate length of the portions of the frontages of the lot that face street-related retail and service uses is not less than the lesser of the aggregate length of those portions on January 31, 1976 or 60 per cent of the aggregate length of the frontages of the lot.
(b) (i) For the purpose of paragraph (a)(i), the applicable date is as follows: in the case of lots in the Central Area, December 15, 1974.
(ii) For the purposes of paragraph (a)(ii),(iii) and (iv), the applicable date is as follows:
in the case of lots in the Central Area, January 31, 1976.
17. Exception: additional non-residential gross floor area: non-residential and mixed-use buildings: community services and facilities and pedestrian walkways, sitting areas and washrooms: QR district
(a) Regulations 1(a) and 3(a) do not prevent the erection or use of a non-residential building or a mixed-use building on a lot in a QR district having a greater nonresidential gross floor area than that permitted by those regulations, provided:
(i) the additional non-residential gross floor area is used for one or more of the following uses:
a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A; a day nursery, a nursery school, a playlot, a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres; any use that is accessory to a use otherwise permitted by this subparagraph; and
(ii) the additional non-residential gross floor area does not exceed the applicable floor area for the density zone in which the lot is located, as set out below.

Density
Zone
L1 U150 and
L2 U150
L2 U350,
L3 U350
and L4 U350
$\begin{array}{ll}\text { L5 U480 } \\ \text { L8 U480 } & 0.5 \text { times the area of the lot } \\ 0.8 \text { times the area of the lot }\end{array}$
(b) Regulations 1(a) and 3(a) do not prohibit the erection or use of a non-residential building or a mixed-use building on a lot in a QR district having a greater nonresidential gross floor area than that permitted by those regulations, provided:
(i) the lot is within the Central Core; and
(ii) the additional non-residential gross floor area is used for the purposes of one or more internal pedestrian walkways that:
A. provide direct access between streets, parks, public buildings, and/or other public spaces or between such space and a similar walkway in an adjacent building, a common outdoor space or a T.T.C. subway station; and
B. are within five metres of grade; and
C. are no narrower than three metres at any point; and
D. are not used for commercial purposes, such as, but not limited to, hotel lobbies, retail areas, commercial display areas or other rentable space; or
(iii) the additional non-residential gross floor area is used for the purposes of one or more washrooms or sitting areas that have access to a pedestrian walkway described in subparagraph (ii); or
(iv) part of the additional non-residential gross floor area is used for the purposes referred to in subparagraph (ii) and part is used for the purposes referred to in subparagraph (iii).
18. Exception: additional dwelling rooms as part of a university residence: residential building: QR district
Regulations 2 and 4 do not prevent the erection or use of a residential building on a lot in a QR district that contains a greater number of dwelling rooms than that permitted by regulation 2, provided:
(i) the dwelling rooms are used for the purpose of a university residence;
(ii) the residential gross floor area does not exceed the amount prescribed below for the density zone in which the lot is located:

Density Zone
U150
U350 and U480

Residential Gross Floor Area
2.0 times the area of the lot
4.0 times the area of the lot;
and
(iii) the density of dwelling rooms does not exceed the amount prescribed below for the density zone in which the lot is located:

| Density Zone | Density of Dwelling Rooms |
| :--- | ---: |
| U150 | 625 dwelling rooms per hectare |
| U350 and U480 | 1000 dwelling rooms per hectare. |

19. Exception: additional dwelling rooms as part of a university residence: mixed-use building: QR district

Regulations 2, 3(a) and 4 do not prevent the erection or use of a mixed-use building that includes a university residence on a lot in a QR district that contains a greater number of dwelling rooms than that permitted by regulations 2 and 3(a), provided:
(i) the dwelling rooms are used for the purpose of university residence;
(ii) neither the residential gross floor area nor the sum of the residential gross floor area and the non-residential gross floor area exceeds the amounts prescribed below for the density zone in which the lot is located:

|  | Sum of Residential <br> Gross Floor Area <br> and Non-Residential |  |
| :--- | :--- | :--- |
| Density Zone | Floor Area <br> Gross Floor Area |  |
| L2 U150 | 1.5 times the area <br> of the lot | 2.5 times the area <br> of the lot |
| L2 U350 <br> and L3 U350 | 3.5 times the area <br> of the lot | 4.7 times the area <br> of the lot |
| L4.5 U480 | 4.8 times the area <br> of the lot | 7.8 times the area <br> of the lot |

and provided further that the density of dwelling rooms does not exceed the maximum amount prescribed for the relevant density zone set out in regulation 18 (iii).
20. Exception: restriction on non-residential gross floor area for certain uses: $Q R$ district
(a) Where a non-residential building or a mixed-use building on a lot in a QR district has a greater non-residential gross floor area than that permitted by regulations 1(a), 3(a) or 21, none of those regulations prevents the use of the building for a purpose or purposes permitted in a QR district, provided:
(i) the building was lawfully on the lot on January 31, 1976;
(ii) the non-residential gross floor area of the building does not exceed the amount lawfully on the lot on January 31, 1976; and
(iii) the part of the non-residential gross floor area used for any of the following uses:
a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop; a newsstand, a hardware shop; a branch of a bank or financial institution; an eating establishment, a box lunch shop, a tavern or public house, a shoe repair shop, a tailor's shop, a dry-cleaning shop, a dry-cleaner's distribution station, a laundry shop; a personal grooming establishment, a book store, a florist shop;
does not exceed the greater of the floor area so used on January 31, 1976 and an amount equal to 0.3 times the area of the lot.
(b) Notwithstanding the other provisions of this by-law, where a building on a lot in a QR district in the Central Core was used, either in whole or part, for offices, governinent offices or for administrative offices of a non-profit institution on January 31, 1976, the building may be used for any office purposes, provided the maximum gross floor area that may lawfully be used for office purposes does not exceed the gross floor area that was used or permitted to be used for the purposes of offices, government office $s$ or the administrative offices of a nonprofit institution on January 31, 1976.
21. Exception: saving provision for certain buildings existing before certain date: $Q R$ district

Notwithstanding regulations 1 (a) and 3(a), no person shall erect or use a non-residential building or a mixed-use building on a lot in a QR district in which:
(i) the part of the non-residential gross floor area used for the following local or retail service shops:
a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop; a newsstand, a hardware shop; a branch of a bank or financial institution; an eating establishment, a box lunch shop, a tavern or public house, a shoe repair shop, a tailor's shop, a dry-cleaning shop, a dry-cleaner's distribution station, a laundry shop; a personal grooming establishment, a book store, a florist shop;
exceeds 0.3 times the area of the lot; or
(ii) the floor area of the local retail or service shop exceeds 465 square metres.
22. Exception: exclusion from non-residential gross floor area of certain above grade parking areas in certain areas

Notwithstanding regulation $1(\mathrm{a})$, there shall be excluded from the calculation of nonresidential gross floor area any non-residential gross floor area above grade used for the purposes of parking and access thereto on one or more lots in the area described in this regulation, provided:
(i) the number of parking spaces provided in the area bounded by Wilcocks Street, Huron Street, Russell Street, Spadina Crescent and Spadina Avenue, does not exceed 326; and
(ii) the number of parking spaces provided in the area bounded by Bloor Street West, Devonshire Place, Hoskin Avenue and St. George Street, but excluding lands known in 1979 as 89 St. George Street, 50 Hoskin Avenue and 6,24 and 44 Devonshire Place, does not exceed 340.
23. Exception: residential buildings: mixed-use buildings: CR district in Central Core

Regulations 2, 3(a) and 5 do not prevent, in a CR district in the Central Core:
(i) a residential building having a greater number of dwelling units than permitted by those regulations up to a maximum residential gross floor area (exclusive of recreation space required by PART III 2(a)) which does not exceed a number equal to the constant, prescribed below for the density zone in which the lot is located, times the area of the lot, provided the average floor area of all dwelling units in the building is at least 50 square metres; or
(ii) a mixed-use building having a greater number of dwelling units than permitted by such paragraphs, provided:
A. the non-residential gross floor area does not exceed the non-residential gross floor area specified in regulation 1(a) for the zone in which the lot is located;
B. the average floor area of all dwelling units in the building is at least 50 square metres; and
C. the combined residential gross floor area (exclusive of recreation space required by PART III 2(a)) and non-residential gross floor area does not exceed a number equal to the constant, prescribed below for the density zone in which the lot is located, multiplied by the area of the lot.

| Density Zone | Const |  |
| :--- | :--- | :--- |
| L2 | U200 | 3.5 |
| L1.5 | U250 | 3.5 |
| L1 | U300 | 4.0 |
| L2 | U250 | 3.5 |
| L2 | U3300 | 4.0 |
| L1 | U350 | 4.0 |
| L2 | U350 | 4.0 |
| L3 | U350 | 4.0 |
| L4 | U350 | 4.0 |
| L5 | U480 | 5.0 |
| L4.5 | U350 | 6.5 |
| L4.5 | U480 | 7.8 |

24. Exception: additional dwelling units: mixed-use building: U200 zone in Knox-Eastern Regulations 2 and 3(a), (b) and (c) do not prevent the erection and use of a mixed-use building on a lot in a U 200 zone in Knox-Eastern containing a greater number of $d$ welling units than that permitted by those regulations, provided
(i) the area of the lot does not exceed 335 square metres;
(ii) the residential gross floor area does not exceed 2.0 times the area of the lot; and
(iii) the sum of the residential gross floor area and the non-residential gross floor area does not excced 2.5 times the area of the lot .

## PART II - SETBACKS

1. Main window distances

No person shall erect a residential building or a mixed-use building on a lot in a CR or QR district in which the main window of the living area of a dwelling unit or dwelling room in the building is closer than:
(i) 15 metres to the main window of the living area of another dwelling unit or dwelling room on the same lot; or
(ii) 11 metres to a window of a habitable room of another dwelling unit or dwelling room on the same lot; or
(iii) 7.5 metres to a wall, or to a lot line that is not a street line or that does not abut a public park;
provided the living area to which reference is made in this regulation does not include a room used exclusively for the purposes of a bathroom, bedroom, or kitchen.
2. Separation of buildings and structures from $R$ district
(a) No person shall, within a CR or QR district, erect or use a building or structure so that part of the building or structure, above grade, is closer than three metres to a lot wholly within an R district other than an R4 and R4A district in the Central Core.
(b) Paragraph (a) does not apply to an accessory building or structure that is four metres or less in height, measured from the natural or finishcd elevation of the ground, whichever is the lower.
3. Separation of propane tank from $R$ district

No person shall erect or use a tank for the storage of propane for sale at an automobile service station within 7.5 metres of an $R$ district unless the tank is separated from the R district by an unpierced wall or fence of non-combustible construction having a height of 1.7 metres above the level of the ground adjoining the tank.
4. Separation of detached building, accessory to a non-residential building, from residential building in abutting $R$ district
No person shall erect or use on a lot in a CR district a detached building or structure, accessory to a non-residential building or structure, that is closer than 4.5 metres to a residential building on an abutting lot in an R district.

## PART III - OPEN SPACE

1. Landscaped open space: dwelling houses
(a) No person shall on a lot erect or use a dwelling house or an addition to a $d$ welling house, other than an apartment house, in a manner so that less than 50 per cent of the area of the portion of the lot between the front lot line and the line of the main front wall of the dwelling house produced to the side lot line, is provided and maintained as landscaped open space.
(b) This regulation does not prevent:
(i) the construction or use in the portion of the $l o t$ area referred to above, of:
A. an area where parking is permitted by this by-law or by By-law 65-81, being, a by-law to authorize front yard parking, pursuant to pernits issued, within defined areas of the City, or by amendment to the bylaws; or
B. a driveway or portion thereof leading to a lawful parking facility on the lot provided the width of the driveway or portion thereof does not cxceed 2.6 metres, measured parallel to the front lot line; or
C. a cold storage cellar, stairs, landings, pedestrian or wheelchair ramps or retaining walls; or
(ii) the extension of an existing porch or platform attached to the main front wall of the dwelling house, provided no part of the porch or platform as extended projects closer to the front lot line than the original porch or platform.
2. Recreation space: residential and mixed-use buildings
(a) No person shall erect or use a residential building or a mixed-use building on a lot in a CR or QR district if the lot has less recreation space than the aggregate of
the amounts required for the dwelling rooms or dwelling units contained in the building by the following table.

Type of Dwelling Room or Dwelling Unit

## Dwelling room

Senior citizens' housing dwelling unit
Single persons' housing dwelling unit

Bachelor dwelling unit
One-bedroom dwelling unit
Two-bedroom dwelling unit
Dwelling unit containing three or more bedrooms

Recreation Space
Requirement
4.5 square metres per room

9 square metres per unit

9 square metres per unit

13 square metres per unit
16 square metres per unit
28 square metres per unit
37 square metres per unit
(b) No person shall erect or use a residential building or a mixed-use building containing dwelling units on a lot in a CR district, other than senior citizens' housing or single persons' housing, if the portion of the recreation space required by paragraph (a) that is provided on the lot as personal recreation space is less than the amounts required for each dwelling unit in the building by the following table.

Portion of Total Recreation Space Requirement to be Provided

Type of Dwelling Unit
Bachelor dwelling unit
One-bedroom
dwelling unit
Dwelling unit containing two or more bedrooms
as Personal Recreation Space
4 square metres per unit
6.5 square metres per unit

9 square metres per unit
(c) Paragraph (a) does not prevent the use of a building or structure on a lot in a R district in the Central Area having less recreation space than the amount required by paragraph (a), provided the building or structure was lawfully erected on January 31, 1976.
3. Common outdoor space: non-residential and mixed-use buildings
(a) No person shall erect or use a non-residential building or a mixed-use building on a lot in a CR or QR district in the Central Core having one or more frontages exceeding 12 metres in length, if the lot has less common outdoor space than the amount required by the following table.
Number of Frontages
of the Lot That Exceed 12 Metres In Length Common Outdoor Space Requirement

One $\quad 1.5 \%$ of the non-residential gross floor area in the building or structure or $4.5 \%$ of the area of the lot, whichever is less

Two

Three

Four or more
$3.0 \%$ of the non-residential gross floor area in the building or structure or $9.0 \%$ of the area of the lot, whichever is less
$4.5 \%$ of the non-residential gross floor area in the building or structure or $13.5 \%$ of the area of the lot, whichever is less
$6.0 \%$ of the non-residential gross floor area in the building or structure or $18 \%$ of the area of the lot, whichever is less
(b) Paragraph (a) does not prevent the erection or use of a building or structure on a lot in a CR district in the Central Core having less common outdoor space than the amount required by paragraph (a), where:
(i) the non-residential gross floor area of the building or structure to be erected on the lot is less than 625 square metres;
(ii) the lot contains a building the grade level storey of which had a floor area greater than 75 per cent of the area of the lot on the day of passing By-law 35-76; or
(iii) the building or structure was erected before the passing of By-law 35-76.

PART IV - PARKING
none
PART V - LOADING/STORAGE
none

## PART VI - PORCHES/ADDITIONS

1. Reconstruction, replacement, enclosure, etc. of existing, unenclosed one-storey verandah, etc.
This by-law, does not prevent the reconstruction, replacement, enclosure, extension or reconstruction and extension of a lawfully constructed one-storey unenclosed porch or verandah attached to a specified type of dwelling house in a CR or QR district, cxccpt land specifically excluded as set out hereinafter, provided the following qualifications are satisfied:

Form of Alteration
(i) reconstruction or replacement (total or partial) to or within the same outer limits of the existing structure;

Type of Dwelling House<br>one-family dwelling house; semi-detached dwelling house; row housing;<br>duplex dwelling house; triplex dwelling house; converted dwelling house;

(ii) enclosure: provided:
A. the permitted type of dwelling house, including the whole of the porch or verandah, was lawfully erected before October 15, 1953;
one-family dwelling house other than row housing; semi-detached dwelling house; duplex dwelling house; triplex dwelling house; converted dwelling house containing or proposed to contain not more than three dwelling units;
B. there is no enlargement of the porch or verandah;
For clarity there is to be no enclosure of a porch or verandah that has been extended.
(iii) extension or reconstruction and extension provided:
A. the porch or verandah is attached to the main front wall or main rear wall of the permitted dwelling house;
B. the dwelling house was lawfully erected before October 15, 1953;
C. the porch or verandah as extended or as reconstructed and extended, when within or projected into a required lot line setback does not extend beyond 2.5 metres from the main front wall or main rear wall, as the case may be, of the dwelling house and no part of the extension is closer to the side lot lines than the shortest distance by which the main side walls of the dwelling house are set back from their respective side lot lines;
one-family dwelling house other than row housing; semi-detached dwelling house;
duplex dwelling house; triplex dwelling house; converted dwelling house containing or proposed to contain not more than three dwelling units;
D. but in no case shall a porch or verandah attached to the main front wall of a semi-detached dwelling house be extended or reconstructed and extended so that it is set back a lesser distance from its front lot line than an existing lawfully constructed porch or verandah, attached to the main front wall of the adjoining semi-detached dwelling house, is set back from its front lot line.
North and South Rosedale is excluded from the operation of this regulation.

## PART VII - MINIMUM LOT FRONTAGE AND/OR LOT SIZE

1. Minimum lot frontage: certain types of buildings

Except as otherwise provided in a restricted area by-law passed by the Corporation before March 19, 1975, imposing minimum lot frontages, in which case the provisions of that by-law prevail, no person shall erect or use a one-family dwelling house, duplex dwelling house or triplex dwelling house on a lot having a lesser lot frontage than six metres.

For the purpose of this subsection, a one-family dwelling house includes a detached one-family dwelling house, a semi-detached dwelling house and a one-family dwelling house comprising a portion of row housing.
This regulation does not apply to a lot having a lot frontage less than that prescribed for it if a conveyance of the lot was registered before March 19, 1975.
2. Exception: minimum lot frontage: Knox-Eastern

Notwithstanding regulation 1, in Knox-Eastern, no person shall erect or use a private detached dwelling house, one-family dwelling house, duplex dwelling house, or triplex dwelling house on a lot having a lesser lot frontage than 4.5 metres.

## PART VIII - FRONTING OF BUILDINGS

1. $\quad \mathrm{CR}$ and QR non-residential buildings or structures: CR and QR districts: frontage on lane, alley, driveway or right-of-way
Where either limit of a public or private lane, alley, driveway or right-of-way constitutes the boundary or part of the boundary between a $C R$ or QR district and an R district, no person shall, in the CR or QR district, use land or erect or use a building or structure on land that fronts on the lane, alley, driveway or right-of-way for a nonresidential use permitted in a CR or QR district if the only means of access to the land is by the lane, alley, driveway or right-of-way.

PART IX - CONVEYANCE UNDER PLANNING ACT, 1983
none

## PART X - SIGNS

none

## PART XI - EXCEPTIONS TO PERMITTED USES: RESTRICTIONS ON USE

1. Dwelling units below grade: CR and QR districts
(a) Subject to paragraph (b), no person shall, in a CR or QR district, erect or use a building or structure having more than one basement or floor level below or partly below grade containing dwelling units.
(b) No person shall, in a CR or QR district, use for the purpose of a dwelling unit or living quarters, a portion of a duplex dwelling house or double duplex dwelling house the floor level of which portion is below or partly below the level of the first floor of the duplex dwelling house or double duplex dwelling house .
2. Restrictions on CR buildings and structures and non-residential uses: flankage adjoining $R$ district or separated by less than 12 metre street: CR district
Where a CR district, or a portion thereof, fronts on one street and has a flankage on another street, and the flankage either adjoins an R district or is separated therefrom by a street less than 12 metres in width, no person shall:
(i) on a lot in the CR district, erect or use a CR building or structure fronting on or gaining an entrance from the flanking street, except a service entrance, an entrance to a residential portion of the building or structure or an entrance or exit required by the Ontario Building Code, or
(ii) use the lot for a non-residential use in a CR building that gains an entrance from the flanking street.
For the purpose of determining the flankage of a CR district, or portion thereof, the boundary of the CR district, or portion of the CR district, that abuts a street and also adjoins an R district or is separated therefrom by a street less than 12 metres in width is deemed to be the flankage.

This regulation does not apply to a lot in the Central Core south of Bloor Street East and Bloor Street West.

# SECTION 9 - INDUSTRIAL DISTRICTS 

(C2, C3, C4, I1, I2, I3, I4 and IC)

## (1) PERMITTED USES

(a) No person shall, within a C2, C3, C4, I1, I2, I3, I4 or IC district, use a lot or erect or use a building or structure for any purpose except one or more of the uses where permitted by the chart in paragraph (f) and subject to qualifications where indicated.
(b) Each use permitted by the chart is subject to:
(i) the qualifications, if any, in subsection (2) to be complied with before the use is permitted;
(ii) the regulations in section 4;
(iii) the regulations in subsection (3);
(iv) the exceptions in section 11; and
(v) the exceptions in section 12;
(vi) any provision of a by-law referred to in section 13 that conflicts with a provision of this by-law; and
(vii) the exceptions (including the exceptions in section 12 and the by-laws referred to in section 13) referred to in section 15 - the Index of Exceptions - and identified as to municipal addresses.
(c) A use is permitted by the chart when the letter " P " is set in the line opposite the designation of the use but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter " P " is set.
(d) A use is permitted by the chart when the letter " $q$ " followed by a number or numbers is set in the line opposite the designation of the use but only:
(i) in the use district or districts designated at the top of the column or columns intersecting the line where the letter " $q$ " followed by a number or numbers is set; and
(ii) subject to the qualification or qualifications in subsection (2) bearing the number or numbers that follow the letter " $q$ ".
(e) Uses accessory to a use that is permitted by the chart are themselves permitted by the chart as accessory uses when an asterisk is set in the line opposite the designation of the use and in the column under the heading "Acc." but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter " $P$ " or the letter " $q$ " is set.
(f) Following is the chart:

## CHART

(a) RESIDENTIAL USES

Acc. C2 $\quad$ C3 3 C4 $41 \begin{array}{lllll}\text { I1 } & \text { I2 } & \text { I3 } & \text { I4 } & \text { IC }\end{array}$
(i) HOUSING COMPRISING DWELLING UNITS
erection or use of a $\quad \mathbf{P} \quad \mathbf{P}$ dwelling unit as accommodation for a caretaker or watchman as an accessory use to uses permitted in C2, C3 and
C4 districts
$\begin{array}{llllllll}\text { Acc. } & \mathrm{C} 2 & \mathrm{C} 3 & \mathrm{C} 4 & 11 & 12 & 13 & 14\end{array} \mathrm{IC}$
(ii) SHARED HOUSING CONTAINING DWELLING ROOMS
crisis care facility * q1 q1 q1
(b) NON-RESIDENTIAL USES
(i) PARKS, RECREATION, PLACES OF AMUSEMENT AND ASSEMBLY
athletic field other than a public park
club
commercial baths

* $\quad \mathrm{P} \quad \mathrm{P}$

P
commercial baths and swimming pool
golf course
place of amusement
playlot
private art gallery
public park
public park, including

* $\mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$
therein one or more
athletic fields, field
houses, community centres,
bleachers, open or closed swimming and wading pools, greenhouses, botanical gardens, zoological gardens, band stands, skating rinks, tennis courts, bowling greens, boat liveries, bathing stations and refreshment rooms, an ornamental structure
public playground
* $\mathrm{P} \quad \mathrm{P}$
$\begin{array}{lllllllll}\text { union hall } & * & \mathrm{P} & \mathrm{P} & \mathrm{P} & \mathrm{P} & \mathrm{P} & \mathrm{P} & \mathrm{P}\end{array}$
(ii) COMMUNITY SERVICES AND

FACILITIES

| clinic | $*$ | P | P | P | P | P | P | P |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |
| community centre | $*$ | P | P | P |  |  |  | P |
| day nursery | $*$ | P | P | P | P | P | P | P |
| fire hall | $*$ | P | P | P |  | P | P | P |
| municipal baths and | $*$ | P | P | P |  |  |  |  |

$\begin{array}{clllllll}\text { Acc. } & \mathrm{C} 2 & \mathrm{C} 3 & \mathrm{C} 4 & \mathrm{I} 1 & \text { I2 } & \text { I3 } & \text { I4 } \\ \text { IC }\end{array}$

| nursery school | $*$ | P | P | P | P | P | P | P |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |
| police station | $*$ | P | P | P |  | P | P | P |
| post office | $*$ | P | P | P | q 3 | P | P | P |

(iii) GENERAL INSTITUTIONS
armoury or drill hall * $\quad$ P
(iv) RETAIL AND SERVICE SHOPS

| auctioneer's premises | $*$ | P | P | P |  |  |  | P |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |
| bake-shop | $*$ | P | P | P |  |  |  | P |
| book store |  |  |  |  |  |  |  |  |
| box-lunch shop | $*$ |  |  |  |  |  |  | P |
| butcher shop | $*$ | P | P | P |  |  |  | P |
| branch of a bank or <br> financial institution | $*$ | P | P | P | q 3 | P | P | P |
| caterer's shop <br> commercial lending <br> library | $*$ | P | P | P |  |  |  |  |
| data processing <br> establishment | $*$ | P | P | P |  |  |  |  |
| delicatessen |  |  |  |  |  |  |  |  |

distributing station

| dry-cleaning shop | $*$ | P | P | P | q 3 | P | P | P |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |
| duplicating shop | $*$ | P | P | P | P | P | P | P |
| eating establishment | $*$ | P | P | P |  | q 4 | q 4 | P |
| florist shop | $*$ |  |  |  |  |  |  | P |
| grocery shop | $*$ |  |  |  |  |  |  | P |

hardware shop * $\quad$ P

| industrial computer | $*$ | P | P | P | P | P | P | P |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | service


| laundry shop | $*$ | P | P | P |  |  |  |  |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |
| locksmith's or gun- | $*$ | P | P | P | q3 | P | P | P | smith's shop

newsstand $\quad * \quad$ q3 $\quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$
pawnbroker's shop $\quad * \quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$

| personal grooming | $*$ | P | P | P | q 3 | P | P | P |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | establishment

pet shop $\quad$ * $\quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$

|  |  | Acc. |  | C3 | C4 | I1 | I2 | 13 | 14 | IC |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | pharmacy | * |  |  |  |  |  |  |  | P |
|  | real estate sales office | * |  |  |  |  |  |  |  | P |
|  | retail store | * P | P | P | P |  |  |  |  | P |
|  | sample or showroom | * P | P | P | P |  |  |  |  | P |
|  | secondhand shop | * P | P | P | P |  |  |  |  | P |
|  | security service | * P | P | P | P |  |  |  |  | P |
|  | service and repair shop | * | P | P | P | q3 | P | P |  | P |
|  | shoe repair shop | * | P | P | P |  |  |  |  | P |
|  | spotting and stain removing establishment | * | P | P | P | P | P | P |  | P |
|  | tailor's shop | * | P | P | P | q3 | P | P |  | P |
|  | tavern or public house | * | P | P | P |  | q4 | q4 |  | P |
|  | taxidermist shop | * | P | P | P | P | P | P |  | P |
|  | upholsterer's shop | * | P | P | P | P | P | P |  | P |
|  | variety or smoke shop | * |  |  |  |  |  |  |  | P |
| (v) | WORKSHOPS AND STUDIOS <br> artist's or photo- <br> grapher's studio | * | P | P | P | P | P | P |  | P |
|  | custom workshop | * | P | P | P | P | P | P |  | P |
|  | film exchange | * | P | P | P |  |  |  |  |  |
|  | film or recording studio | * | P | P | P | P | P | P |  | P |
|  | laboratory, class $A$ | * | P | P | P | P | P | P |  | P |
|  | motion picture studio | * | P | P | P |  |  |  |  |  |
|  | radio or television broadcasting station, studio or theatre | * | P | P | P | P | P | P |  | P |
| (vi) | OFFICES |  |  |  |  |  |  |  |  |  |
|  | administrative office of a non-profit organization of a religious, educational, fraternal or philanthropic nature | * |  |  |  |  |  |  |  | q6 |
|  | business office | * | P | P | P |  |  |  |  | P |
|  | government office | * | P | P | P |  |  |  |  | P |
|  | newspaper plant | * | P | P | P |  | P | P |  |  |
|  | office | * |  |  |  |  |  |  |  | P |
|  | office building | * | P | P | P |  |  |  |  |  |

## $\begin{array}{llllllll}\text { Acc. } & \text { C2 } & \text { C3 } & \text { C4 } & \text { II } & \text { I2 } & \text { I3 } & \text { I4 } \\ \text { IC }\end{array}$

(vii) AUTOMOBILE RELATED USES

| automobile service and <br> repair shop | $*$ | P | P | P | P | P | P |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |
| automobile service | $*$ | P | P | P | P | P | P | station

car washing establishment
motor vehicle repair
shop, class $A$
motor vehicle repair shop, class $B$
parking lot
parking station
private commercial garage
private garage
private parking garage
sales or hire garage

* $\mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$
taxicab stand or station
(viii) SIGNS
wall sign, window sign, q8 q8 q8
roof sign, projecting sign, ground sign or other sign, notice or advertising sign
wall sign, window sign, identification sign, projecting sign, ground sign, banner sign, marquee or canopy sign
roof sign
wall sign, window sign, identification sign, projecting sign, ground sign, banner sign, marquee or canopy sign, roof sign or other advertising device
(ix) PUBLIC
city yard, class $A$
city yard, class $B$
* $\quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$
defence project
* $\quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$
garbage dump
* $\quad \mathrm{P}$

|  |  | Acc. | C2 | C3 | C4 | 11 | 12 | 13 | 14 | IC |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | generating station | * |  |  | P |  |  |  | P |  |
|  | public commercial scales | * | P | P | P |  | P | P | P |  |
|  | public incinerator or refuse destructor | * |  |  | P |  |  |  | P |  |
|  | public harbour works, including public wharves, lighthouses and beacons | * |  | P | P |  |  | P |  |  |
|  | pumping station | * | P | P | P |  | P | P | P |  |
|  | sewage disposal plant | * |  |  | P |  |  |  | P |  |
|  | waterworks |  |  |  |  | P | P | P |  |  |
|  | water works plant | * | P | P | P |  |  |  |  |  |
| (x) | WAREHOUSING AND STORA cold storage locker plant |  | P | P | P |  |  |  |  | P |
|  | cold storage plant | * | P | P | P | P | P | P |  | P |
|  | contractor's yard | * |  | P | P |  |  | P |  |  |
|  | food warehouse | * | P | P | P |  | P | P |  |  |
|  | food wholesaling establishment | * | P | P | P |  | P | P |  |  |
|  | fuel storage tank | * |  |  | P |  |  |  | P |  |
|  | grain elevator | * |  | P | P |  |  |  |  |  |
|  | open storage of raw materials yard | * |  |  | P |  |  |  | P |  |
|  | open storage yard | * | P | P | P |  | P | P |  |  |
|  | salvage shop | * |  | P | P |  | P | P |  |  |
|  | salvage yard | * |  |  | P |  |  |  | P |  |
|  | stock yard | * |  |  | P |  |  |  |  |  |
|  | storage warehouse, class $A$ | * | P | P | P | P | P | P |  | P |
|  | storage warehouse, class $B$ | * |  |  | P |  |  |  | P |  |
|  | wholesale fuel supply yard | * |  |  | P |  |  |  | P |  |
|  | wholesaling establishment - general | * | P | P | P | P | P | P |  | P |
| (xi) | INDUSTRIAL WORKSHOPS | * | P | P | P | P | P | P |  | P |
|  | bookbinder's shop | * | P | P | P | P | P | P |  | P |
|  | building for the renovation or repair of used goods, wares, | * | P | P | P |  |  |  |  |  |

$\begin{array}{llllllll}\text { Acc. } & \text { C2 } & \text { C3 } & \text { C4 } & \text { I1 } & 12 & \text { I3 } & \text { I4 }\end{array}$
merchandise, articles or things by a religious, philanthropic or charitable organization
carpenter's shop
carpet cleaning
$\begin{array}{lllllll}* & P & P & P & P & P & P \\ * & P & P & P & & P & P\end{array}$ establishment

| commercial welder's | $*$ | P | P | P | P | P | P | P |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |
| shop |  |  |  |  |  |  |  |  |

contractor's shop,
class $A$
$\left.\begin{array}{llllllll}\begin{array}{llllll}\text { contractor's shop, } \\ \text { class B }\end{array} & * & & \mathrm{P} & \mathrm{P} & & \mathrm{P} & \mathrm{P} \\ \begin{array}{l}\text { dry-cleaning establish- } \\ \text { ment }\end{array} & * & \mathrm{P} & \mathrm{P} & \mathrm{P} & \mathrm{P} & \mathrm{P} & \\ \text { laboratory, class B } & * & & & \mathrm{P} & & & \mathrm{P} \\ \text { machine laundry } & * & \mathrm{P} & \mathrm{P} & \mathrm{P} & & \mathrm{P} & \mathrm{P}\end{array}\right]$
yard of a decorator, interior decorator, display designer or sign erector
(xii) SALES OUTLETS

| builder's supply yard | $*$ | P | P | P | P | P |  |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |
| open air market | $*$ | P | P | P |  |  | P |
| retail fuel oil yard | $*$ | q9 | q9 | q9 |  |  |  |

(xiii) TRANSPORTATION, DISTRIBU-

TION AND RELATED USES

| bread distributing | $*$ | P | P | P | P | P |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |

depot

| bus station | $*$ | P | P | P | P |
| :--- | :--- | :--- | :--- | :--- | :--- |
| cartage, express or | $*$ |  | P | P | P |

truck transport yard or
terminal for one or more
highway transportation
companies or
organizations

| commercial stable | $*$ | P | P | P |  | P |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- |
| courier service | $*$ | P | P | P | P | P |
| industrial catering | $*$ | P | P | P | P | P |
| service |  |  |  |  |  |  |
| postal sorting station | $*$ | P | P | P | P | P |


|  |  | Acc. | C2 | C3 | C4 | II | I2 | I3 | 14 | 1 C |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | railway, including service and repair yards | * | P | P | P |  |  |  |  |  |
|  | railway service and repair yard | * |  |  |  |  |  | P | P |  |
|  | railway station | * | P | P | P |  | P | P | P |  |
|  | railway tracks | * |  |  |  |  | P | P | P |  |
|  | retail coal, coke and wood yard | * |  |  |  |  |  | P |  |  |
|  | security service and equipment business | * | P | P | P |  | P | P |  |  |
|  | shipping, trans- <br> shipping or distributing depot | * |  | P | P |  |  |  |  |  |
| (xiv) | MANUFACTURING AND RELATED USES |  |  |  |  |  |  |  |  |  |
|  | animal by-products plant | * |  |  | P |  |  |  | P |  |
|  | animal food factory | * |  | P | P |  |  | P |  |  |
|  | artificial abrasives plant | * |  |  | P |  |  |  |  |  |
|  | bakery | * | P | P | P |  | P | P |  |  |
|  | batching and mixing of concrete yard | * |  |  | P |  |  |  | P |  |
|  | brewery | * | P | P | P |  |  | P |  |  |
|  | candy factory | * |  | P | P |  | P | P |  |  |
|  | canning factory (fruits, vegetables) | * | P | P | P |  |  | P |  |  |
|  | ceramics factory | * |  | q10 | P | P | P | P |  | P |
|  | dairy products plant | * | P | P | P |  |  | P |  |  |
|  | distillation plant | * |  |  | P |  |  |  | P |  |
|  | distillery | * |  | P | P |  |  | P |  |  |
|  | fish packing plant | * |  | P | P |  |  | P |  |  |
|  | flour or feed mill | * |  | P | P |  |  |  |  |  |
|  | fur goods factory | * | P | P | P | P | P | P |  | P |
|  | garment factory | * | P | P | P | P | P | P |  | P |
|  | gelatine factory | * |  |  | P |  |  | P |  |  |
|  | general chemical products factory | * |  | P | P |  |  |  | P |  |
|  | general gas plant | * |  |  | P |  |  |  | P |  |
|  | ink factory |  | $\begin{aligned} & q \\ & 11 \end{aligned}$ | $\begin{aligned} & \mathrm{q} \\ & 11 \end{aligned}$ | $\begin{aligned} & \mathrm{q} \\ & 11 \end{aligned}$ |  |  |  |  |  |


|  |  |  | C3 | C4 | 11 | 12 | 13 | 14 | IC |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| ink factory - primary |  |  |  |  |  |  | P |  |  |
| ink factory - secondary |  |  |  |  | P | P | P |  | P |
| inoffensive gas plant | * | P | P | P |  |  | P |  |  |
| leathergoods factory |  |  | P | P | P | P | P |  | P |
| mattress and mattress spring factory | * | P | P | P |  | P | P |  |  |
| meat products plant |  |  | P | P |  |  | P |  |  |
| metal products factory |  |  |  | P |  |  | P |  |  |
| miscellaneous light manufacturing plant | * | ql1 | P | P | P | P | P |  |  |
| miscellaneous nonmetallic minerals plant | * |  |  | P |  |  |  |  | P |
| miscellaneous textile products factory | * | P | P | P | P | P | P |  | P |
| miscellaneous vegetable food products factory, class $A$ | * | P | P | P |  | P | P |  |  |
| miscellaneous vegetable food products factory, class $B$ | * |  | P | P |  |  | P |  |  |
| miscellaneous vegetable products factory | * |  | P | P |  |  |  | P |  |
| natural ice plant | * | P | P | P |  |  |  |  |  |
| non-dangerous or nonoffensive metal products factory | * |  | P | P |  | P | P |  |  |
| non-dangerous or nonoffensive miscellaneous non-metallic minerals plant | * |  | P | P |  |  |  |  |  |
| offensive or dangerous chemical products factory | * |  |  | P |  |  |  | P |  |
| offensive gas plant or dangerous gas plant | * |  |  | P |  |  |  | P |  |
| packing or packaging goods, wares, or merchandise, substances, articles or things |  | $\begin{aligned} & \mathrm{q} \\ & 12 \end{aligned}$ | $\begin{aligned} & \mathrm{q} \\ & 13 \end{aligned}$ | $\begin{aligned} & q \\ & 13 \end{aligned}$ | $\begin{aligned} & \mathrm{q} \\ & 14 \end{aligned}$ | $\begin{aligned} & \mathrm{q} \\ & 15 \end{aligned}$ | $\begin{aligned} & q \\ & 16 \end{aligned}$ | $\begin{aligned} & \mathrm{q} \\ & 17 \end{aligned}$ | q 18 |
| paper mill | * |  |  | P |  |  |  |  |  |
| paper products factory | * | ql1 | P | P | P | P | P |  | P |
| pattern shop |  |  | P | P |  |  |  |  |  |
| pea-straw ensilage plant | * |  | P | P |  |  |  |  |  |


|  | Acc. | C2 | C3 | C4 | 11 | 12 | 13 | 14 | IC |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| pharmaceutical factory | * |  | P | P |  |  | P |  |  |
| pharmaceutical factory secondary | * |  |  |  | P | P | P |  | P |
| photographic plant | * | P | P | P |  | P | P |  |  |
| pickle factory |  | q5 |  |  |  |  |  |  |  |
| pickle factory having curing or storage vats on the premises | * |  | P | P |  |  |  |  |  |
| planing mill | * |  | P | P |  |  |  |  |  |
| plastic products factory | * | q11 | P | P |  | P | P |  |  |
| plastic products factory <br> - secondary | * |  |  |  | P | P | P |  | P |
| poultry-killing establishment | * |  |  | P |  |  |  |  |  |
| prepared horn or bone products factory | * | P | P | P | P | P | P |  | P |
| primary metals plant | * |  |  | P |  |  |  | P |  |
| printing plant | * | P | P | P | P | P | P |  | P |
| pulp mill | * |  |  | P |  |  |  |  |  |
| rag mill | * |  | P | P |  |  |  |  |  |
| sauerkraut factory | * |  | P | P |  | . |  |  |  |
| saw mill | * |  | P | P |  |  |  |  |  |
| small metal wares factory | * | ql1 | P | P | q4 | P | P |  | q4 |
| sheet mica factory | * | P | P | P |  |  |  |  |  |
| soft drink bottling works | * | P | P | P |  | P | P |  |  |
| tannery | * |  |  | P |  |  |  | P |  |
| textile factory | * | P | P | P |  | P | P |  |  |
| tobacco factory | * | P | P | P |  |  |  |  |  |
| vegetable oils plant | * |  | P | P |  |  | P |  |  |
| vinegar factory | * |  | P | P |  |  |  |  |  |
| wholesale dyeing plant | * | P | P | P |  | P | P |  |  |
| wholly enclosed miscellaneous light manufacturing plant | * |  |  |  |  |  |  |  | P |
| wholly enclosed poultry killing establishment | * |  |  |  |  |  |  | P |  |
| wholly enclosed small metal wares factory | * |  |  |  |  |  |  |  | q4 |



## (2) QUALIFICATIONS TO BE COMPLIED WITH BEFORE CERTAIN USES ARE PERMITTED IN INDUSTRIAL DISTRICTS

1. A crisis care facility is a permitted use in $\mathrm{C} 2, \mathrm{C} 3$ and C 4 districts provided it:
(i) occupies the whole of a fully detached building; or
(ii) in the case of a building that is partly residential, occupies the whole of the residential portion of the building; and
(iii) is at least 245 square metres from a residential care facility in an R district.
2. A public park is a permitted use in I1, I2, I3 and IC districts provided it does not include a stadium or arena.
3. A branch of a bank or financial institution, a dressmaker's shop, a dry-cleaning shop, a locksmith's or gunsmith's shop, a newsstand, a personal grooming establishment, a post office, a service and repair shop, and a tailor's shop are permitted uses in II districts provided they are at, partly above or partly below grade.
4. An eating establishment and a tavern or public house are permitted uses in 12 and 13 districts, a sinall metal wares factory is a permitted use in I1 districts and a wholly enclosed small metal wares factory is a permitted use in IC districts, provided in all cases they do not exceed a gross floor area of 475 square metres.
5. A pickle factory is a permitted use in C2 districts provided there are no curing or storage vats on the premises.
6. An administrative office is a permitted use in IC districts provided it is an administrative office of a non-profit institution of a religious, educational, fraternal or philanthropic nature.
7. A roof sign is a permitted use in I2 districts provided:
(i) its area is not greater than 23 square metres;
(ii) the sign, whether accessory or not, conforms to existing height limits;
(iii) the sign, if illuminated, is not illuminated by a flashing or intermittent type of illumination; and
(iv) the illumination is so arranged that the light therefrom is not directed toward another building or lot.
8. A wall sign, a window sign, a roof sign, a projecting sign, a ground sign, a banner sign or other sign, notice or advertising device are permitted uses in C2, C3 and C4 districts provided the sign, notice or advertising device is not externally displaycd or visible from the exterior of a building, if respecting or apparently respecting such matters as fortune telling, palmistry and phrenology.
9. A retail fuel oil yard is a permitted use in $\mathrm{C} 2, \mathrm{C} 3$ and C 4 districts provided the fuel oil is stored in underground tanks.
10. A ceramics factory is a permitted use in C 3 districts provided:
(i) it is wholly enclosed;
(ii) it has all heat-processing powered only by gas, oil or electricity; and
(iii) it has no gas or electricity generated on the factory premises.
11. A paper products factory, a wood products factory, a small metal wares factory, an ink factory, a plastic products factory and a miscellaneous light manufacturing plant are permitted uses in C2 districts and an ink factory is a permitted use in C3 and C4 districts provided in the operation of the factories:
(i) there is no hammering stamping, drilling or planing or other operation by means other than manual or electric motor;
(ii) all heat processing is powercd only by gas, oil or electricity;
(iii) no gasor electricity is generated on the factory premises; and
(iv) in the case of a plastic products factory, all fabrication is of previously prepared material.
12. Packing or packaging goods, wares or merchandise, substances, articles or things are permitted uses in C2 districts provided the goods, wares, merchandise, substances, articles or things are products of the following uses:
(i) a garment factory, a miscellaneous textile products factory, a mattress and mattress spring factory, a photographic plant, a dairy products plant, a wholesale dyeing plant, a printing plant, a bakery, a soft drink bottling works, a brewery, a tobacco factory, a canning factory (fruits and vegetables), a fur goods factory, a pickle factory without curing or storage vats on the premises, a miscellaneous vegetable food products factory, class $A$, a prepared horn or bone products factory, a textile factory, a sheet mica factory, an inoffensive gas plant;
(ii) a paper products factory, a wood products factory, a small metal wares factory, an ink factory, a plastic products factory, a miscellaneous light manufacturing plant.
13. Packing or packaging goods, wares or merchandise, substances, articles or things are permitted uses in C3 and C4 districts provided the goods, wares, merchandise, substances, articles or things are products of the following uses:
(i) a garment factory, a miscellaneous textile products factory, a mattress and mattress spring factory, a photographic plant, a dairy products plant, a wholesale dyeing plant, a printing plant, a bakery, a soft drink bottling works, a brewery, a tobacco factory, a canning factory (fruits and vegetables), a fur goods factory, a pickle factory without curing or storage vats on the premises, a miscellaneous vegetable food products factory, class $A$, a prepared horn or bone products factory, a textile factory, a sheet mica factory, an inoffensive gas plant;
(ii) a paper products factory, a wood products factory, a small metal wares factory, an ink factory, a plastic products factory, a miscellaneous light manufacturing plant.
(iii) a pattern shop, a flour or feed mill, a saw mill, a planing mill, a rag mill, a distillery, a winery, a vegetable oils plant, a pea-straw ensilage plant, a candy factory, a pickle factory having curing or storage vats on the premises, a sauerkraut factory, a vinegar factory, a meat products plant, a fish packing plant, a leather goods factory, a wood products factory, a paper products factory, a small metal wares factory, a plastic products factory, a miscellaneous vegetable products factory, a miscellaneous vegetable food products factory, class B, a miscellaneous light manufacturing plant, a pharmaceutical factory, an animal food factory, a nondangerous or nonoffensive metal products factory, a general chemical products factory, a nondangerous or nonoffensive miscellaneous non-metallic minerals factory;
(iv) a ceramics factory.
14. Packing or packaging goods, wares or merchandise, substances, articles or things are permitted uses in Il districts provided the goods, wares, merchandise, substances, articles or things are products of the following uses:
an artist's or photographer's studio, a blacksmith's shop, a bookbinder's shop, a carpenter's shop, a ceramics factory, a commercial welder's shop, a contractor's shop, class A, a custom workshop, a duplicating shop, a film or recording studio, a fur goods factory, a garment factory, an ink factory - secondary, a laboratory, class A, a leathergoods factory, a miscellaneous light manufacturing plant, a miscellaneous textile products factory, a paper products factory, a pharmaceutical factory - secondary, a plastic products factory - secondary, a prepared horn and bone products factory, a printing plant, a spotting and stain removing establishment, a taxidermist shop, a tinsmith's shop, a small metal wares factory not exceeding a gross floor area of 475 square metres, an upholsterer's shop, an industrial computer service, a radio or television broadcasting station, studio or theatre, market gardening.
15. Packing or packaging goods, wares or merchandise, substances, articles or things are permitted uses in I2 districts provided the goods, wares, merchandise, substances, articles or things are products of the following uses:
(i) an artist's or photographer's studio, a blacksmith's shop, a bookbinder's shop, a carpenter's shop, a ceramics factory, a commercial welder's shop, a contractor's shop, class $A$, a custom workshop, a duplicating shop a film or recording studio, a fur goods factory, a garment factory, an ink factory - secondary, a
laboratory, class $A$, a leathergoods factory, a miscellaneous light manufacturiug plant, a miscellaneous textile products factory, a paper products factory, a pharmaceutical factory - secondary, a plastic products factory - secondary, a prepared horn and bone products factory, a printing plant, a spotting and stail removing establishment, a taxidermist shop, a tinsmith's shop, a small metal wares factory not exceeding a gross floor area of 475 square metres, an upholsterer's shop, an industrial computer service, a radio or television broadcasting station, studio or theatre, market gardening;
(ii) an automobile service and repair shop, a bakery, a bread distributing depot, a builder's supply yard, a candy factory, a carpet cleaning establishinent, a contractor's shop, class B, a courier service, a data processing establishment, a dry-cleaner's distributing station, a dry-cleaning establishment, an industrial catering service, a machine laundry, a mattress and mattress spring factory, a non-dangerous, non-offensive metal products factory, a miscellaneous vegetable food products factory, class $A$, a motor vehicle repair shop, class $A, \quad \mathrm{a}$ newspaper plant, a photographic plant, a plastic products factory, a salvage shop, a security service and equipment business, a small tnetal wares factory, a soft drink bottling works, a textile factory, a wholesale dyeing plant, a wood products factory, a workshop or equipment yard of a decorator, interior decorator, display designer, or sign erector.
16. Packing or packaging goods, wares or merchandise, substances, articles or things are permitted uses in I3 districts provided the goods, wares, merchandise, substances, articles or things are products of the following uses:
(i) an artist's or photographer's studio, a blacksmith's shop, a bookbinder's shop, a carpenter's shop, a ceramics factory, a commercial welder's shop, a contractor's shop, class $A$, a custom workshop, a duplicating shop, a film or recordilig studio, a fur goods factory, a garment factory, an ink factory - secondary, a laboratory, class $A$, a leathergoods factory, a miscellaneous light manufacturing plant, a miscellaneous textile products factory, a paper products factory, a pharmaceutical factory - secondary, a plastic products factory - secondary, a prepared horn and bone products factory, a printing plant, a spotting and stain removing establishment, a taxidermist shop, a tinsmith's shop, a small metal wares factory not exceeding a gross floor area of 475 square metres, an upholsterer's shop, an industrial computer service, a radio or telcvision broadcasting station, studio or theatre, market gardening;
(ii) an automobile service and repair shop, a bakery, a bread distributing depot, a builder's supply yard, a candy factory, a carpet cleaning establishment, a contractor's shop, class B, a courier service, a data processing establishment, a dry-cleaner's distributing station, a dry-cleaning establishment, an industrial catering service, a machine laundry, a mattress and mattress spring factory, a non-dangerous, non-offensive metal products factory, a miscellaneous vegetable food products factory, class $A$, a motor vehicle repair shop, class $A$, a newspaper plant, a photographic plant, a plastic products factory, a salvage shop, a security service and equipment business, a small metal wares factory, a soft drink bottling works, a textile factory, a wholesale dyeing plant, a wood products factory, a workshop or equipment yard of a decorator, interior decorator, display designer, or sign erector;
(iii) an animal food factory, a brewery, a canning factory (fruits and vegetables), a dairy products plant, a distillery, a fish packing plant, a gelatine factory, an ink factory - primary, an inoffensive gas plant, a meat products plant, a metal products factory, a miscellaneous vegetable food products factory, class B, a motor vehicle repair shop, class $B$, a pharmaceutical factory, a vegetable oils plant, a winery.
17. Packing or packaging goods, wares or merchandise, substances, articles or things are permitted uses in I4 districts provided the goods, wares, merchandise, substances, articles or things are products of the following uses:
an animal by-products plant, a distillation plant, a general gas plant, a general chemical products factory, a laboratory, class B, a miscellaneous non-metallic minerals plant, a miscellaneous vegetable products factory, an offensive or dangerous chemical products factory, an offensive gas plant or a dangerous gas plant, a primary metals plant, a tannery, a wholly enclosed poultry killing establishment.
18. Packing or packaging goods, wares or merchandise, substances, articles or things are permitted uses in IC districts provided the goods, wares, merchandise, substances, articles or things are products of the following uses:
an artist's or photographer's studio, an automobile service and repair shop, a blacksmith's shop, a bookbinder's shop, a carpenter's shop, a ceramics factory, a commercial welder's shop, a contractor's shop, class $A$, a custom workshop, a data processing establishment, a duplicating shop, a film or recording studio, a fur goods factory, a garment factory, an ink factory - secondary, a laboratory, class A, a leathergoods factory, a miscellaneous textile products factory, a motor vehicle repair shop, class A, a paper products factory, a pharmaceutical factory - secondary, a plastic products factory - secondary, a prepared horn and bone products factory, a printing plant, a sample or showroom, a spotting and stain removing establishment, a taxidermist shop, a tinsmith's shop, a wholly enclosed miscellaneous light manufacturing plant, a wholly enclosed small metal wares factory not exceeding a gross floor area of 475 square metres, market gardening.
19. A use that is not permitted in another class of district but that may be lawfully established in the City of Toronto is a permitted use in C 4 districts except a hotel, an apartment-hotel, or one or more dwelling units in the upper portion of a Cl building exceeding three storeys in height.
20. A pinball or electronic game machine establishment is a permitted use in a C4 district provided it has no accessory use other than those permitted by its definition.
21. A wall sign, a window sign, an identification sign, a projecting sign, a ground sign, a banner sign, and a marquee or canopy sign are permitted uses in I1 and I2 districts provided:
(i) the sign whcther accessory or not, conforms to existing height limits;
(ii) the sign, if illuminated, is not illuminated by a flashing or intermittent type of illumination; and
(iii) the illumination of the sign is so arranged that the light therefrom is not directed toward another building or lot.
22. A wall sign, a window sign, an identification sign, a projecting sign, a ground sign, a banner sign and a marquee sign or canopy sign are permitted uses in IC districts provided:
(i) the sign, whether accessory or not, conforms to existing height limits; and
(ii) the illumination of the sign is so arranged that the light therefrom is not directed toward another building or lot.
23. A roof sign is a permitted use in IC districts provided:
(i) its area is not greater than 23 square metres;
(ii) the sign, whether accessory or not, conforms to existing height limits; and
(iii) the illumination of the sign is so arranged that the light therefrom is not directed toward another building or lot.

## (3) REGULATIONS APPLYING TO INDUSTRIAL DISTRICTS

PART I - DENSITY

1. Maximum gross floor area: C buildings and structures: V areas

No person shall, on a lot in a V1, V2, V3 or V4 area, erect or use a C building or C structure having a greater gross floor area than as follows:

| Area | Maximum Gross Floor Area |
| :---: | :---: |
| V1 | 3 times the area of the lot |
| V2 | 5 times the area of the lot |
| V3 | 7 times the area of the lot |
| V4 | 12 times the area of the lot. |

2. Maximum non-residential gross floor area: I and IC districts: D zones

No person shall, on a lot in a D1, D2, D3, D4, D5, D6 and D7 zone in an I or IC district, erect or use a non-residential building or nonresidential structure having a greater non-residential gross floor area than as follows:

|  | Maximum Non-Residential |
| :---: | :--- |
| Zone | Gross Floor Area |

3. Maximum non-residential gross floor area for certain uses in an IC district

Notwithstanding regulation 2, no person shall erect or use a building on a lot in which the non-residential gross floor area or portion of the non-residential gross floor area used for the uses in the list at the end of this regulation is greater than the following:

| Zone | Maximum Non-Residential <br> Gross Floor Area or Portion |
| :--- | :--- |
| N 0.5 | 0.5 times the area of the lot |

The following is the list:
(i) a grocery shop, a bake-shop, a butcher shop, a delicatessen, a pharmacy, a variety or smoke-shop, a newsstand, a hardware shop, an eating establishment, a box-lunch shop, a tavern or public house, a shoe repair shop, a tailor's shop, a dressmaker's shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop, a branch of a bank or financial institution, a personal grooming establishment, a book store, a florist shop, a retail store, an industrial computer service, a pawnbroker's shop, a secondhand shop, a pet shop, a real estate office, an auctioneer's premises, a security service, a service and repair shop, a locksmith's or gunsmith's shop, an upholsterer's shop, a fire hall, a police station, an open air market;
(ii) an office, a government office, a business office, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal, or philanthropic nature;
(iii) a private art gallery, a club, a place of amusement, commercial baths;
(iv) a clinic, a commercial school, a community centre, a craft school, a day nursery, a nursery school, a public park not including a stadium or arena, a trade school, a union hall;
(v) an automobile service station, a taxicab stand or station, a car washing establishment;
(vi) a cold storage locker plant, an animal hospital, an ornamental structure, a radio or telcvision broadcasting station, studio or theatre;
(vii) a use that is accessory to any of the foregoing uses.

## PART II - SETBACKS

1. Setback from front lot lines: Il district

No person shall, on a lot in an I1 district, erect or use a building or structure closer to the front lot line than half the shortest distance between the main front wall of a residential building adjoining the lot and the front lot line of the lot upon which the residential building is erected and, in the case of a building or structure between two residential buildings or structures, the average of the shortest distance between the main front walls of the buildings and their front lot lines, and the front yard area shall either be maintained as landscaped open space or shall have a properly drained hard surface.
2. Separation of buildings and structures from R district
(a) No person shall, within a C2, C3, C4, I1, I2, I3, I4, or IC district, erect or use a building or structure so that part of the building or structure, above grade, is closer than three metres to a lot wholly within an R district other than an R4 and R4A district in the Central Core.
(b) Paragraph (a) does not apply to an accessory building or structure that is four metres or less in height, measured from the natural or finished elevation of the ground, whichever is the lower.
3. Separation of propane tank from $R$ district

No person shall erect or use a tank for the storage of propane for sale at an automobile service station within 7.5 metres of an R district unless the tank is separated from the R district by an unpierced wall or fence of non-combustible construction having a height of 1.7 metres above the level of the ground adjoining the tank.

## PART III - OPEN SPACE <br> none

## PART IV - PARKING

1. Parking or storage of vehicles: C district
(a) No person shall, in a C district, use a portion of a lot beyond the main front wall of a residential building on the lot for the purpose of parking or storing a motor vehicle, but this paragraph does not apply to the casual use for that purpose of a properly constructed and surfaced driveway.
(b) Paragraph (a) does not prevent the widening of an existing mutual driveway beyond the main front wall of a residential building for the purpose of parking not more than one private passenger vehicle or motorcycle bearing a valid motor vehicle or motorcycle registration plate, provided:
(i) the existing mutual driveway does not exceed a width of 2.44 metres;
(ii) the existing mutual driveway leads to a private garage on the lot or to a line that is the production of the main rear wall of the residential building;
(iii) there is no existing parking facility on the lot with access thereto by eitlier a private driveway at least 2.44 metres in width or by a contiguous street or lane;
(iv) there is no vehicular accessibility to the rear yard or side yard of the lot by a private driveway at least 2.44 metres in width, or by a street or lanc contiguous to the rear yard;
(v) the widening of a mutual driveway, for the purpose of a front yard parking area on a lot, does not exceed a width of 2.6 metres measured from the limit of the mutual driveway on the lot, which limit is opposite the common side lot line of the mutual driveway;
(vi) the remainder of paragraph (c) following subparagraph (ii) is complied with.
(c) Paragraph (a) does not prevent the use of an existing private driveway or the construction and use of a widening thereof beyond the main front wall of a residential building for the purpose of parking not more than one private passenger vehicle or motorcycle bearing a valid motor vehicle or motorcycle registration plate, provided:
(i) the existing private driveway, including a widening thereof, does not exceed a width of 2.6 metres;
(ii) the existing private driveway leads to a private garage on the lot or to a line that is the production of the main rear wall of the residential building;
(iii) no motor vehicle or motorcycle is parked closer to the inside edge of a public sidewalk than 0.30 metres;
(iv) the area occupied by a motor vehicle or motorcycle has a properly drained hard surface, excepting slab concrete and any surface of asphalt other than that consisting of a 50 millimetres surface layer of asphalt on a 100 millimetres gravel aggregate base;
(v) the driveway is no closer to a tree than one metre;
(vi) no motor vehicle or motorcycle is parked:
A. closer than 0.30 metres to a door of a residential building, measured perpendicular to the door;
B. closer than 0.30 metres to a basement or ground floor window in a residential building, measured perpendicular to the window, provided in the case of a basement window the front of the motor vehicle or motorcycle faces the main front wall of the residential building; or
C. closer than 0.30 metres to a portion of a wall of a residential building containing a window in the second or higher floor, measured perpendicular to the portion of wall;
(vii) the provisions dealing with the excavating or encumbering of a street and the construction of a roadway across a boulevard in By-law 12519, being a by-law respecting streets, are complied with;
(viii) a concrete curb, having a minimum height above ground level of 150 millimetres, is constructed to effect compliance with subparagraph (vi);
(ix) the motor vehicle is parked at right angles to the main front walls of the premises;
(x) a concrete curb having a minimum height above ground level of 15.24 centimetres is constructed at right angles to the main front wall of the building along the portion of the boundary of the parking area adjoining the landscaped portion of the lot;
(xi) By-law 341-71, being a by-law to permit the leasing or licensing of untravelled portions of highways for parking purposes within those portions of the City of Toronto zoned for residential purposes, are complied with; and
(xii) an identifying marker issued by the Corporation authorizing the parking area is firmly attached to the front wall of the building or on the face of an appurtenance to the front wall of the building, such as a verandah or porch, at a height not greater than 1.83 metres from grade and at a location that ensures that the identifying marker is visible from the travelled portion of the adjacent public highway at all times.

Notwithstanding this paragraph, no driveway shall be widened if the effect of the widening creates a condition wherein the landscaped open space in the front yard is less than 50 per cent of the area of the front yard, unless the lot has a frontage of less than six metres in which case the remainder of the portion of the lot between the front lot line and the main front wall of the $d$ welling house exclusive of any porch or platform and steps leading thereto shall be provided and maintained as landscaped open space.

In the preceding sentence "frontage" means the width of the lot between the side lot lines measured along a line at right angles to the centre line of the lot at the minimum front lot line setback.

## PART V - LOADING/STORAGE

1. Open storage: I1 district

No person shall, on a lot in an II district, use or maintain an open storage area, except for accessory parking as permitted by this by-law in the district.

## PART VI - PORCHES/ADDITIONS

none
PART VII - MINIMUM LOT FRONTAGE AND/OR LOT SIZE
none

## PART VIII - FRONTING OF BUILDINGS

1. C buildings and structures: frontage on lane, alley, driveway or right-of-way: C district

Where either limit of a public or private lane, alley, driveway or right-of-way constitutes the boundary or part of the boundary between a C or I district and an R district, no person shall, in the C or I district, use land or erect or use a building or structure on land that fronts on the lane, alley, driveway or right-of-way for a C or I use if the only means of access to the land is by the lane, alley, driveway or right-of-way.

PART IX - CONVEYANCE UNDER PLANNING ACT, 1983
none
PART X - SIGNS
none

## PART XI - EXCEPTIONS TO PERMITTED USES: RESTRICTIONS ON USE

1. Two or more C uses on a lot: applicable district requirements

Notwithstanding any other provision of this by-law, where a use or proposed use of a lot, building or structure is composed of two or more C uses that are separately classified for different C districts, none of those uses shall be construed as accessory to another of those uses but the permissible district for the composite use is the less restricted district in the case of a combination of two C uses or the least restricted district in the case of a combination of more than two C uses.
2. Two or more I uses on a lot: applicable district requirements

Notwithstanding any other provisions of this by-law, where a use or proposed use of a lot, building or structure is composed of two or more I uses that are separately classified for different I districts, none of those uses shall be construcd as accessory to another of those uses, but the permissible district for the composite use is, in the case of uses in I1, I2 and I3 districts, the less restricted district in the case of a combination of two I uses or the least restricted district in the case of a combination of more than two I uses, and where one use is classified as I4, the permissible district for the composite use is in all cases an I4 district.
3. Restrictions on C, I and IC buildings and structures and non-residential uses: flankagc adjoining $R$ district or separated by less than 12 metre street: C, I and IC districts

Where a C, I or IC district, or a portion thereof, fronts on one street and has a flankage on another street, and the flankage either adjoins an R district or is separated therefrom by a street less than 12 metres in width, no person shall:
(i) on a lot in the C, I or IC district, erect or use a C, I or IC building or structure fronting on or gaining an entrance from the flanking street, except a servicc entrance, an entrance to a residential portion of the building or structure or an entrance or exit required by the Ontario Building Code, or
(ii) use the lot for a C, I or IC use that gains an entrance from the flanking street.

For the purpose of determining the flankage of a C, I or IC district or portion thereof, the boundary of the C, I or IC district or portion of the C, I or IC district, that abuts a street and also adjoins an R district or is separated therefrom by a street less than 12 metres in width is deemed to be the flankage.

This regulation does not apply to a lot in the Central Core south of Bloor Street East and Bloor Street West.
4. No R building or R use: $\mathrm{C} 2, \mathrm{C} 3$ or C 4 district

No person shall, in a $\mathrm{C} 2, \mathrm{C} 3$ or C 4 district, erect an R building or residential building or use a building for an R use or as a residential building.
5. No building over four storeys for certain uses
(a) No person shall erect or use a building or structure exceeding four storeys in height for an offensive or dangerous chemical products factory; an offensive gas plant or a dangerous gas plant; a plant for the distillation of tar or petroleum or any of their products; a general chemical products factory for the manufacture or
packaging of paint, lacquer, varnish or synthetic rubber; a general gas plant for the manufacture of propane, hydrogen, acetylene or other such explosive or inflammable gas; a cereal or flour mill, a distillery, a grain elevator.
(b) No person shall erect or use a building or structure exceeding four storeys in height for the buik storage of any of the goods, wares, merchandise, substances, articles or things mentioned in paragraph (a).
6. No I building or structure unless wholly enclosed

No person shall, on a lot in an Il district, erect or use an I building or structure including an accessory loading area that is not wholly enclosed.
7. Animal shelter at 11 River Street

Notwithstanding subsection (1), lands hereinafter described may be used for the purposes of an animal shelter, and ancillary and accessory uses to an animal shelter.
The following are the lands:
The lands known as 11 River Street, and the lands designated as Part 1 on a reference plan deposited in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan 63R-3067.
8. No of fice uses in certain C 2 districts

Notwithstanding subsection (1), no person shall use a lot or erect or use a building or structure for the purposes of a government office, a post office, a business office, a newspaper plant, or any other office, except an office that is accessory to a use permitted in a C2 district, within the following areas:
(i) the C2 districts within the area bounded by Bloor Street West, Bloor Street East, the Don River, Queen Street East, Queen Street West and Bathurst Street;
(ii) the C2 districts within the area bounded by Queen Street East, Sherbourne Street, Front Street East and Jarvis Street; and
(iii) the C2 district within the area bounded by Front Street West, the southerly projection of John Street, the Gardiner Expressway and Spadina Avenue.
9. Limitation of size of office uses in a certain C2 district

Notwithstanding subsection (1), no person shall erect or use a building on a lot in the C2 district within the area bounded by the Canadian Pacific Railway right-of-way, Avenue Road, Dupont Street and Bathurst Street in which the floor area used for government offices, post offices, business offices, newspaper plants, or any other office uses exceeds twice the area of the lot.
10. Exceptions to regulations 8 and 9

Regulations 8 and 9 do not prevent the use of a building or structure on a lot in a C2 district in the Central Area, in which the gross floor area used for government offices, post offices, business offices, newspaper plants, or any other office use is greater than the amount permitted by those paragraphs for any one or more of those purposes, provided:
(i) the gross floor area of the building or structure does not exceed the amount permitted to be on the lot on December 15, 1974;
(ii) the building or structure was lawfully on the lot on January 31, 1976; and
(iii) the floor area used for the purpose or purposes referred to in this subsection does not exceed the amount lawfully used for those purposes in the building or structure on January 31, 1976.

For the purposes of this regulation, where a building or structure on a lot was vacant in whole or in part on January 31, 1976, it is deemed to have been lawfully used on that date for a purpose or purposes referred to in this regulation, if the last use of the whole or part of the building or structure was for such purpose or purposcs.
11. No dwelling units in upper portion of C 1 buildings in certain C 2 districts

Notwithstanding subsection (1), no person shall use a lot or erect or use a building for the purposes of one or more $d$ welling units in the upper portion of a Cl building within the following areas:
(i) the C 2 districts within the area bounded by the Canadian Pacific Railway right-of-way, Avenue Road, Dupont Street and Bathurst Street;
(ii) the C2 districts within the area bounded by Phocbe Street, Stephanic Street and its easterly projection, St. Patrick Street, Queen Street West, and Spadina Avenue; and
(iii) the portion of the C 2 district within the area bounded on the north by a linc parallel to and 30.5 metres south of Queen Street East, on the east by Sherbourne Street, on the south by a line parallel to and 30.5 metres north of King Strcet East, and on the west by a line parallel to and 30.5 metres east of Jarvis Strcet.
12. Limitation of certain uses in a certain C 2 district

Notwithstanding subsection (1), no person shall erect or use a building on a lot in the C2 district within the area bounded by Dundas Street West, the rear lot lines of the lands fronting on the east side of Spadina Avenue, Queen Street West, and Cameron Street and its northerly projection, if a floor of the building more than five metres above grade contains any of the following uses:
a retail store, a sample or showroom, a delicatessen shop, a box lunch shop, a caterer's shop, a bake-shop, an eating establishment, an auctioneer's premises, a commercial lending library, a pawnbroker's shop, secondhand shop, a tailor's shop, a pet shop, a sales or hire garage; a private art gallery.
13. Prohibition of certain uses in portion of a certain C 2 district

Notwithstanding subsection (1), no person shall use a lot or erect or use a building or structure within the portion of the C2 district on the south side of Brandon Avenue bounded on the east by Dufferin Street and on the west by Lightbourn Avenue for the following purposes:
motor vehicle repair shop, class $A$;
motor vehicle repair shop, class $B$;
private commercial garage;
courier service;
sales or hire garage;
automobile service and repair shop;
dry-cleaner's distributing station;
taxicab stand or station;
car washing establishment;
dry-cleaning establishment.
14. No office use in certain C 3 districts unless accessory to a C 3 use

Notwithstanding subsection (1), no person shall use a lot or erect or use a building for a government office, a post office, a business office, a newspaper plant or any other office except an office that is accessory to a use permitted in C3 districts, within the following areas:
(i) the C3 district bounded by Dundas Street East, the Canadian Pacific Railway right-of-way, Queen Street East and River Street;
(ii) the C3 district within the area bounded by Queen Street West, Simcoe Street, Front Street West, and a line parallel to and 30.5 metres west of Spadina Avenue; and
(iii) the C3 districts within the area bounded by Front Street West, Yonge Street, the Gardiner Expressway and Bathurst Street.
15. Exception to regulation 14

Regulation 14 does not prevent the use of a building or structure on a lot in a C3 district in the Central Area in which the gross floor area used for government offices, post offices, business offices, newspaper plants, or any other office use is greater than the amount permitted by regulation 15 , for any one or more of those purposes, provided:
(i) the gross floor area of the building or structure does not exceed the amount permitted to be on the lot on December 15, 1974;
(ii) the building or structure was lawfully on the lot on January 31, 1976; and
(iii) the floor area used for the purposes referred to in this regulation does not exceed the amount lawfully used for those purposes in the building or structure on January 31, 1976.

For the purposes of this regulation, where a building or structure on a lot was vacant in whole or in part on January 31, 1976, it is deemed to have been lawfully used on that date for a purpose or purposes referred to in this regulation if the last use of the whole or part of the building or structure was for such a purpose or purposes.
16. Exception to regulation 14 re 200 Adelaide Street West

Regulation 14 does not prevent the use of a portion of the building existing in 1979 on the lot known as 200 Adelaide Street West or, in the event of fire or natural disaster, a portion of a reconstructed building having a gross floor area not exceeding that of the existing building, for the purpose of a Cl use, provided the portion of the gross floor area used for the purpose does not exceed 80 per cent of the gross floor area of the existing building.
17. No gas bar

No person shall use land or erect or use a building or structure in a C district for the purpose of a gas bar.

## SECTION 10 - OTHER USE DISTRICTS

## A. AUTOMOBILE SERVICE STATION/GAS BAR DISTRICTS (AB and AC)

## (1) PERMITTED USES

(a) No person shall, within an AB or AC district, use a lot or erect or use a building or structure for any purpose except one or more of the uses where permitted by the chart in paragraph (f) and subject to qualifications where indicated.
(b) Each use permitted by the chart is subject to:
(i) the qualifications, if any, in subsection (2) to be complied with before the use is permitted;
(ii) the regulations in section 4;
(iii) the regulations in subsection (3);
(iv) the exceptions in section 11; and
(v) the exceptions in section 12;
(vi) any provision of a by-law referred to in section 13 that conflicts with a provision of this by-law; and
(vii) the exceptions (including the exceptions in section 12 and the by-laws referred to in section 13) referred to in section 15 - the Index of Exceptions - and identified as to municipal addresses.
(c) A use is permitted by the chart when the letter " P " is set in the line opposite the designation of the use but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter " $P$ " is set.
(d) A use is permitted by the chart when the letter " $q$ " followed by a number or numbers is set in the line opposite the designation of the use but only:
(i) in the use district or districts designated at the top of the column or columns intersecting the line where the letter " q " followed by a number or numbers is set; and
(ii). subject to the qualification or qualifications in subsection (2) bearing the number or numbers that follow the letter " $q$ ".
(e) Uses accessory to a use that is permitted by the chart are themselves permitted by the chart as accessory uses when an asterisk is set in the line opposite the designation of the use and in the column under the heading "Acc." but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter " P " or the letter " q " is set.
(f) Following is the chart:

## CHART

RESIDENTIAL USES
none
NON-RESIDENTIAL USES
(i) AUTOMOBILE RELATED USES

```
automobile service
```

station

Acc. AB AC
Ac. AB
gas bar
propane storage tank
(ii) MISCELLANEOUS
where the $A B$ district adjoins one class of use district, any use permitted in that class of use district
where the $A B$ district adjoins two or more classes of use districts, any use permitted in the more restricted of those classes of use districts where the AC district adjoins one class of use district, any use permitted in that class of use district
where the AC district adjoins two or more classes of use districts, any use permitted in the more or most restricted of those classes of use
districts.
dist.

## Acc. AB AC

P
q1 q2

P

P
(2) QUALIFICATIONS TO BE COMPLIED WITH BEFORE CERTAIN USES ARE PERMITTED IN AUTOMOBILE SERVICE STATION/GAS BAR DISTRICTS

1. A propane storage tank is permitted in AB districts provided it is accessory to an automobile service station or a gas bar.
2. A propane storage tank is permitted in AC districts provided it is accessory to an automobile service station.
(3) REGULATIONS APPLYING TO AUTOMOBILE SERVICE STATION/GAS BAR DISTRICTS

## PART I - DENSITY <br> none

PART II - SETBACKS

1. Entrances and exits: width and location: $A B$ district

No person shall, within an AB district, use or cause or permit to be used for purposes of entrance to or exit from an automobile service station or gas bar a portion of a lot within 0.3 metres of a lot line that divides the lot from a street, other than one or more entrances or exits, none of which:
(i) exceeds 7.5 metres in width,
(ii) in the case of a corner lot, is within 7.5 metres of the intersection of two streets or the apex of the 135 degree angle referred to in the definition of "corner lot" in section 2 or the point on the street line nearest to the apex, in the case where the adjacent sides of the street are curved,
(iii) is within three metres of a side or rear lot line, or
(iv) is closer to another entrance or exit than nine metres.
2. Entrances and exits: width and location: AC district

No person shall, within an AC district use or cause or permit to be used for purposes of entrance to or exit from an automobile service station a portion of a lot within 0.35 metres of a lot line that divides the lot from a street, other than one or more entrances or exits, none of which:
(a) exceeds 7.5 metres in width;
(b) in the case of a corner lot, is within 7.5 metres of the intersection of two streets or the apex of the 135 degree angle referred to in the definition of "corner lot" or the point on the street line nearest to the apex, in the case where the adjacent sides of the street are curved;
(c) is within three metres of a side or rear lot line; or
(d) is closer to another entrance or exit than nine metres.
3. Separation of gasoline pump or service equipment from street line

No person shall, on a lot within an AB or AC district, erect or use a gasoline pump or other service equipment within five metres of a lot line that divides the lot from a street.
4. Separation of buildings and structures from R district
(a) No person shall, within an AB or AC district erect or use a building or structure so that part of the building or structure, above grade, is closer than three metres to a lot wholly within an R district, other than an R4 and R4A district in the Central Core.
(b) Paragraph (a) does not apply to an accessory building or structure that is four metres or less in height, measured from the natural or finished elevation of the ground, whichever is the lower.
5. Separation of automobile service station or gas bar from $R$ district

No person shall on a lot within an AB or AC district erect or use for the purpose of an automobile service station or, in the case of an AB district, erect or use for the purpose of a gas bar, a building or structure part of which is closer than 1.8 metres to a lot in an R district or to a lot upon which is a residential building, and the 1.8 metres setback shall be maintained as landscaped open space.
6. Separation of propane tank from R district

No person shall erect or use a tank for the storage of propane for sale at an automobile service station or gas bar within 7.5 metres of an R district unless the tank is separated from the R district by an unpierced wall or fence of non-combustible construction having a height of 1.7 metres from the level of the ground adjoining the tank.

## PART III - OPEN SPACE

1. Parts of lot not covered by building and not landscaped open space to be hard surfaced and drained: AC district

No person shall, within an AC district, use a lot for the purpose of an automobile service station unless all the portions of the lot, other than portions thereof occupied by a building or required, pursuant to PART II 5, to be maintained as landscaped open space, are hard surfaced and properly drained.

## PART IV - PARKING

none

## PART V-LOADING/STORAGE

none

## PART VI - PORCHES/ADDITIONS

none

## PART VII - MINIMUM LOT FRONTAGE AND/OR LOT SIZE

1. Minimum lot size and frontage for use as automobile service station: $A B$ district

No person shall, within an AB district, erect or use an automobile service station or gas bar on a lot having a lesser area than 780 square metres, or having a lesser lot frontage or, in the case of a corner lot, a lesser flank, than 32 metres.
2. Minimum lot size and frontage for use as automobile service station: AC district

No person shall, within an AC district, erect or use an automobile service station on a lot having a lesser area than 780 square metres, or having a lesser lot frontage or, in the case of a corner lot, a lesser flank, than 32 metres, or so that the gross floor area of the automobile service station exceeds 0.2 times the area of the lot.

> PART VIII - FRONTING OF BUILDINGS
none
PART IX - CONVEYANCE UNDER PLANNING ACT, 1983
none
PART X - SIGNS

1. Signs: $A B$ and $A C$ districts
(a) No person shall, within an AC district, use a building, structure or lot for the erection or display of a sign or bulletin board except as follows:
(i) a sign or bulletin board permitted by subsection (1);
(ii) one or more wall signs or window signs (except a streamer, banner or advertising flag or a sign that moves or has moving parts) on a building or structure used for the purpose of an automobile service station or gas bar, provided the total area of all the signs does not exceed 12 square metres;
(iii) one pole sign (except a streamer, banner or advertising flag or a sign that moves or has moving parts) on a lot used for the purpose of an automobile service station or gas bar, except that where the automobile service station or gas bar is on a corner lot one additional such sign may be erected and displayed so as to face the flank of the lot, provided the total area of all the surfaces of the sign or signs does not exceed seven square metres, and provided further the pole supporting each sign has a cross section the maximum dimension of which does not exceed 250 millimetres;
(iv) a temporary, non-illuminated sign, not exceeding 2.5 square metres in area, advertising the sale, rental or lease of an automobile service station or gas bar.
(b) No person shall, within an AB district, use a building, structure or lot for the erection or display of a sign or bulletin board except as follows:
(i) one or more wall signs or window signs (except a streamer, banner or advertising flag or a sign that moves or has moving parts) on a building or structure used for the purpose of an automobile service station or gas bar, provided the total area of all the signs does not exceed 12 square metres;
(ii) one pole sign (except a streamer, banner or advertising flag or a sign that moves or has moving parts) on a lot used for the purpose of an automobile service station or gas bar, except that where the automobile service station or gas bar is on a corner lot one additional such sign may be erected and displayed so as to face the flank of the lot, provided the total area of all the surfaces of the sign or signs does not exceed seven square metres, and provided further the pole supporting each sign has a cross section the maximum dimension of which does not exceed 250 millimetres;
(iii) a temporary, non-illuminated sign, not exceeding 2.5 square metres in area, advertising the sale, rental or lease of an automobile service station or gas bar.
(c) Notwithstanding paragraph (a) no person shall, within an AB or AC district, use a building, structure or lot for the erection or display of a sign permitted by paragraph (a)(ii) or (iii) unless:
(i) no part of the sign has a height exceeding 7.5 metres above grade;
(ii) no sign, if illuminated, is illuminated by a flashing or intermittent type of illumination;
(iii) the illumination of the sign is so arranged that the light therefrom is not directed towards another building or lot;
(iv) not more than two of the signs are illuminated.

## PART XI - EXCEPTIONS TO PERMITTED USES: RESTRICTIONS ON USE

1. Where AB or AC lot used as permitted in adjoining use district: applicable district provisions

Where, by virtue of subsection (1), a lot in an AB district or an AC district is used or a building or structure is erected or used for a use permitted in an adjoining use district, all the provisions of this by-law apply, mutatis mutandis, as if the lot were delineated on a district map and designated thereon by the symbols by which the adjoining use district is designated.
2. Certain uses prohibited: AB district

Notwithstanding subsection (1), no person shall use a lot or erect or use a building or structure within an $A B$ district for the purpose of a taxi stand, trailer or other vehicle rentals, a car washing establishment, parking lot, parking station or vending machines.
3. Automobile service stations and gas bars: restrictions: AB district

Notwithstanding subsection (1), no person shall, within an AB district, use a building, structure, or lot for the purpose of an automobile service station or gas bar except in compliance with the following qualifications and limitations:
(i) access to and direction of travel on the lot, for motor vehicles, is clearly marked and the markings are maintained at all dispensing units;
(ii) lighting is directed to the surface of the lot away from the travelled portion of public highways and adjacent properties;
(iii) on that part of the lot abutting an R district, a masonry wall, or fence constructed of boards placed as close together as possible, is erected and maintained to a height of 1.7 metres; and
(iv) separate lavatory accommodation is provided for both males and females and without charge to the general public.
4. No gas bar: AC district

No person shall use land or erect or use a building or structure in an AC district for the purpose of a gas bar.

## SECTION 11 - EXCEPTIONS APPLYING TO ALL USE DISTRICTS

## (1) PERMISSIVE EXCEPTIONS

Notwithstanding anything hereinbefore contained, none of the provisions of this by-law or of any restrictive by-law applies:

1. to prevent the use of land or the erection or use of a building or structure in a Gh district, R district, CR district, QR district, I district, IC district or C district for the purposes of the public service by the Corporation or a local board thereof, as defined by The Department of Municipal Affairs Act, R.S.O. 1950, Chapter 96, the Corporation of the Municipality of Metropolitan Toronto, the Toronto Harbour Commissioners, a telephone or telegraph company, a department of the Government of Ontario or Canada, including Ontario Hydro, provided where the land, building or structure is in an R district, CR district, QR district, I district, IC district or C1A district:
(i) no goods, material or equipment shall be stored in the open except in an I district, where open storage is otherwise permitted by this by-law,
(ii) the requirements for the location respecting landscaped open space, common outdoor space, height, lot line setbacks and spacing of facing external walls are complied with, and
(iii) a building erected under the authority of this paragraph shall be designed and maintained in general harmony with buildings of the type permitted in those districts.
2. to any land, building, or structure that, on the date of the passing of this by-law, was owned by the Board of Education for the City of Toronto or the Toronto and Suburban Separate School Board as long as the land, building or structure is used only for teaching or instructional purposes, including purposes accessory thereto, provided the building or structure, and any addition thereto, is or was originally constructed for those purposes.
3. to prevent the use of land or the erection or use of a building or structure on land for the purpose of a church provided the land, building or structure was, on April 13, 1959, owned by the church and used for its purposes.
4. to prevent the replacement, without complying with the requirements of this by-law respecting gross floor area, parking facilities, landscaped open space and lot line setbacks, of a private detached dwelling house or one-family dwelling house on a lot of record, or of one or both of a pair of semi-detached dwelling houses on a lot or lot of record, in case of destruction, or damage to the extent at least of 50 per cent of the value of the building before damage, by fire, explosion, windstorm or Act of God or in case of demolition by lawful order of the Corporation, the Local Board of Health or other authority for health or sanitation reasons, provided the new building is in the same position relative to the lot lines as and does not exceed the size of the former building and the parking facility or facilities are reconstructed and maintained to the extent they existed upon the lot or lot of record at the time of the destruction, damage or demolition; but in no case shall the parking facility or facilities be in front of the main front wall of the dwelling house or dwelling houses;
5. to require more than one parking space for each four dwelling units in a low rental housing project towards the cost of which a grant is made under The Elderly Persons Housing Aid Act, 1952, as amended, re-enacted or replaced from time to time.
6. to prevent the replacement on a lot within an area designated by by-law pursuant to section 20 of The Planning Act, R.S.O. 1960, Chapter 296, of a detached accessory building or structure provided no such building or structure:
(i) is erected closer to a residential building than 1.5 metres, or
(ii) exceeds the size of the former detached accessory building or structure.
7. to prevent the replacement, or reconstruction in whole or in part, of a building or structure on a lot if the building or structure is structurally damaged or destroyed by infestation of termites or other wood-destroying insects and the replacement or reconstruction may occur without complying with the provisions of this by-law respecting use, residential gross floor area, non-residential gross floor area, gross floor area, parking facilities, landscaped open space, recreation space, lot line setbacks, building depth, height, or common outdoor space, as applicable, provided:
(i) the replacement or reconstruction is in the same position relative to the lot lines as the former building or structure, or in a position whereby the various lot line setbacks are at least as great as was the case with the former building or structure;
(ii) the floor area and height of the replacement or reconstruction do not excecd those of the former building or structure;
(iii) at least the same number of parking spaces that were on the lot are provided with the replacement or reconstruction;
(iv) the lot after the replacement or reconstruction does not contain less landscaped open space, recreation space, or common outdoor space, than was provided on the lot with the former building or structure; and
(v) any change in the use contained in the replacement or reconstructed building or structure is to a use permitted on the lot by this by-law.
8. to prevent the use of any land, building or structure for the purpose of location filming.

## (2) RESTRICTIVE EXCEPTIONS

Notwithstanding any of the provisions of this by-law, other than subsection (1) and section 12(1):

1. No person shall convert an apartment house to a boarding or lodging house.

## SECTION 12 <br> EXCEPTIONS APPLYING TO SPECIFIC USE DISTRICTS OR SPECIFIC LANDS

## (1) PERMISSIVE EXCEPTIONS

Notwithstanding anything hereinbefore contained, none of the provisions of this by-law or of any restrictive by-law applies:

1. to prevent the use of land or the erection or use of a building or structure on land abutting either the west side of Jarvis Street, between Dundas Street East and a point 180 metres northerly therefrom, or the east side of Mutual Street, between those points, for the purpose of a combined store, factory and warehouse with not more than two outlets therefrom to Jarvis Street.
2. to prevent the conversion of a building that, on June 29, 1959, was on land abutting either side of St. Clair Avenue West, between Yonge Street and the west limit of Tweedsmuir Avenue and its southerly production, into one or more offices for physicians and dentists, or any of them, provided no exterior addition or major exterior alteration is made to the building proposed to be converted.
3. (a) to prevent the replacement or reconstruction of a building or structure on a lot in an R3 or R4 district in the Central Area, if it is razed or damaged by fire, explosion or an Act of God, to the extent of at least 50 per cent of its value before damage, without complying with the provisions of this by-law respecting use, gross floor area, height, landscaped open space, or lot line setbacks, provided:
(i) the replacement or reconstructed building or structure is used for the same purposes as the former building or structure;
(ii) the gross floor area and height of the replacement or reconstructed building or structure do not exceed those of the former building or structure;
(iii) the lot does not contain less landscaped open space than contained on the lot in conjunction with the former building; and
(iv) the replacement or reconstructed building or structure is in the same position relative to the lot lines as the former building or structure.
(b) to prevent the replacement or reconstruction of a building or structure on a $l o t$ in a CR or QR district if it is razed or damaged by fire, explosion or an Act of God, to the extent of at least 50 per cent of its value before damage, without complying with the provisions of this by-law respecting non-residential gross floor area, height or common outdoor space, provided:
(i) the non-residential gross floor area and the height of the replacement or reconstructed building do not exceed those of the former building; and
(ii) the lot does not contain less common outdoor space than contained on the lot in conjunction with the former building.
(c) to prevent the replacement or reconstruction of a building or structure on a lot in a C2 or C3 district in the Central Area if it is razed or damaged by fire, explosion or an Act of God, to the extent of at least 50 per cent of its value before damage, without complying with the provisions of this by-law respecting government offices, business offices, newspaper plants, post offices, or other office uses, provided the gross floor area in the replacement or reconstructed building that may be used for government offices, business offices or other office use does not exceed the gross floor area lawfully used for those purposes in the former building.
4. (a) to prevent the use of land or the erection or use of a building or structure on land abutting the north side of Queen Street East, between Pape Avenue and Brooklyn Avenue, or the south side of Louvain Avenue, for light manufacturing purposes, namely, a business no part of the operation of which produces or is likely to produce either noise or vibration that interferes with adjoining property, obnoxious odours, or fumes, or undue smoke, provided where incidental to any such business work is done or goods or materials are stored on land appurtenant to the building, the work is done and the goods or materials are stored in a neat, clean and orderly manner.
(b) to prevent the use of the land hereinafter described for the purpose of parking motor vehicles of employees of a light manufacturing business referred to in paragraph (a) provided:
(i) the land is provided with a crushed stone surface and proper drainage constructed to the satisfaction of the Commissioner of Public Works of the Corporation;
(ii) there is no building or structure or gasoline pump on the land;
(iii) the most easterly 2 metres of the land is used for no purpose other than landscaped open space and a driveway;
(iv) a chain link fence, 1.7 metres in height, is provided and maintained along the full length of the northerly boundary of the land; and
(v) lights used for illumination of the land are so arranged as to divert the light away from adjacent premises.
The following is the land:
Lots $101,102,103,104$ and 105 according to a plan registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan M8.
5. to prevent the use of land or the erection or use of a building on land within the area bounded on the north by Lawrence Avenue West, on the east by Chatsworth Drive, on the south by the production of the north street line of Cheritan Avenue westerly and parallel to Lawrence Avenue West to the west city limits and on the west by the west city limits, for the purpose of a duplex dwelling house, a double duplex dwelling house, a semi-detached triplex dwelling house or a block of four attached triplex dwelling houses with office accommodation in any such dwelling house for a duly qualified medical practitioner who resides therein without complying with the requirements of this by-law respecting lot frontage, lot area, lot coverage, ground floor area or dwelling unit area.
6. to prevent the use of land or the erection or use of a building, not exceeding 11 metres in height, on land within the area described in By-law 18284 passed May 1, 1951, for light manufacturing purposes provided no part of the building is erected closer to the southerly or easterly boundary of the area than 23 metres; and for the purpose of this paragraph "light manufacturing" means a business, no part of the operation of which produces or is likely to produce either noise or vibration that interferes with the enjoyment of the adjoining property or properties, obnoxious odours or fumes or undue smoke, provided where, in connection with the business, work is done or goods or materials are stored in the open or in an open yard, the work is done and the goods or materials are stored in a neat, clean and orderly manner.
7. to prevent the use of Lots 1 to 8 inclusive according to Plan 988 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), Lots 14, 15, 16, 17, 22 and 23 according to Plan 654, registered in the said Land Registry Office and Lot 13, according to Plan 654 (except the northerly 7.6 metres thereof), having a frontage of 93.9 metres on the north side of St. John's Road by a depth of 107.9 metres on the east side of Runnymede Road, for public hospital purposes or the erection or use of a building or structure on the land for any of those purposes.
8. to prevent the use of land within the area bounded on the west by the west city limits, on the north by the south limit of Lawrence Avenue West, on the east by the west limit of the lands sub-divided by Plan 778 E registered in the Land Registry Office for the Registry Division of Toronto (No. 63), and on the south by the north limit of Plan M299 registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), for private academic, philanthropic or religious school purposes or the erection or use of a building or structure on the land for any of those purposes.
9. to prevent the erection of apartment houses in the area bounded by Wood, Alexander, Yonge and Church Streets having a greater gross floor area and lesser motor vehicle parking facilities than required by sections 4(2); 6(3) PART I 1; 6(3) PART III 1; 7(3) PART I 1, 2, 3 and 4; 7(3) PART III 1 and 2; 8(3) PART I 1 to 10 , inclusive, 18 and 19; and 9(3) PART I 1, 2 and 3; provided the lot coverage of any apartment house erected in the area does not exceed 30 per cent and at least one parking space of at least 18.5 square metres is provided for each three $d w e l l i n g$ units in the apartment house.
10. (a) to prevent the use, as a boarding or lodging house in compliance with the qualifications and regulations respectively set out in sections $6(2) 11$ (a)(i) to (viii), inclusive; 6(2) 11 (b); and 6(3) PART XI 3; respecting boarding or lodging houses in R2 districts, of a dwelling house that, on April 20, 1953, was in the area hereinafter described and that, on that date, was being used as a boarding or lodging house, so long as it continues to be used as a boarding or lodging house in compliance with those qualifications and regulations.

The following is the area:
The R1F portion of the area bounded on the west by the east limit of Yonge Street, on the south by the north limit of Bloor Street East, on the north by the right-of-way of the Canadian Pacific Railway, on the north-east by Reservoir Park and Park Drive Reservation and on the east by the east city limits.
(b) to prevent the conversion of a boarding or lodging house referred to in paragraph (a), and within the Rl portion of the area therein described, into two or more dwelling units, provided the qualifications in section 6(2) 7(i), (ii), (iii) and (iv) are complied with.
11. to prevent the use of premises known in 1954 as 27 Walmer Road as a nursing home.
12. to prevent the use of premises known in 1954 as 45 Walmer Road as the University of Toronto Institute of Child Study.
13. to prevent the use of premises known in 1954 as 8 May Street as a private hospital, provided the building and grounds are maintained in a proper manner and the operation of the hospital is carried on in a manner satisfactory to whatever medical authority is charged with its inspection.
14. to prevent the erection and use, on the land hereinafter described and comprising the premises known in 1984 as 130 Rosedale Valley Road, of an apartment house fronting on Rosedale Valley Road, not exceeding nine storeys in height at the front nor eight storeys in height at the rear and containing not more than 12 dwelling units each having a floor area of at least 45 square metres and each remaining dwelling unit having a floor area of at least 70 square metres.
The following is the land:
In the City of Toronto in the Municipality of Metropolitan Toronto and being composed of the whole of Blocks $A, C$ and $E$ and parts of Blocks $B$ and $D$ according
to a plan registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan M-193, the boundaries of the said parcel being described as follows:
Commencing at a point in the southerly limit of Pinehill Road where it is intersected by the easterly limit of Block D; thence south-westerly in a straight line 25 metres morc or less to a point in the southerly limit of Block D distant 18.2 metres measured westerly thereon from the south-easterly angle of Block D; thence westerly along the southerly limits of Blocks D, E and C 39 metres more or less to the north-easterly limit of Rosedale Valley Road; thence north-westerly along the last mentioned limit 87.9 metres more or less to the northerly limit of Block A; thence easterly along the northerly limits of Blocks A and B 87.7 metres more or less to an iron tube planted at a point in the northerly limit of Block B distance 19.7 metres measured westerly thereon from the north-easterly angle of Block B; thence south-easterly in a straight line 49.8 metres more or less to an iron tube planted at a point in the production westerly of the southerly limit of Pinehill Road distant 12.6 metres measured westerly along the production from the westerly limit of Pinehill Road; thence easterly along the production to and along the southerly limit of Pinehill Road 15.6 metres more or less to the point of commencement.
15. to prevent the re-erection or re-location on the lot at the south-west corner of Avenue Road and St. Clair Avenue West, having a frontage on St. Clair Avenue West of approximately 18.5 metres and a flankage on Avenue Road of approximately 30.5 metres, of the bank building which, on June 29, 1959, was on that lot.
16. to prevent the use of the four-storey building which, on June 29, 1959, was at the south-west corner of Bloor Street West and Dufferin Street, for light manufacturing purposes, namely, a business no part of the operation of which produces or is likely to produce either noise or vibration that interferes with adjoining property, obnoxious odours, or fumes or undue smoke, provided where incidental to any such business work is done or goods or materials are stored on land appurtenant to the building, the work is done and the goods or materials are stored in a neat, clean and orderly manner.
17. to prevent the erection and use of an automobile service station on the land at the south-west corner of Mount Pleasant Road and Keewatin Avenue comprising Lots 5 and 6, according to Plan M-257 registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).
18. to prevent the improvement and enlargement of the candy, confectionery and ice cream plant which, on October 15, 1953, was on the east side of Gladstone Avenue, south of College Street:
(i) by the erection and use of a new five-storey office building fronting on the east side of Gladstone Avenue, approximately 115 metres south of the south limit of College Street;
(ii) by the conversion, improvement and use as a garage of the metal-clad building and open shed which, on that day, was approximately 40 metres east of Gladstone Avenue and approximately 11 metres south of the south limit of Plan 324 registered in the Land Registry Office for the Registry Division of Toronto (No. 63);
(iii) by the construction and use of a new transformer and new transformer building on the northerly part of Block " X ", according to Plan D-1345 registered in the said Land Registry Office and lying approximately 6.5 metres west of the westerly limit of Rusholme Park Crescent;
(iv) by the construction and use of a new two-storey storage building on part of Block " $X$ "' and adjacent to the westerly limit of Rusholme Park Crescent;
(v) by the construction and use of a new five-storey storage building replacing the two-storey brick building which on June 29, 1959, was immediately to the west of the westerly limit of the southerly 24.5 metres more or less of Block " X " or by the enlargement and use of the two-storey brick building and the use of the building as so enlarged for storage purposes;
(vi) by the demolition of existing structures for the purposes aforesaid.
19. to prevent the erection, on the lot having a frontage on the west side of Christie Street of 49.5 metres (widening to 101 metres at the rear), commencing 41.2 metres south of Benson Avenue and running southerly, of an apartment house 14.6 metres wide, having a height and lot coverage not exceeding $111 / 2$ storeys and 15.4 per cent, respectively, having a north side yard, front yard and rear yard of not less than 20 metres, six metres and 10 metres, respectively; containing 120 dwelling units each having a dwelling unit area of at least 55 square metres and 36 dwelling units each having a $d$ welling unit area of at least 83.5 square metres; and having off-street motor vehicle parking facilities to the extent of 117 parking spaces.
20. to prevent the erection and use of a medical and professional office building on Lot 1042, Plan 1537, on the north side of Lawrence Avenue West, closer to the east, west and north lot lines than 7.5 metres and having a gross floor area not exceeding one and one-half times the area of the lot provided
(i) the building does not occupy more than 50 per cent of the lot;
(ii) no portion of the building is closer to the east lot limit than 6.4 metres nor closer to the north limit of Lawrence Avenue West than 9.1 metres;
(iii) the building does not exceed 10.7 metres above grade;
(iv) off-street parking facilities are provided for the building on the basis of one parking space for each 46 square metres of rentable floor space in the building;
(v) no vehicular access to or from the off-street parking facilities is by way of Glengarry Avenue.
21. to prevent the use of a building that, on June 29, 1959, was at 42 to 62 Shaftsbury Avenue, for the purposes of a business administrative office.
22. to prevent the erection and use, on a lot within the R4A V1 area on the south side of Eglinton Avenue West, between a point 45.7 metres west of the west limit of Eastbourne Avenue and a point 10.7 metres east of the east limit of Lascelles Boulevard, of a doctors' office building containing a gross floor area not exceeding three times the lot area and without complying with the front, rear and side lot line set back requirements of section 6(3) PART II 1 to 10, inclusive.
23. to prevent the establishment and use, in the north-west portion of the main floor of the apartment house at premises known in 1959 as 561 Avenue Road, of a dining room, kitchen and other facilities related thereto, provided:
(i) the dining room, kitchen and other facilities are completely contained within the building with no direct access to the street;
(ii) the dining room does not exceed 52 square metres in area;
(iii) no sign, notice or other device advertising the dining room is externally displayed on the apartment house or internally displayed so as to be visible from the exterior of the apartment house; and
(iv) the owner or occupant of the building provides and maintains at the premises not less than 10 motor vehicle parking spaces for the exclusive use of persons using the dining room, other than tenants, and the parking spaces are clearly so designated.
24. to prevent the erection and use of an apartment house having a gross floor area not exceeding seven times half the area of the apartment house lot in any of the following areas or at any of the following locations:
The area bounded on the north by the south limit of Howard Street, on the south by the north limit of Wellesley Street East, on the east by the west limit of Parliament Street and on the west by the east limit of Bleecker Street.
The areas comprising the lands abutting either side of Jameson Avenue, between the south limit of Queen Street West and the north limit of the Canadian National Railway.

The south-west corner of Jane Street and Baby Point Road.
Premises respectively known in 1959 as $710-714$ Spadina Avenue, 690-720 Broadview Avenue, 2 Montcrest Boulevard, 137-139 Isabella Street, 828 Kingston Road, 113-115 Dowling Avenue.
The portions of premises 479-485 Kingston Road and 501-503 Kingston Road designated R4.
25. to prevent the erection and use of an apartment house occupying not more than onehalf the area of the apartment house lot within any of the areas or at any of the locations referred to in exception 24 without complying with the requirements of sections 4(4) and 6(3) PART II 1 to 10 , inclusive, provided:
(i) no part of the apartment house is closer to the side lot lines than three metres or closer to the front lot line than six metres, and
(ii) off-street parking facilities are provided and maintained on the basis of one parking space for each two dwelling units.
26. to prevent the erection of a building on land abutting either side of St. Clair Avenue West, between Avenue Road and the west limit of Tweedsmuir Avenue and its southerly production, except any portion of that land designated G, or on land abutting the west side of Avenue Road between the south limit of St. Clair Avenue West and a line parallel to and distant 40 metres south of the south limit of Lynwood Avenue, for one or more offices for physicians and dentists, or any of them, or the use of the building for any such purpose, provided:
(i) the gross floor area of the office accommodation within the building does not exceed 50 per cent of the maximum gross floor area to which a building to be erected on that land is restricted by sections 6(3) PART I 1; 6(3) PART III 1(a); 7(3) PART I 1; and 7(3) PART III 1;
(ii) off-street parking facilities are provided and maintained to the extent of onc parking space for each 93 square metres of the office accommodation in accordance with section 4(4) and for the purposes of section 4(4) (except as to the number of parking spaces to be provided and maintained, in which regard this subparagraph governs) the office accommodation shall be deemed to be an office building.
27. to prevent the use of land or the erection or use of a building or structure within the R4 V3 area bounded by the south limit of St. Clair Avenue West, the east limit of Russell Hill Road, the west limit of Warren Road and a line parallel to and distant 18 metres south of the south limit of St. Clair Avenue West without complying with the requirements of sections 4(2) and (4); 6(3) PART I 1; 6(3) PART II 1 to 10 , inclusive; 6(3) PART III 1; 7(3) PART I 1 to 4, inclusive; 7(3) PART III 1 and 2; 8(3) PART I 1 to 10 , inclusive, 18 and 19; and 9(3) PART I 1, 2 and 3; provided the building or structure does not contain a greater gross floor area than permitted by By-law 18642, as amended to March 23, 1954 and the building or structure, as well as the use of the land, complies in all other respects with By-law 18642, as so amended.
28. to prevent the use of the land known in 1959 as 99 St . Clair Avenue West or the erection or use of a building or structure on that land for a medical centre with offices for doctors, an operating room and laboratory facilities without complying with the requirements of sections 4(2); 6(3) PART I 1; 6(3) PART II 1 to 10 , inclusive; 6(3) PART III 1; 7(3) PART I 1 to 4, inclusive; 7(3) PART III 1 and 2; 8(3) PART 11 to 10 , inclusive, 18 and 19; and 9(3) PART 1 1, 2 and 3; provided the building or structure does not contain a greater gross floor area, than permitted by By-law 18642, as amended to March 23, 1954 and the building or structure, as well as the use of the land, complies in all other respects with By-law 18642, as so amended.
29. to prevent the erection by the Sisters of St. Joseph for the Diocese of Toronto in Upper Canada, within the area bounded by Glendale Avenue, Parkdale Road, Sunnyside Avenue and Queen Street West, of one or more hospital buildings or additions to existing hospital buildings that do not comply with the requirements of section 6(3) PART Il 10, provided the combined gross floor area of all the hospital buildings, existing hospital buildings and additions thereto does not exceed one and one-half times the area of the hospital lands.
30. to prevent the erection or use on the lot known in 1981 as 347 Bathurst Street, of buildings or additions to buildings for the purpose of a bank or uses accessory to a bank, having a total gross floor area of not more than 1.0 times the area of the lot, provided each building or addition complies with all other requirements for commercial buildings or structures set out in this by-law.
31. to prevent the erection of a gasoline service station on lands known as 122, 126, 128, 130 and 132 Eglinton Avenue West having a frontage on the north side of Eglinton Avenue West of 44.2 metres and on the east side of Edith Drive of 36.6 metres.
32. to prevent the erection of a five-storey office building on the easterly 30.4 metres of Lot 10, Plan 365, having a frontage of 15.2 metres on the west side of Yonge Street, between Delisle Avenue and Heath Street, without providing motor vehicle parking facilities.
33. to prevent the use of land or the erection or use of a building or structure on land abutting the east side of Cleveland Street, between a point 42.7 metres south of the south limit of Eglinton Avenue East and a point 61 metres farther south, for the purposes of a home for elderly persons provided:
(i) the height of the building or structure does not exceed two storeys and basement;
(ii) the lot coverage does not exceed 35 per cent; and
(iii) no part of the building or structure is closer to the north, rear and south lot lines, respectively, than the respective distances of 7.5 metres, 12 metres and 7.5 metres.
34. to prevent the use of a dwelling house that, on June 29, 1959, was on land fronting on either side of St. George Street, between Lowther Avenue and Bernard Avenue, for any of the following purposes:
(i) the office of a professional person or persons such as a physician, barrister, engineer, architect, Ontario Land Surveyor;
(ii) the administrative office of a non-profit organization of a religious, educational, recreational, fraternal or philanthropic nature;
(iii) a business administrative office.
35. to prevent the northerly extension or enlargement of the National Soccer League (Ontario) soccer field, between Roxton Road and Shaw Street, approximately 90 metres south of College Street, formerly known as Acorn Park and latterly forming part of Fred Hamilton Playground, by the acquisition of the parcel of land adjoining the north limit of the soccer field, having a frontage of 22.9 metres on the west side of Shaw Street by a depth of 36 metres, and the use of the parcel, including the erection thereon of necessary buildings and structures, for the purposes of washrooms, a refreshment room and/or spectator bleachers.
36. to prevent the extension or enlargement of the refrigeration service business conducted by Freeman Refrigeration Limited at premises known in 1959 as 653 Davenport Road by the acquisition of the premises immediately adjoining to the east and known in 1959 as 649 Davenport Road and the erection and use thereon of an addition to 653 Davenport Road for that business.
37. to prevent the use, for the purpose of the administrative office of a non-profit organization of a religious, educational, recreational, fraternal or philanthropic nature, of the whole of a building that was originally constructed as either a one-family dwelling house or a pair of attached one-family dwelling houses or row housing and that, on May 24, 1960, was on a lot within the area bounded on the north by the south limit of Lowther Avenue, on the south by the north limit of the CR district on the north side of Bloor Street West, on the east by the west limit of the R3 district on the west side of Spadina Road, and on the west by the following line:
Commencing at the intersection of the south limit of Lowther Avenue with the east limit of Dalton Road, thence southerly along the east limit of Dalton Road a distance of 39.6 metres; thence easterly on a straight line at right angles to the east limit of Dalton Road a distance of 24.4 metres; thence southerly on a straight line parallel to and distant 24.4 metres east of the east limit of Dalton Road to the north limit of the CR district on the north side of Bloor Street West;
Subject, however, to section 5(2).
38. to prevent the erection and use, on land abutting the east side of Lawton Boulevard, between the easterly production of the south limit of Walmsley Boulevard and the north limit of the Cl district abutting the east side of Lawton Boulevard, of an apartment house part of which projects beyond an angular plane constructed over the lot from the rear lot line in accordance with section 6(3) PART II 2, but in no case shall part of the apartment house be closer to the rear lot line than 7.5 metres.
39. to prevent the use of the land known in 1962 as 43 Eglinton Avenue East or the erection or use of a building or structure on that land for an office building having a gross floor area exceeding that otherwise permitted by this by-law, provided the excess is not greater than the aggregate of the areas of the second and third storeys of the office building above grade and provided both storeys are used exclusively for the temporary parking or storing of private passenger motor vehicles of tenants and occupants of the of fice building and their visitors.
40. to prevent the use of the land known in 1963 as 84 Davisville Avenue or the erection or use of a building or structure on that land by The Salvation Army as a residence for Retired Officers of The Salvation Army provided
(i) the building or structure is not closer to Millwood Road than 30 metres; and
(ii) no vehicular access to the land, building or structure is by way of Millwood Road.
41. to prevent the use of land or the erection or use of a building for the purpose of a hostel for women or the Y.W.C.A. at premises known in 1973 as 875 Queen Street East.
42. to prevent the use of land or the erection or use of a building or structure on land:
(i) within the area on either side of Spadina Avenue, between College Street and Dundas Street West, designated CR L2 U.60, or
(ii) abutting the north side of Dundas Street West, between the easterly limit of Augusta Avenue and the easterly limit of the CR L2 U. 60 area, for the purposes of a store for the sale of dry goods at retail and wholesale, and any use accessory to the store.
43. to prevent the use of a building that on May 27, 1963, was on a lot on either side of Jackes Avenue, for any of the following purposes:
(i) the office of a professional person or persons such as a physician, barrister, engineer, architect, Ontario Land Surveyor;
(ii) the administrative office of a non-profit organization of a religious, educational, recreational, fraternal or philanthropic nature;
(iii) a business administrative office;
or to prevent the use of the building known on May 27, 1963 as 31 Jackes Avenue for the purposes of The Frontier College.
44. to prevent the use of premises known in 1963 as 112 Howland Avenue for private academic, philanthropic or religious school purposes.
45. to prevent the conversion of the first storey below grade of a building that, after April 13, 1959, was on land abutting either side of St. Clair Avenue West, between Avenue Road and the west limit of Tweedsmuir Avenue and its southerly production, except a portion of that land designated G, or on land abutting the west side of Avenue Road, between the south limit of St. Clair Avenue West and a line parallel to and distant 40.2 metres south of the south limit of Lynwood Avenue, into one or more offices for physicians and dentists, or any of them, provided off-street parking facilities are provided and maintained to the extent of one parking space for each 93 square metres of the office accommodation in accordance with section 4(4) and for the purposes of section 4(4) (except as to the number of parking spaces to be provided and maintained, in which regard this paragraph governs) the office accommodation shall be deemed to be an office building.
46. to prevent, within the R2 district within the area bounded on the north by Shuter Street, on the south by Queen Street East, on the west by Sherbourne Street and on the east by Parliament Street, the parking of motor vehicles closer to the south limit of Shuter Street than six metres, nor the provision and maintenance of lesser motor vehicle parking facilities than required by section 4(4) within that area, provided motor vehicle parking facilities are provided and maintained in the manner specified in section 4(4) to the extent at least of three parking spaces for every four dwelling units or fraction thereof, and for the purposes of section 4(4) the area is deemed to comprise a single lot; and this by-law is amended to permit the parking of motor vehicles located as aforesaid and in accordance with the foregoing.
47. to prevent the erection and use, within the area hereinafter described and comprising the premises known in 1984 as 1 St. Clair Avenue West, of an office building containing a gross floor area not exceeding 8.75 times the area of the lot exclusive of not more than 335 square metres used for the purpose of elevator machinery, electrical servicing and heating, cooling and ventilating equipment.
The following is the area:
Commencing at a point in the south limit of St. Clair Avenue West where it is intersected by the west limit of Yonge Street; thence west along the south limit of St. Clair Avenue West 33.5 metres to a point; thence south parallel to the west limit of Yonge Street 27 metres to a point; thence east in a straight line to a point in the west limit of Yonge Street distant 26.9 metres measured south thereon from the south limit of St. Clair Avenue West; thence north along the west limit of Yonge Street 26.9 metres to the point of commencement.
48. to prevent the erection and use on the land hereinafter described and comprising the premises known in 1984 as 410 Roselawn Avenue, by The Municipality of Metropolitan Toronto and the Metropolitan Board of Commissioners of Police of a police communications tower and a one-storey communications equipment building, provided:
(i) no goods, material or equipment are stored in the open,
(ii) the requirements for the location respecting landscaped open space, lot line setbacks and spacing of facing external walls are complied with, and
(iii) the building is designed and maintained in general harmony with buildings of the type permitted on adjoining lands.
The following is the land:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of Lot 35, in Range II on the north side of Roselawn Avenue (formerly Kensington Avenue) according to a plan registered in the Land Registry Office for the Registry Division of Toronto Boroughs (No. 64) as Plan 734, part of which plan is now on file in the Land Registry Office for the Registry Division of Toronto (No. 63).
49. to prevent the erection and use of a factory on lands known in 1966 as $719,725,727$ and 733 King Street West, 556, 560, 564, 576 and 620 Wellington Street West and 74 and 76 Bathurst Street having lesser motor vehicle parking facilities than required by section 4(4) provided motor vehicle parking facilities are provided and maintained in the manner required by section 4(4) to the extent at least of one parking space for each 93 square metres of gross floor area contained within the factory.
50. to prevent the use of premises known in 1967 as 24 Matilda Street for the purposes of manufacturing and processing non-fruit base sundae toppings, popcorn and other corn products, french fried potatoes and french fried onion rings.
51. to prevent the erection and use within the area hereinafter described and comprising the premises known in 1984 as 95 Walton Street, of a steam generating plant supplying steam to The Toronto General Hospital, The Hospital for Sick Children, the building known in 1967 as The New Mount Sinai Hospital and any building erected in substitution therefor, Women's College Hospital, Charles H. Best Institute, the Faculty of Dentistry, University of Toronto, Toronto Institute of Medical Technology, Laughlen Lodge, Toronto, and The Nightingale School of Nursing, or any of them, and an extension or enlargement of any of them, provided the height of the smoke stack of the plant does not exceed 140 metres above the average elevation of the sidewalk on the south side of the portion of Walton Street abutting the area.
The following is the area:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of Lots 25,26 and part of Lot 24 according to a plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan D-4, and parts of Lots 38, 39, 40, 41 and part of Barnaby Place, according to a plan registered in the said Land Registry Office as Plan 60, the boundaries of the land being described as follows: Premising that the southerly limit of Walton Street has a course of north seventy-four (74) degrees forty-four (44) minutes east, and relating all bearings herein thereto;

Commencing at an iron bar planted in the southerly limit of Walton Street, distant 40.5 metres measured westerly thereon from the westerly limit of Bay Street; thence south seventy-four (74) degrees forty-four (44) minutes west along the southerly limit, a distance of 30.2 metres more or less, to the north-westerly angle of Lot 26; thence south fifteen (15) degrees sixteen (16) minutes east along the westerly limit of Lot 26 a distance of 1.1 metres to the northerly extremity of the westerly face of the westerly wall of the old frame and stucco dwelling now or formerly standing upon the northerly part of the lands herein described; thence south fifteen (15) degrees thirty-two (32)
minutes thirty (30) seconds east along the westerly limit of Lot 26 as represented in part by the line of the westerly face of the westerly wall of the old frame and stucco dwelling now or formerly standing upon the northerly part of the lands herein described, in all a distance of 12 metres to the south-westerly corner of the dwelling; thence south fourteen (14) degrees fifty-six (56) minutes forty (40) seconds east continuing along the westerly limit of Lot 26 as represented in part by the line of an old board fence, to and along the line of the westerly face of the westerly wall of an old shed now or formerly standing upon the lands herein described and the southerly production thereof, in all a distance of 9.8 metres to the south-westerly angle of Lot 26; thence south fifteen (15) degrees sixteen (16) minutes east, a distance of 25.4 metres to the point of intersection thereof with the southerly limit of Lot 38 as represented in part by the line of the southerly face of the southerly wall of an old two-storey brick building, now or formerly standing upon the southerly part of the lands herein described; thence north seventy-four (74) degrees fifty-six (56) minutes thirty (30) seconds east along the southerly limit of Lot 38, a distance of 19 metres to the southeasterly angle thereof; thence north seventy-four (74) degrees forty-seven (47) minutes east a distance of 11.2 metres to an iron bar planted; thence north fifteen (15) degrees sixteen (16) minutes west, a distance of 48.4 metres to the point of commencement.
52. (a) to prevent the use of a lot in a C2 district, or a portion thereof, hereinafter referred to, for the purpose of a cartage yard.

For the purposes of this paragraph a "cartage yard" means a lot:
(i) for the storage of any goods, wares, merchandise, substance, article or thing in transit wholly within a warehouse or other building on the lot;
(ii) where commercial motor vehicles are kept for cartage purposes;
(iii) where the portions of the lot neither occupied by a building nor landscaped have a properly drained hard surface;
(iv) where only minor or running repairs essential to the actual operation of motor vehicles are made in the open;
(v) where any lights used for the illumination of an open area are so arranged as to divert light away from adjacent residential premises or G districts;
(vi) where a wall at least two metres in height (which may include the wall of a building) is erected along the boundary of any portion of the lot abutting a $\mathrm{G}, \mathrm{R}, \mathrm{ClA}, \mathrm{ClS}$ or Cl district or, in the alternative, landscaping is provided to a depth of at least two metres from such boundary or, where a wall is erected closer than two metres to such boundary, landscaping is provided between the boundary and the wall, and the wall or landscaping is satisfactorily maintained; and
(vii) that is maintained at all times in a clean and orderly condition.
(b) The following are the C 2 districts referred to in paragraph (a):

The part of the C2 district between Broadview Avenue and McGee Street north of Eastern Avenue.

The C2 district on the south side of Gerrard Street East between Logan Avenue and the Canadian National Railway right-of-way.

The part of the C2 district bounded on the north and east by Davenport Road, on the south by Dupont Street and on the west by Bathurst Street.
The C2 district on the west side of Old Weston Road from Townsley Street to the Hydro-Electric Power Commission of Ontario right-of-way.

The parts of the C2 districts between Runnymede and Keele Street bounded on the north by Ethel Avenue and on the south by the southern boundary of the Canadian Pacific Railway right-of-way and Vine Avenue.
The C2 district within the area bounded by Roncesvalles Avenue, Dundas Street West and Howard Park Avenue.

The C2 district within the area bounded by Queen Street West, Brock Avenue and the Canadian National Railway right-of-way.
The C2 district between Dufferin Street and Northcote Avenue south of Peel Avenue.
The C2 district on the west side of Dufferin Street north of Melbourne Avenue.
53. to prevent the erection or use of a portion of a professional office building, on the parts of Lots 1036 and 1043, lying to the east of the west city limits, according to a plan registered in the Land Registry Office for the Registry Division of Toronto Boroughs (No.64) as Plan 1537, part of which plan is now on file in the Land Registry Office for the Registry Division of Toronto (No. 63), having a gross floor area the portion of which within the City of Toronto does not exceed the area of the portion of the lot within the City of Toronto; and without the necessity of providing and maintaining motor vehicle parking facilities to the extent prescribed by section 4(4), provided:
(i) the portion of the building has a height not exceeding 11 metres above grade;
(ii) no part of the portion of the building is closer to the north limit of Lawrence Avenue West than nine metres;
(iii) landscaped open space is provided and maintained on the portion of the lot within the City of Toronto to the extent at least of 220 square metres;
(iv) motor vehicle parking facilities are provided and maintained for the portion of the building to the extent at least of seven parking spaces; and
(v) no vehicular access to or from the lot is provided across the easterly boundary thereof or the portion of the northerly boundary thereof within the City of Toronto.
54. to prevent the erection and use as a parking lot, on the lands hereinafter described, of a building that does not comply with sections 7(3) PART II 3 and 5; 7(3) PART 1113 and 4; and 7(3) PART IV 1.
The following are the lands:
The lands bounded on the north by a line drawn west, perpendicular to the west limit of Murray Street from a point therein distant 166.3 metres north thereon from the north limit of Elm Street, on the south by a line drawn parallel to and at the perpendicular distance of 61 metres north of the north limit of Elm Street, on the west by the west limit of Registered Plan 1,49,55, and on the east by the west limit of Murray Street.
55. to prevent the erection and use within the area known as Sir Winston Churchill Park by The Municipality of Metropolitan Toronto and the Metropolitan Board of Commissioners of Police of a police communications tower and a one-storey communications equipment building, provided no part of the building or tower is otherwise than wholly within the following land:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of part of Lot 24, in Concession 2 from the Bay, and more particularly described as follows: Premising that the northern limit of Lot 72 as shown on a plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan 364E,
has a bearing of North 74 degrees, 11 minutes East and relating all other bearings used herein thereto. Commencing at a point in Lot 24 which may be located as follows: Beginning at a standard iron bar planted at the north-eastern angle of Lot 72; thence South 24 degrees, 27 minutes East, along the eastern limit of Lot 72 (being also along the western limit of Russell Hill Road) forty-five and fifty-two one-hundredths feet ( $45.52^{\prime}$ ) more or less to the intersection with a line parallel to the northern limit of Lot 72 and perpendicularly distant forty-five and zero one-hundredths feet ( $45.00^{\prime}$ ) measured southerly therefrom; thence South 74 degrees, 11 minutes West, along the line so drawn 208 feet to the point of commencement; thence, continuing South 74 degrees, 11 minutes West, along the last mentioned line 100 feet to a point; thence South 15 degrees, 49 minutes East, at right angles to the last mentioned line 70 feet to a point; thence North 74 degrees, 11 minutes East, parallel to the northern limit of Lot 72 a distance of 100 feet to a point; thence North 15 degrees, 49 minutes West, at right angles to the last mentioned line, 70 feet to the point of commencement.
56. to prevent the use of the dwelling house located in 1970 at 22 Delisle Avenue for the purpose of a haven or refuge for the accommodation of not more than 10 persons, provided no exterior addition or major exterior alteration is made to the dwelling house.
57. to prevent the use of a one-family dwelling house located in 1970 at 33 Dalton Road for the keeping, under the control and supervision of Oolagen House, of not more than six persons under the age of 21 years, provided no exterior addition or major exterior alteration is made to the dwelling house.
58. to prevent the use of a lot or the erection or use of a building or structure within the area comprising the lands hereinafter described for the purpose of any of the uses permitted in an RIF district.
The following are the lands:
Lots $14,15,16,17,18$ and 19 according to a plan registered in the Land Registry Office for the Registry Division of Toronto Boroughs (No. 64) as Plan 1000, but now on file in the Land Registry Office for the Registry Division of Toronto (No. 63).
59. to prevent the use of the building located in 1973 at 912 Mount Pleasant Road for the purpose of carrying on therein a new and used car sales showroom and related repair and service facilities, other than the sale of gasoline or the painting or repairing of bodies or fenders, and the use of the lot at that location only for the provision of outdoor employee and customer parking or as landscaped open space, provided:
(i) any lights used for the illumination of the portion of the lot used for parking are so arranged as to divert light away from the adjacent premises and street; and
(ii) no major exterior alteration of the building is made other than the construction of a showroom window at the front of the building.
60. to prevent the use of the lands hereinafter described for the erection or use of a building or structure on those lands without complying with section 6(3) PART II 6 and 7(a), provided the building or structure complies with section 4(4)(d) and (e) of Bylaw 20623, as amended to June 30, 1973.

The following are the lands:
(i) Land known in 1973 as 453 Broadview Avenue and described as Lot 1, Registered Plan 679, Toronto.
(ii) Land known in 1973 as 221 Seaton Street and described in 1nstrument CT 6978 registered in the Land Registry Office for the Registry Division of Toronto (No. $63)$.
61. to prevent the use of a dwelling house as a boarding or lodging house or a converted dwelling and lodging house or a converted dwelling house operated by an agency of government or by a charitable institution or a non-profit group incorporated as such under any Act and using N.H.A. funds in an R2, R3, R4 or R4A district.
62. To prevent the use of 37 square metres of the ground floor of the north tower of the premises known in 1974 as the "Town Inn" at 620 Church Street as a tuck shop and dry-cleaning depot provided:
(i) the entrance to the tuck shop and dry cleaning depot is internal to the building;
(ii) no exterior window or wall of the building is used or exterior sign erected for the purposes of displaying goods or advertising the tuck shop and dry cleaning depot; and
(iii) the dry cleaning depot is restricted to the receipt of articles or goods of fabric to be subjected to the process of dry-cleaning, dry-dyeing or cleaning all or any of which including pressing is to be performed at a location other than at the building.
63. to prevent the erection and use of a building or structure at 462 Eastern Avenue that contains a ramp the slope of which is in excess of 12 per cent provided all other provisions of this by-law are complied with.
The following is the land:
The land designated as PARTS $5,6,11,13,15$ and 17 , on a reference plan filed in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan 66R-8865.
64. to prevent the conversion of seven rooms within the building on the lot known in 1979 as 5 Hoskin Avenue to three dwelling units provided not less than three parking spaces are provided on the lot.
65. to prevent the use of the building existing on June 30,1979 on the lot known in 1979 as 504 Jarvis Street for the purposes of an eating establishment, an office, an administrative office of a non-profit organization of a religious, educational, recreational, fraternal or philanthropic nature; a private art gallery, a public art gallery, a public museum, a public hall used only for lectures, meetings and for art exhibits, concerts or other displays or performances of a cultural nature; a private academic, philanthropic or religious school; a social or recreational club, whether or not the club is operated for profit and includes the premises of a fraternal organization; signs, subject to section 7(3) PART X 1.
66. to require the provision of motor vehicle parking facilities for a boarding or lodging house:
(i) in use as such on November 12, 1975; and
(ii) within the area bounded on the west by Jarvis Street, on the north by Carlton Street, on the east by Parliament Street, and on the south by Queen Street.
67. to prevent the use of land or the erection or use of a building or structure on land within the area known as the Merton Street Area, and hereinafter described, for the purpose of one or more dwelling units in the upper portion of a Cl building not exceeding three storeys in height.

The following is the Merton Street Area:
In the City of Toronto, described as follows:
COMMENCING at the intersection of the easterly limit of Yonge Street, as widened by City of Toronto By-law 8814, where it is intersected by the southerly limit of the right-

of-way lands of the Canadian National Railways, formerly known as the Belt Line Railway, the intersection being the south-westerly angle of Lot 1 according to a plan registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan M-5;
THENCE northerly along the easterly limit of Yonge Street, being along the westerly limit of Lot 1 , a distance of 74.00 feet more or less to a point therein distance 22.58 feet measured southerly thereon from the north-westerly angle of the lot;

THENCE easterly along a straight line drawn from the last mentioned point to a point in the easterly limit of Lot 1 distant 74.58 feet measured northerly thereon from the south-easterly angle thereof, being along the northerly limit of the said lands of the Canadian National Railways, a distance of 100.00 feet;
THENCE northerly along a line parallel to the easterly limit of Yonge Street, to its intersection by the northerly limit of Merton Street;
THENCE easterly along the northerly limit of Merton Street, 106.25 feet more or less, to the easterly limit of Lot 3 according to Plan M-5;
THENCE northerly along the easterly limits of Lots 3, 4 and 5 according to Plan M-5, to the intersection of the easterly limit of Lot 5 by a line parallel to and at the perpendicular distance of 7.50 feet northerly from the northerly limit of Lot 8 according to Plan $\mathrm{M}-5$;
THENCE easterly along the said line parallel to the northerly limit of Lot 8 , to the easterly limit of Lot 7 according to Plan M-5;
THENCE southerly along the easterly limit of Lot 7 , a distance of 7.50 feet more or less, to the south-easterly angle thereof;
THENCE easterly along the northerly limits of Lots $10,12,14,16,18,20,22,24,26$, $28,30,32$ and 34 according to Plan M-5, to and along the northerly limit of Lot 6 according to a plan registered in the said Land Registry Office as Plan M-99 and along the easterly production thereof, to the easterly limit of Pailton Crescent as confirmed under The Boundaries Act by plan BA-492 and registered in the said Land Registry Office on May 1, 1974 as instrument A-428474;
THENCE south-easterly along the easterly limit of Pailton Crescent, to its intersection by a line parallel to and at the perpendicular distance of 15.00 feet southerly from the northerly limit of Lot 25 according to a plan registered in the said Land Registry Office as Plan M-121;
THENCE easterly along the said line parallel to the northerly limit of Lot 25 , to the westerly limit of Lot 27 according to Plan M-121.
THENCE northerly along the westerly limit of Lot 27 , to the north-westerly angle thereof;
THENCE easterly along the northerly limits of Lots 27, 28, 29 and 30 according to Plan M-121, to the intersection of the northerly limit of Lot 30 by a line parallel to and at-the perpendicular distance of 25.00 feet easterly from the westerly limit of Lot 30 ;
THENCE southerly along the line parallel to the westerly limit of Lot 30 , to the southerly limit of Merton Street;
THENCE easterly along the southerly limit of Merton Street, to the easterly limit of Mount Pleasant Road as established by City of Toronto By-law 10003;
THENCE southerly along the easterly limit of Mount Pleasant Road, to its intersection by the northerly limit of the right-of-way lands of the Canadian National Railways;

THENCE westerly along the northerly limit of the right-of-way lands of the Canadian National Railways, to its intersection by the westerly limit of Mount Pleasant Road;

THENCE southerly along the westerly limit of Mount Pleasant Road, to its intersection by the southerly limit of the right-of-way lands of the Canadian National Railways;
THENCE westerly along the last-mentioned limit, to the point of commencement.
68. (a) to prevent the use of land or the erection or use of a building or structure in the area hereinafter described for the purpose of row housing comprising not more than three vertically divided one-family dwelling houses, provided the building or structure complies with the provisions of this by-law respecting row housing as if the land on which the building or structure is located were designated R2;
(b) to prevent, in that area, the keeping of not more than three roomers or boarders in a private detached dwelling house or one-family dwelling house;
(c) to prevent the owner of a private detached dwelling house in that area from altering or converting the private detached dwelling house to provide therein two or more dwelling units, provided:
(i) the private detached dwelling house contains a gross floor area of at least 140 square metres; and
(ii) section 6(2) $10(\mathrm{a})$ is complied with;
(d) to prevent the erection or use on a lot in that area of a building for the purpose of an apartment house, converted dwelling house, triplex dwelling house, or double triplex dwelling house, provided:
(i) the lot was used for such purpose on October 11, 1977; and
(ii) a building erected after October 11, 1977:
A. is used for the same purpose as existed on the lot on October 11, 1977; and
B. complies with the provisions of this by-law respecting such use as if the land on which the building is erected were designated R2;
(e) to prevent the erection or use of an addition to the main rear wall of the building on the land known in 1978 as 85 Craighurst Avenue to within 0.46 metres of the westerly side lot line, provided:
(a) the side walls of the addition contain no openings; and
(ii) no part of the addition that projects beyond the prescribed 60 degree angular plane exceeds six metres in height;
(f) to prevent the owner of a semi-detached dwelling house in the aforesaid area from altering or converting such semi-detached dwelling house to provide therein two or more dwelling units.

The following is the area:
The RIF Z2 area lying to the north of Roselawn Avenue and west of Yonge Street.
69. (a) to prevent the use of land or the erection or use of a building or structure in the area hereinafter described, for the purpose of row housing comprising not more than three vertically divided one-family dwelling houses, provided the building or structure complies with the provisions of this by-law respecting row housing as if the land on which the building or structure is located were designated R2;
(b) to prevent, in that area, the keeping of not more than three roomers or boarders in a private detached dwelling house, a one-family dwelling house or a duplex dwelling house;
(c) to prevent the owner of a private detached dwelling house in that area from altering or converting the private detached dwelling house to provide therein two or more dwelling units, provided:
(i) the private detached dwelling house contains a gross floor area of at least 140 square metres; and
(ii) section 6(2) 10 (a) is complied with;
(d) to prevent the erection or use on a lot in that area of a building for the purpose of an apartment house, converted dwelling house, triplex dwelling house, double triplex dwelling house, or a one-family dwelling house comprising a portion of row housing, provided:
(i) the lot was used for such purpose on March 13, 1978; and
(ii) a building erected after March 13, 1978:
A. is used for the same purpose as existed on the lot on March 13, 1978; and
B. complies with the provisions of this by-law respecting the use as if the land on which the building is erected were designated R2.
The following is the area:
The area delineated R1F Z2 lying north of Eglinton Avenue East and east of Yonge Street.
70. to prevent the operation of a photographic plant in the building existing in 1979 on lands known as 76 and 78 Stafford Street described as follows:
In the City of Toronto, in the Municipality of Metropolitan Toronto more particularly described as follows:

## FIRSTLY

The whole of Lot 11 on the west side of Stafford Street as shown on a Plan of the Ordinance Reserve made by Dennis \& Gossage, Provincial Land Surveyors, bearing date the 1st day of January, 1857, on record in the Department of the Secretary of State of Canada and registered in the Land Registry Office for the Registry Division of Toronto (No. 63).

## SECONDLY

The southerly 20 feet from front to rear of Lot 9 on the west side of Stafford Street as shown on the said Plan.
71. to prevent the use of the buildings or structures existing in 1979 on the lands hereinafter referred to for the purpose of an automobile service station.
The following are the lands:
Land at the north-west corner of Bathurst Street and Richmond Street known as 168 Bathurst Street.

Land at the south-west corner of King Street West and Tecumseth Street known as 751 King Street West.
Land at the north-east corner of King Street West and Stafford Street known as 920 King Street West.
72. to prevent the use of the land known in 1979 as 1001 Queen Street West, or the erection or use of a building or structure on that land, for the purpose of a mental hospital or a use ancillary to a mental hospital, provided the aggregate gross floor area of all buildings and structures does not exceed the aggregate gross floor area of all buildings and structures legally on those lands on July 24, 1979.
73. to prevent the erection or use by George Brown College on the land known in 1981 as 3 Nassau Street, of buildings or additions to buildings for the purposes of a vocational school or uses accessory to a vocational school, having a total gross floor area of not more than 3.5 times the area of the land, provided the building or addition complies with all other requirements for commercial buildings or structures set out in this bylaw.
74. to prevent the use of any building on lands known in 1978 as 283 Spadina Avenue, 275 Spadina Road, 485, 487, 491, 493, 495, 497, 501, 503, 505, 507, 509, 511, 513 and 515 Davenport Road, 385 Madison Avenue and 734, 736, 738, 740, 742 and 744 Huron Street, notwithstanding the non-compliance of the building with By-law 200-78.
75. to a C 1 building within a $\mathrm{C} 2, \mathrm{C} 3$ or C 4 district that on March 28, 1978, legally contained dwelling units in the upper portion thereof.
76. to prevent the use of a portion of the first or second storeys of the building existing in 1978 at 97 Eglinton Avenue East for the purposes of a commercial school.
77. to prevent the use of the parking lot existing in 1978 and comprising the land hereinafter described, for the parking of motor vehicles for the benefit of the buildings, structures, or uses of land located within 90 metres therefrom.
The following is the land:
The asphalt parking area of the George Bell Arena situate generally at the south-east corner of the lands known as Runnymede Park, between the east face of the George Bell Arena building and the west limit of Gourlay Crescent and being bounded on the south 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.
78. to prevent the use of land, the erection or use of a residential building or a mixed-use building having a height in excess of 12 metres or containing a gross floor area in excess of 1.0 times the area of the lot, on the land known in 1978 as 571 Jarvis Street, provided:
(i) the residential gross floor area contained in the building does not exceed 2.5 times the area of the lot;
(ii) any mixed-use building contains a residential gross floor area of not less than 1.5 times the area of the lot;
(iii) the non-residential gross floor area contained in a mixed-use building does not exceed 0.5 times the area of the lot and is used only for one or more nonresidential purposes permitted in a CR district;
(iv) no part of the building is closer than six metres from the easterly limit of Jarvis Street;
(v) no part of the building, on the portion of the land within the area bounded by the southerly limit of Isabella Street, the easterly limit of the lot, a line parallel to and at a distance of 4.5 metres southerly from the southerly limit of lsabclla Street, and a line parallel to and at a distance of 24 metres easterly from the easterly limit of the lot, has a height exceeding nine metres; and
(vi) subject to sub-paragraph (v), no part of the building has a height exceeding the lesser of either 21 metres, or an angular plane having a vertical angle of 45 degrees commencing at an elevation of nine metres above grade at a line parallel to and distant six metres easterly from the easterly limit of Jarvis Street and proceeding easterly from that line.

For the purposes of this paragraph, the gross floor area of the building or structure or portion thereof that was on the lot on June 30, 1978 and continues to be erected shall be excluded from the calculation of the residential gross floor area and the nonresidential gross floor area that may be erected or used on the lot, provided the excluded gross floor area is used only for one or more purposes permitted in a CR district.
79. to prevent the use of land or the erection or use of a building or structure on the land bounded by a line parallel to and 150 metres westerly from the westerly limit of Church Street, the southerly limit of Carlton Street, the westerly limit of Church Street, and the northerly limit of Granby Street, but excluding the land known in 1978 as 432 Church Street, for any of the following purposes:
(i) a residential building containing not more than 475 dwelling units per hectare of lot area; or
(ii) a non-residential building having a non-residential gross floor area not exceeding 2.0 times the area of the lot; or
(iii) a mixed-use building where the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
B. $\quad 100$ times the number of dwelling units in the mixed-use building
does not exceed the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. 2.0 ;
provided:
E. the number of dwelling units does not exceed 475 units per hectare of lot area; and
F. the non-residential gross floor area does not exceed 2.0 times the area of the lot; or
(iv) a mixed-use building containing senior citizens' housing and one or more nonresidential uses permitted in a CR district, where the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
B. 44 times the number of senior citizens' housing dwelling units in the mixeduse building
does not exceed the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. 6.0;
provided:
E. the number of senior citizens' housing dwelling units does not exceed 1,000 units per hectare of lot area; and
F. the non-residential gross floor area does not exceed 2.0 times the area of the lot.
80. to prevent the erection or use of a building or structure having a height greater than 23 metres on the lands bounded by the northerly limit of King Street East, the easterly limit of Toronto Street, the southerly limit of Court Street and the westerly limit of Church Street provided:
(i) no part of the building or structure erected on the portion of the lands boundcd by the northerly limit of King Street East, the easterly limit of Toronto Street, the southerly limit of Court Street, and a line parallel to and distant 40 metres easterly from the easterly limit of Toronto Street, exceeds a height of 61 metres;
(ii) no part of the building or structure erected on the portion of the lands bounded by the northerly limit of King Street East, a line parallel to and distant 40 metres easterly from the easterly limit of Toronto Street, a line parallel to and distant 23 metres southerly from the southerly limit of Court Street, and a line parallel to and distant 23 metres westerly from the westerly limit of Church Street, exceeds a height of 46 metres;
(iii) no part of the building or structure erected on the portion of the lands bounded by a line parallel to and distant 23 metres southerly from the southerly limit of Court Street, a line parallel to and distant 40 metres easterly from the easterly limit of Toronto Street, the southcrly limit of Court Street and a line commencing at the intersection of the southerly limit of Court Street and the westerly limit of Church Street and proceeding in a south-westerly direction therefrom at an angle of 45 degrees from the southerly limit of Court Street, has a height exceeding an angular plane having a vertical angle of 45 degrees commencing at an elevation of 23 metres above grade at the southerly limit of Court Street and procecding southerly therefrom; and
(iv) no part of the building or structure erected on the portion of the lands bounded by the westerly limit of Church Street, the northerly limit of King Street East, a line parallel to and distant 23 metres westerly from the westerly limit of Church Street, and a line commencing at the intersection of the southerly limit of Court Street and the westerly limit of Church Street and proceeding in a south-westerly direction therefrom at an angle of 45 degrees from the southerly limit of Court Street, has a height exceeding an angular plane having a vertical angle of 45 degrees commencing at an elevation of 23 metres above grade at the westerly limit of Church Street and proceeding westerly therefrom.
81. to prevent the use of a building or structure existing on June 30, 1978 on a lot within the block bounded by Belmont Street, Sarah Street, Roden Place and McMurrich Street, for one or more non-residential purposes permitted in a CR district, excluding an eating establishment, a tavern or public house, a billiard or pool room, a club, and a place of amusement.
82. to prevent the erection or use of a non-residential building or structure on the lands known in 1978 as 767 and 771 Yonge Street and 9 Asquith Avenue, provided the nonresidential gross floor area contained in the building does not exceed 6.5 times the area of the lot.
83. to prevent the erection or use of a building or structure on the whole or part of the lands known in 1978 as 577 Jarvis Street and 579 Jarvis Street for any of the following purposes:
(i) a residential building containing not more than 200 dwelling units per hectare of lot area;
(ii) a non-residential building having a non-residential gross floor area not exceeding 1.0 times the area of the lot; and
(iii) a mixed-use building where the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
B. 100 times the number of dwelling units in the mixed-use building does not exceed the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. 2.5 ;
provided:
E. the number of dwelling units does not exceed 200 units per hectare of lot area; and
F. the non-residential gross floor area does not exceed 1.0 times the area of the lot.
84. to prevent the erection or use of a building or structure on the land known in 1978 as 252 McCaul Street for one or more institutional purposes permitted in a QR district provided the non-residential gross floor area of the building or structure does not exceed the non-residential gross floor area contained in the building on the lot on June 30, 1978.
85. (a) to prevent the owner of a dwelling house in the area hereinafter described from altering or converting the dwelling house to provide therein not more than two dwelling units, provided:
(i) the dwelling house contains a gross floor area of at least 370 square metres above grade;
(ii) the portion of the gross floor area used for the additional dwelling unit created by the alteration or conversion is at least 110 square metres; and
(iii) the owner of the dwelling house has been its owner for at least three years immediately before the alteration or conversion;
(b) to prevent the use of a lot in that area for the purpose of a dwelling house, provided:
(i) the lot was so used on November 7, 1978, and
(ii) the use complied with the provisions of By-law 20623 as it existed immediately before November 7, 1978.
The following is the area:
The whole of the R1 Z2 area south of St. Clair Avenue West and situate generally between Avenue Road and Sir Winston Churchill Park.
86. to prevent the use of the land hereinafter described or the erection or use of a building or structure thereon for the purpose of one or more of the following uses:
(i) duplicating shop;
printing shop;
sample or showroom;
garment factory;
service or repair shop;
(ii) storage warehouse, class $A$;
wholesaling establishment - general.

The following is the land:
The land bounded on the north by Queen Street West, on the east by Simcoe Street, on the south by Richmond Street West and on the west by Bathurst Street.
87. to prevent the use for office purposes of a building or structure on a lot within an 11, 12, 13 or IC district within the area bounded by Queen Street West, Simcoe Street, Front Street West and a line parallel to and 30.5 metres west of Spadina Avenue provided the building or structure was on the lot and was used for office purposes on October 10, 1978.
88. to prevent the use of land or the erection or use of a building or structure within an I1, I2, 13 or IC district within the area bounded by Queen Street West, Simcoe Street, Front Street West and Bathurst Street for the purpose of a publishing office where copy and other materials for the publication of books, newspapers, or magazines are edited or distributed.
89. to prevent the use of the ground floor of the premises known in 1978 as 520 Wellington Street and 29 Draper Street for retail store purposes.
90. to prevent the erection or use of a building or structure on the land known in 1979 as 559 Avenue Road for the purpose of a monastery, a nunnery, or religious retreat.
91. to prevent the erection or use of a building or structure on the land known in 1979 as 33 Russell Street for the purposes of a research centre or a hospital or a use accessory thereto, provided:
(i) the non-residential gross floor area used for the purposes of a research centre or hospital does not exceed the non-residential gross floor area on the lot and used for those purposes on March 31, 1979;
(ii) the height of a building or structure erected after March 31, 1979 does not exceed 23 metres; and
(iii) the amount of common outdoor space provided on the lot is not less than the lesser of that required by this by-law for non-residential buildings in QR districts and that on the lot in conjunction with the building thereon on March 31, 1979.
92. to prevent the lawful use of the building and structures existing on May 1, 1979 on the lands known in 1979 as 331 and 349 Sherbourne Street for the purposes of a public hospital or a use accessory thereto, or to prevent the erection or use of a building or structure thereon for those purposes, provided:
(i) the gross floor area used for the purposes of a public hospital does not exceed the gross floor area on the lot and used for those purposes on March 31, 1979;
(ii) the height of a building or structure erected after March 31, 1979 does not exceed 18 metres; and
(iii) the amount of landscaped open space on the lot and the setbacks between the building and the lot lines are not less than the lesser of those required by this bylaw for residential buildings in R4 Z3 districts and those on the lot in conjunction with the building thereon on March 31, 1979.
93. to prevent the lawful use of the buildings and structures existing on May 1, 1979 on the land known in 1979 as 250 College Street for the purposes of a psychiatric hospital or a use accessory thereto, or to prevent the erection or use of a building or structure thereon for those purposes, provided:
(i) the non-residential gross floor area used for the purposes of a public hospital does not exceed the non-residential gross floor area on the lot and used for those purposes on March 31, 1979;
(ii) the height of a building or structure erected after March 31, 1979 does not exceed 23 metres; and
(iii) the amount of common outdoor space on the lot is not less than the lesser of that required by this by-law for non-residential buildings in QR districts and that on the lot in conjunction with the building thereon on March 31, 1979.
94. to prevent the lawful use of the building and structures existing on May 1, 1979 on the lands known in 1979 as 15, 25, 45, 47 and 51 Brunswick Avenue, and 10, 12, 14, 20, 22, 24 and 38 Major Street for the purposes of a public hospital or a use accessory thereto, or to prevent the erection or use of a building or structure thereon for those purposes, provided:
(i) the aggregate gross floor area used for the purposes of a public hospital does not exceed the gross floor area on those lands and used for those purposes on March 31, 1979;
(ii) the height of a building or structure erected after March 31, 1979 does not exceed 18 metres; and
(iii) the amount of landscaped open space on these lands and the setbacks between the building or buildings and the lot lines is the same as those required by this by-law for residential buildings in R3 Z3 districts and those on these lands in conjunction with the building thereon on March 31, 1979.
95. to prevent the erection or use of a building or structure on the land known in 1979 as 43 Wellesley Street East for the purposes of a public hospital or a use accessory thereto, provided:
(i) the gross floor area used for the purposes of a public hospital does not exceed the gross floor area on the lot and used for those purposes on March 31, 1979;
(ii) the height of the building does not exceed 30.5 metres; and
(ii) the amount of landscaped open space on the lot and the setbacks between the building and the lot lines are not less than the lesser of those required by this bylaw for residential buildings in R3 Z4 districts and those on the lot in conjunction with the building thereon on March 31, 1979.
96. to prevent the lawful use of the buildings existing on May 1, 1979 on the lands known in 1979 as 9 Earl Street, 517 and 519 Jarvis Street and 2 and 4 Wellesley Place for the purposes of a public hospital or a use accessory thereto.
97. to prevent the use of the lands known in 1979 as 495 Sherbourne Street for the purpose of a parking lot that is not within a building or structure, provided the parking lot is operated either by or on behalf of the owners of the lands referred to in exception 92.
98. to prevent the erection or use on the roof of the fifteen-storey public hospital structure existing on May 1, 1979 within the block bounded by Gerrard Street West, Elizabeth Street, Elm Street and University Avenue of an airport for the landing and taking off of helicopters and an airport identification symbol on and not projecting above the roof.
99. (a) to prevent the lawful use of 44 bachelor dwelling units, 299 one-bedroom dwelling units, and 20 two-bedroom dwelling units in two residential buildings on the lot described in paragraph (b), for the purposes of special housing, or to prevent the erection or use on the lot of a building for the purposes of a private commercial garage provided:
(i) the gross floor area of the building does not exceed 15607 square metres;
(ii) the height of the building does not exceed 19.5 metres above grade, provided a mechanical penthouse, and fence enclosures for roof-deck recreation space may exceed that height, if the top of those elements is no higher than seven metres above that height.

In determining whether a building projects above that height, a stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment may project above that height if:
A. the top of those elements is no higher than 4.6 metres above that height;
B. the aggregate horizontal area of those elements, measured at any point above the level of that height, does not exceed 30 per cent of the area of the roof of the building and where there is more than one roof does not exceed 30 per cent of the combined area of the roofs;
C. the combined width of all those elements within 6.1 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 shall be measured parallel to the lot line;
D. no portion of the building other than a stairwell is closer than 11.3 metres from the habitable rooms in the residential building existing on May 1, 1979, on the lands known in 1979 as 222 Elm Street, or closer than 6.7 metres to the habitable rooms in the residential building existing on May 1, 1979, on the lands known in 1979 as 200 Elm Street, provided the building may be within 4.3 metres of the existing northerly wall of the easterly portion of the residential building on 200 Elm Street;
E. at least 2100 square metres of recreation space is on the roof top of the building; and
F. at least 1380 square metres of landscaped open space is provided on the lot at grade.
(b) The following is the lot referred to in paragraph (a):

The lands known in 1979 as 200 Elm Street, 222 Elm Street and 20 Murray Street.
(c) Notwithstanding subsection (3) of this section, as a condition of development or redevelopment of the lot described in paragraph (b), the Council requires the provision, maintenance and use of the following facilities and matters:
(i) the erection of the private commercial garage substantially in accordance with plans prepared by Martin Mendelow and Partners, Architects, numbered 7753-1, dated December 6, 1977; 7753-2, dated March 8, 1978; and 7753-3, dated March 27, 1978; and on file with the Commissioner of Planning and Development;
(ii) the provision of sufficient space within the development for sewer manholes required in connection with the development of the private commercial garage;
(iii) the provision of at least five parking spaces each 3.7 metres wide in the private commercial garage at a location easily accessible for handicapped people in wheelchairs;
(iv) the provision of non-slip access ramps in the private commercial garage for the use of handicapped persons in wheelchairs;
(v) the maintenance to a reasonable standard of maintenance and all other means of pedestrian access on or to the private commercial garage free of snow;
(vi) landscaping of the lot and the private commercial garage substantially in accordance with plans prepared by Alexander Budrevics and Associates Limited, numbered 79-717, dated April 1979, and on file with the Commissioner of Planning and Development; and
(vii) the provision of running ivy adjacent to the southerly and westerly elevations of the private commercial garage.
(d) The facilities and matters required by paragraph (c) shall be provided and maintained to a reasonable standard of maintenance by the owner of the lot described in paragraph (b), at his sole risk and expense and to the satisfaction of the Corporation and in default thereof section 325 of the Municipal Act shall apply.
(e) The owner of the lot described in paragraph (b) is required as a condition of development or redevelopment of it or any building erected thereon, to enter into one or more agreements with the Corporation dealing with the facilities and matters referred to in paragraph (c).
(f) No building permit shall be issued until the agreement or agreements required by paragraph (e) have been entered into.
(g) For the purpose of paragraph (a) the term "special housing" means housing for staff employed by Mount Sinai Hospital, Toronto General Hospital, Sick Children's Hospital, St. Michael's Hospital, Toronto Western Hospital, Women's College Hospital, Clarke Institute of Psychiatry and/or Sunnybrook Hospital and their families, and the term "redevelopment" means the removal of buildings or structures from the lot and the construction or erection of other buildings or structures thereon.
100. to prevent the erection or use of a building or structure for the purpose of a public hospital or a use accessory thereto, on the lot described in this paragraph, provided:
(i) the height of a building or structure on the lot does not exceed 30.5 metres; and
(ii) no building or structure is erected or used on the lot within an area containing at least 465 square metres which area has as one of its limits a portion of the lot line that is the northerly street line of Grosvenor Street and extends along the northerly street line of Grosvenor Street for a distance of not less than 23 metres.
The lot comprises the whole of the lands known in 1979 as 76 Grenville Street and 60 Grosvenor Street.
101. to prevent the lawful use of the building existing on May 1, 1979 on the lands known in 1979 as 500 Sherbourne Street, for the purposes of a public hospital or a use accessory thereto.
102. to prevent the erection of a building or structure having a height greater than 23 metres on the lands bounded by the easterly limit of Spadina Avenue, the easterly limit of Spadina Crescent, the northerly limit of Russell Street, the westerly limit of Huron Street, and the southerly limit of Willcocks Street, provided the height of the building or structure does not exceed an angular plane having an angle of 30 degrees from the horizontal plane commencing at an elevation of 15.2 metres above grade at the easterly limit of Spadina Crescent and proceeding easterly therefrom, provided the height of the building or structure does not exceed 30.5 metres.
103. (a) to prevent the erection or use of a building or structure on a lot in the area described below, for the purposes of a residence operated by or on behalf of the University of Toronto.

The following is the area:
The area bounded on the west by the easterly limit of Spadina Avenue, on the north by the southerly limit of the CR L2 U100 zone on the south side of Bloor Street West, on the east by the westerly limit of the R4 Z4 zone on the west side of St. George Street between Bloor Street West and Sussex Avenue and by the easterly limit of Huron Street between Sussex Avenue and Harbord Strcet, and on the south by the northerly limit of Harbord Street.
(b) to prevent the use of a building or structure on the lands described below for a university purpose or a use accessory thereto by the University of Toronto, other than a parking lot, a parking station, a private garage, and a private commercial garage.
The following are the lands:
Lands known in 1979 as 631 Spadina Avenue, 703 Spadina Avcnue, 713 Spadina Avenue, 21 Sussex Avenue, 50 Sussex Avenue, 370 Huron Strect and 4 Glen Morris Street.
(c) to prevent the erection or use of a building or structure for university purposes or a use accessory thereto by the University of Toronto on the lands referred to in paragraph (b), provided:
(i) the gross floor area used for university purposes on such lot does not exceed the gross floor area erected on the lot and used for university purposes by the University of Toronto on March 31, 1979;
(ii) the height of the building does not exceed the greater of 11.6 metres or the height of the building on the lot on March 31, 1979; and
(iii) the amount of landscaped open space on the lot and the setbacks between the building and the lot lines are not less than the lesser of those required by this by-law for residential buildings in R3 Z3 districts and those on the lot in conjunction with the building thereon on March 31, 1979.
104. (a) to prevent the erection or use of a building or structure on the land known in 1979 as 590 Jarvis Street that contains a non-residential gross floor area of up to 4.0 times the area of the lot, provided:
(i) the building is used for police purposes;
(ii) the height of the building does not exceed 30.5 metres; and
(iii) not less than one parking space is provided for every 75 square metres of net floor area.
(b) For the purposes of paragraph (a):
(i) "net floor area" means the total floor area exclusive of elevator shafts, stairs, ground floor lobbies, common storage area, pedestrian corridors and walkways and public washrooms and any room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical or telecommunications equipment, that service the building; and
(ii) "total floor area" means the aggregate of the areas of each floor of the building or structure above and below grade, measured from the exterior faces of the exterior walls of the building or structure at the level of each floor, exclusive of parking and loading facilities.
105. to prevent the use of the building existing on May 1, 1979, on the lands known in 1979 as 580 and 582 Church Street, for the purpose of an eating establishment, other than a lunchroom, tearoom, dairy bar, and refreshment room or stand.
106. to prevent the use of the buildings existing on May 1, 1979, on the lands known in 1979 as 76, 78 and 80 Charles Street West for any CR purpose permitted by section 8(1).
107. to prevent the erection or use of a building on the lot bounded by Carlton Street, Church Street, Granby Street and a line parallel to and 151 metres west of the westerly limit of Church Street, but excluding the land known in 1979 as 432 Church Street, where the height of the building does not exceed 76.2 metres, provided:
(i) the aggregate length of the frontage of any portion or portions of such buildings fronting on Carlton Street exceeding 23 metres in height does not exceed 99 metres; and
(ii) no portion of such building south of a line parallel to and 25.3 metres northerly from to the northerly limit of Granby Street exceeds 12 metres in height.
108. to prevent the use of land or the erection or use of a building or structure on the land hereinafter described and comprising the premises known in 1984 as 79 Wellington Street West, for one or more of the following uses:
(i) a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres;
(ii) a private academic, philanthropic or religious school; a technical school, a vocational school, a college or university; a UOS use; a military academy; the Conservatory of Music; a Bible Institute, a religious library or reading room; a polytechnical institute; a private hospital, a public hospital, a psychiatric hospital, facilities operated by the Alcoholism and Drug Addiction Research Foundation, a doctor's office in a building operated by or on behalf of any one or more of them; a public hall for use for lectures, meetings or for art exhibits, concerts or other displays or performances of a cultural nature; a public library, a public art gallery or a public museum having a non-residential gross floor area greater than 1394 square metres; a police station, a fire hall, an armoury or drill hall, an observatory; premises of a charitable institution or non-profit institution other than those described in subparagraph (i); and a seminary or religious mission; in the case of a college or university (including The Royal Conservatory of Music) a use that is naturally and normally incidental, subordinate and devoted to the principal use of the college or university (including The Royal Conservatory of Music); and in the case of another general institution, a use that is accessory to it;
(iii) a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop, a newsstand, a hardware shop; a branch of a bank or financial institution; an eating establishment, a box lunch shop, a tavern or public house; a shoe repair shop, a tailor's shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop; a personal grooming establishment, a book store, a florist shop;
(iv) a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop a pet shop, a real estate sales office; a photographer's shop, a travel agency; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment; a duplicating shop, an industrial computer service, a data processing establishment, a security service;
(v) an office, a government office, a business office, a newspaper plant, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal or philanthropic nature;
(vi) a custom workshop, a laboratory, Class $A$, an artist's or photographer's studio, a film or recording studio, a motion picture studio, a T.V. studio, a printing plant in which not more than 10 persons are employed;
(vii) a billiard or pool room, a bowling alley, a private art gallery, a club, a place of amusement, commercial baths, pinball or electronic game machine installation;
(viii) an automobile service station, a taxicab stand or station, a parking lot, a parking station, a private parking garage, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class $A$, an automobile service and repair shop;
(ix) a hotel, a tourist or guest home, a cold storage locker plant, an undertaker's establishment, a commercial school, a clinic, an animal hospital, a massage establishment, an ornamental structure, a craft school, a trade school, a radio or television broadcasting station, studio or theatre;
(x) a wall sign, window sign, projecting sign, ground sign, a banner sign or other sign, notice or advertising device; and
(xi) a use that is accessory to any of the uses referred to in subparagraphs (i) to (ix) inclusive;
provided the non-residential gross floor area of the building or structure does not exceed 53130 square metres.
For the purposes of this paragraph non-residential gross floor area includes a portion of a building or structure below grade that is used for the purposes of retail or service shops.
The following is the land:
FIRSTLY Parcel 4-1 in the Register for Section A-52, namely: Lot 4 and Part of Lot 5 on the south side of Wellington Street according to Plan 52 registered in the Land Registry Office for the Registry Division of Toronto (No. 63) and part of Piper Street according to said Plan 52 as stopped up and closed by By-law 20582 of the Corporation of the City of Toronto, registered as Instrument 48583ES in the said Land Registry Office, designated as Part 1 on a plan of survey of record in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan 66R-10234; and

SECONDLY Parcel $5-1$ in the Register for Section A-52, namely: All of Lot 6 and those parts of Lot 5 according to Plan 52 registered in the Land Registry Office for the Registry Division of Toronto (No.63) and that part of Piper Street according to said Plan 52 as stopped up and closed by By-law 20582 of The Corporation of the City of Toronto, registered 19/3/59 in the said Land Registry Office, as Instrument 48583ES and filed in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) for reference only as B-207109, and that part of Town Lot 6 on the south side of Wellington Street West in the City of Toronto, designated as Parts 1, 2 and 3 on a plan of survey of record filed in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan R-3312.
Plan BA-681 - A Plan under The Boundaries Act registered as PLAN-D-303 confirms part of the boundaries of this land.
Together with a right of way for the use of the owners and occupants from time to time in common with all other entitled thereto for pedestrian and north bound vehicular traffic over that part of Town Lot 6 on the south side of Wellington Street West registered in the Land Registry Office for the Registry Division of Toronto (No. 63) and that part of Piper Street as stopped up and closed by By-laws 28132 and 290-72
of The Corporation of the City of Toronto designated as Part 3 on a plan of survey of record in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan 66R-7740.
109. to prevent the erection or use of a building or structure on the lands known in 1979 as 173, 177, 181 and 185 Yonge Street, 8, 12, 16 and 20 Queen Street East and 142 and 144 Victoria Street, in which the portion of the building or structure within 9.1 metres of the northerly limit of Queen Street East has a height not exceeding 76.2 metres, provided:
(i) the lot on which the building or structure is erected comprises all the lands referred to in this paragraph;
(ii) no portion of the building or structure within 9.1 metres of the easterly limit of Yonge Street or of the westerly limit of Victoria Street exceeds a height of 30.5 metres;
(iii) no portion of the building or structure, except for one or more structural columns having a maximum dimension not greater than 1.5 metres, provided there is a clear distance of 1.8 metres between the wall of the arcade or the exterior wall of the building at the arcade level and the face of the column, is within 3.1 metres of the easterly limit of Yonge Street or of the northerly limit of Queen Street East 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;
(iv) the application for a permit to erect a building permitted by this paragraph was made no later than December 31, 1981.
110. to prevent the erection and use of additional non-residential gross floor area in excess of that contained in the building on the land known on July 1, 1979, as 1 King's College Circle, provided:
(i) the additional non-residential gross floor area is within the land bounded by a line parallel to and 79.85 metres westerly from the westerly limit of Queen's Park where it abuts College Street, a line parallel to and 106.7 metres northerly from the northerly limit of College Street, 219.85 metres westerly from the westerly limit of Queen's Park where it abuts College Street, and 168.7 metres northerly from the northerly limit of College Street; and
(ii) the height of the building within the land does not exceed 52 metres.
111. to prevent the erection and use of additional non-residential gross floor area in excess of that contained in the building existing on July 1, 1979, on the lot bounded by Harbord Street, Huron Street, Sussex Avenue and St. George Street, provided:
(i) the additional non-residential gross floor area is within the lands bounded by a line parallel to and 62.36 metres northerly from the northerly limit of Harbord Street, a line parallel to and 3.42 metres easterly from and parallel to the easterly limit of Huron Street, a line parallel to and 97.32 metres northerly from the northerly limit of Harbord Street, and a line 15.24 metres parallel to and easterly from the easterly limit of Huron Street; and
(ii) the height of the building does not exceed 16.0 metres.
112. to prevent the use of the building existing on July 1, 1979, on the land known in 1979 as 631 Spadina Avenue for any of the following uses:
a private academic, philanthropic or religious school; a technical school, a vocational school, a college or university; a military academy; the Conservatory of Music; a Bible

Institute, a religious library or reading room; a polytechnical institute; a private hospital, a public hospital a psychiatric hospital, facilities operated by the Alcoholism and Drug Addiction Research Foundation; a doctor's office in a building operated by or on behalf of any one or more of those institutions, a public hall for use for lectures, meetings or for art exhibits, concerts or other displays or performances of a cultural nature; a public library, a public art gallery or a public museum having a nonresidential gross floor area greater than 1394 square metres; a police station, a fire hall, an armoury or drill hall, an observatory; premises of a charitable institution or non-profit institution other than those described in exception 108(i); and a seminary or religious mission; in the case of a college or university (including The Royal Conservatory of Music) a use that is naturally and normally incidental, subordinate and devoted to the principal use of the college or university (including The Royal Conservatory of Music); and in the case of any other general institution, a use that is accessory to it.
113. to prevent the use of the building existing on July 1, 1979, on the land known in 1979 as 246 Bloor Street West for any of the following uses:
(i) a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres;
(ii) a private academic, philanthropic or religious school; a technical school, a vocational school, a college or university; a UOS use; a military academy; the Conservatory of Music; a Bible Institute, a religious library or reading room; a polytechnical institute; a private hospital, a public hospital, a psychiatric hospital, facilities operated by the Alcoholism and Drug Addition Research Foundation, a doctor's office in a building operated by or on behalf of any one or more of them; a public hall for use for lectures, meetings or for art exhibits, concerts or other displays or performances of a cultural nature; a public library, a public art gallery or a public museum having a non-residential gross floor area greater than 1394 square metres; a police station, a fire hall, an armoury or drill hall, an observatory; premises of a charitable institution or non-profit institution other than those described in subparagraph (i); and a seminary or religious mission; in the case of a college or university (including The Royal Conservatory of Music) a use that is naturally and normally incidental, subordinate and devoted to the principal use of the college or university (including The Royal Conservatory of Music); and in the case of any other general institution, a use that is accessory to it.
(iii) a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop, a newsstand, a hardware shop; a branch of a bank or financial institution; an eating establishment, a box lunch shop, a tavern or public house; a shoe repair shop, a tailor's shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop; a personal grooming establishment, a book store, a florist shop;
(iv) a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop, a pet shop, a real estate sales office; a photographer's shop, a travel agency; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment; a duplicating shop, an industrial computer service, a data processing establishment, a security service;
(v) an office, a government office, a business office, a newspaper plant, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal or philanthropic nature;
(vi) a custom workshop, a laboratory, class A, an artist's or photographer's studio, a film or recording studio, a motion picture studio, a T.V. studio, a printing plant in which not more than 10 persons are employed;
(vii) a billiard or pool room, a bowling alley, a private art gallery, a club, a place of amusement, commercial baths;
(viii) an automobile service station, a taxicab stand or station, a parking lot, a parking station, a private parking garage, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class $A$, an automobile service and repair shop;
(ix) a hotel, a tourist or guest home, a cold storage locker plant, an undertaker's establishment, a commercial school, a clinic, an animal hospital, a massage establishment, an ornamental structure, a craft school, a trade school, a radio or television broadcasting station, studio or theatre, a commercial bakery;
(x) a wall sign, window sign, projecting sign, ground sign, a banner sign or other sign, notice or advertising device; a sign or bulletin board permitted in a ClA district;
(xi) a use that is accessory to any of the uses referred to in subparagraphs (i) to (ix) inclusive.
114. to prevent the use of the portion of the project known in 1979 as the Toronto Eaton Centre, known in 1979 as 1 Dundas Street West and at the date hereof let by T.E.C. Leasehold Limited to Cineplex (Eaton Centre) Corporation for motion picture theatre purposes.
115. (a) to prevent the erection or use of a building on the land known in 1980 as 252 Adelaide Street East shown delineated by a heavy line on Plan A, below, for one or more of the following uses:
a business office; an office building, a film exchange, an artist's or photographer's studio, a motion picture studio, a commercial school, a clinic, an undertaker's establishment, a craft school, a film or recording studio, a newspaper plant, a trade school; a branch of a bank or financial institution; or any institutional use; provided:
(i) the building existing on the land on December 1, 1979, known as the Bank of Upper Canada De La Salle Building, continues to be erected;
(ii) non-residential gross floor area erected or used for those purposes does not exceed 5.0 times the area of the land less 9290 square metres;
(iii) no part of a building to be erected or used on the land is located otherwise than wholly within the area designated Proposed Building delineated by a heavy line on Plan B, below; and
(iv) no part of a building to be erected or used within a portion of the land delineated by lines and designated A, B and C on Plan B has a height, above grade, exceeding 15 metres, 21 metres and 27.5 metres, respectively.
(b) For the purpose of paragraph (a):
"height" means the vertical distance between grade and, in the case of a pitched roof building, the mean height level between the eaves and any ridge of the roof, and, in the case of any other kind of roof, the highest point of that roof.

A stair tower, elevator shaft, chimney stack, or other heating, cooling or ventilating equipment may project above that height if:
(i) the top of those elements is no higher than 4.58 metres above that height; and
(ii) the aggregate horizontal area of those elements, measured at any point above the level of that height, does not exceed 30 per cent of the area of the roof of the building; and
(iii) the width of any of those elements within 6.1 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 parattel to the lot line.
116. to prevent the use of land in an R3 district in South-East Spadina, or the erection or use of a building or structure on that land, for the purpose of a Tong House.
117. to prevent the erection or use, in an R3 district in South-East Spadina, of a dwelling honse teferted to in sections 6(3) PART VII 1; 7(3) PART Vll 1; or 8(3) PART VII 1 on a lot having a lesser lot frontage than six metres, provided the lot has a frontage of at least 4.5 metres.
118. to prevent, on a lot within an area in South-East Spadina designated IC D5 N1.5, a building that contains one or more of the following uses:
(i) a grocery shop, a bake-shop, a butcher shop, a delicatessen, a pharmacy, a variety or smoke shop, a newsstand, a hardware shop, an eating establishment, a box-lunch shop, a tavern or public house, a shoe repair shop, a tailor's shop, a dressmaker's shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop, a branch of a bank or financial institution, a personal grooming establishment, a book store, a florist shop, a retail store, an industrial computer service, a pawnbroker's shop, a secondhand shop, a pet shop, a real estate office, an auctioneer's premises, a security service, a service and repair shop, a locksmith's or gunsmith's shop, an upholsterer's shop, a fire hall, a police station; an open air market;
(ii) an office, a government office, a business office, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal, or philanthropic nature;
(iii) a private art gallery, a club, a place of amusement, commercial baths;
(iv) a clinic, a commercial school, a community centre, a craft school, a day nursery, a nursery school, a public park not including a stadium or arena, a trade school, a union hall;
(v) an automobile service station, a taxicab stand or station, a car washing establishment;
(vi) a cold storage locker plant, an animal hospital, an ornamental structure, a radio or television broadcasting station, studio or theatre, a pinball or electronic game installation;
(vii) a use that is accessory to any of the foregoing uses;
(viii) a wall sign, a window sign, an identification sign, a projecting sign, a ground sign, a banner sign, a marquee or canopy sign, a roof sign if its area is not greater than 23 square metres, provided:
A. each sign, whether accessory or not, conforms to existing height limits; and
B. the illumination of each sign is so arranged that the light therefrom is not directed toward another building or lot;
having a gross floor area exceeding 1.5 and not exceeding 2.0 times the area of the lot in the case of a building having a floor area of at least 0.8 times the area of the lot or 450 square metres, whichever is less, used for any of the following uses:
(ix) an artist's or photographer's studio, an automobile service and repair shop, a blacksmith's shop, a bookbinder's shop, a carpenter's shop, a ceramics factory. a commercial welder's shop, a contractor's shop, class $A$, a custom workshop, a data processing establishment, a duplicating shop, a film or recording studio, a fur goods factory, a garment factory, an ink factory - secondary, a laboratory, class $A$, a leather goods factory, a miscellaneous textile products factory, a motor vehicle repair shop, class A, a paper products factory, a pharmaceutical factory - secondary, a plastic products factory - secondary, a prepared horn and bone products factory, a printing plant, a sample or showroom, a spotting and stain removing establishment, a taxidermist's shop, a tinsmith's shop, a wholly enclosed miscellaneous light manufacturing plant, a wholly enclosed small metal wares factory not exceeding a gross floor area of 475 square metres; market gardening;
(x) packing or packaging goods, wares or merchandise substances, articles or things mentioned in subparagraph (i);
(xi) a cold storage plant, a parking lot, a parking station, a private garage, a sales or hire garage, a storage warehouse, class A, a wholesaling establishment - general; and
(xii) a use that is accessory to any of the foregoing uses;
provided the excess is not at a greater rate than one additional square metre of the uses listed in subparagraphs (i) to (viii), inclusive, for every two square metres of the uses listed in subparagraphs (ix) to (xii), inclusive.
119. to prevent the use of land within the area hereinafter described, or the erection or use of a building or structure in that area, for the purpose of any of the following uses:
(i) a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres;
(ii) a private academic, philanthropic or religious school; a technical school, a vocational school, a college or university; a UOS use; a military academy; the Conservatory of Music; a Bible Institute, a religious library or reading room; a polytechnical institute; a private hospital, a public hospital, a psychiatric hospital, facilities operated by the Alcoholism and Drug Addiction Research Foundation, a doctor's office in a building operated by or on behalf of one or more of them; a public hall for use for lectures, meetings or for art exhibits, concerts or other displays or performances of a cultural nature; a public library, a public art gallery or a public museum having a non-residential gross floor area greater than 1394 square metres; a police station, a fire hall, an armoury or drill hall, an observatory; premises of a charitable institution or non-profit institution other than those described in subparagraph (i); and a seminary or religious mission; in
the case of a college or university (including The Royal Conservatory of Music) a use that is naturally and normally incidental, subordinate and devoted to the principal use of the college or university (including The Royal Conservatory of Music); and in the case of any other general institution, a use that is accessory to it;
(iii) a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop, a newsstand, a hardware shop; a branch of a bank or financial institution; an eating establishment, a box lunch shop, a tavern or public house; a shoe repair shop, a tailor's shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop; a personal grooming establishment, a book store, a florist shop;
(iv) a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop a pet shop, a real estate sales office; a photographer's shop, a travel agency; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment; a duplicating shop, an industrial computer service, a data processing establishment, a security service;
(v) an office, a government office, a business office, a newspaper plant, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal or philanthropic nature;
(vi) a custom workshop, a laboratory, class $A$, an artist's or photographer's studio, a film or recording studio, a motion picture studio, a T.V. studio, a printing plant in which not more than 10 persons are employed;
(vii) a billiard or pool room, a bowling alley, a private art gallery, a club, a place of amusement, commercial baths, pinball or electronic game machine installation;
(viii) an automobile service station, a taxicab stand or station, a parking lot, a parking station, a private parking garage, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class $A$, an automobile service and repair shop;
(ix) a hotel, a tourist or guest home, a cold storage locker plant, an undertaker's establishment, a commercial school, a clinic, an animal hospital, a massage establishment, an ornamental structure, a craft school, a trade school, a radio or television broadcasting station, studio or theatre;
(x) a wall sign, window sign, projecting sign, ground sign, a banner sign or other sign, notice or advertising device; and
(xi) a use that is accessory to any of the uses referred to in subparagraphs (i) to (ix) inclusive;
provided the portion of the gross floor area of a building used for such purpose docs not exceed 0.5 times the area of the lot and the gross floor area of the building does not exceed that permitted in the district in which the lot is located.
The following is the area:
The parcel of land on the east side of Berkeley Street, bounded on the north by the southerly limit of Front Street, on the east by a line parallel to and distant 42 metres east of the easterly limit of Berkeley Street, and on the south by a line parallel to and distant 104 metres south of the southerly limit of Front Street.
120. to prevent the use of I 3 land within King-Parliament for the purpose of a salvage yard.
121. to prevent on CR land within the area bounded by Queen Street East, Power Street, King Street East and Jarvis Street, a mixed-use building permitted in a CR district, provided the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
B. 100 times the number of dwelling units in the mixed-use building
does not exceed the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. 3.0.
122. to prevent the use of 11 land, or the erection or use of a building or structure on 11 land, within the area bounded by Eastern Avenue, Sackville Street, King Street and Cherry Street for the purpose of any of the following uses:
a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres; a use that is accessory to a use otherwise permitted by this paragraph.
123. to prevent the use of land within the area hereinafter described, or the erection or use of a building or structure on that land, for any of the following uses:
(i) a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres;
(ii) a private academic, philanthropic or religious school; a technical school, a vocational school, a college or university; a UOS use; a military academy; the Conservatory of Music; a Bible Institute, a religious library or reading room; a polytechnical institute; a private hospital, a public hospital, a psychiatric hospital, facilities operated by the Alcoholism and Drug Addiction Research Foundation, a doctor's office in a building operated by or on behalf of one or more of them; a public hall for use for lectures, meetings or for art exhibits, concerts or other displays or performances of a cultural nature; a public library, a public art gallery or a public museum having a non-residential gross floor area greater than 1394 square metres; a police station, a fire hall, an armoury or drill hall, an observatory; premises of a charitable institution or non-profit institution other than those described in subparagraph (i); and a seminary or religious mission; in the case of a college or university (including The Royal Conservatory of Music) a use that is naturally and normally incidental, subordinate and devoted to the principal use of the college or university (including The Royal Conservatory of Music); and in the case of any other general institution, a use that is accessory to it;
(iii) a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop, a newsstand, a hardware shop; a branch of a bank or financial institution; an eating establishment, a box lunch shop, a tavern or public house; a shoe repair shop, a tailor's shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop; a personal grooming establishment, a book store, a florist shop;
(iv) a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop a pet shop, a real estate sales office; a photographer's shop, a travel agency; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment; a duplicating shop, an industrial computer service, a data processing establishment, a security service;
(v) an office, a government office, a business office, a newspaper plant, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal or philanthropic nature;
(vi) a custom workshop, a laboratory, class $A$, an artist's or photographer's studio, a film or recording studio, a motion picture studio, a T.V. studio, a printing plant in which not more than 10 persons are employed;
(vii) a billiard or pool room, a bowling alley, a private art gallery, a club, a place of amusement, commercial baths, a pinball or electronic game machine installation;
(viii) an automobile service station, a taxicab stand or station, a parking lot, a parking station, a private parking garage, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class $A$, an automobile service and repair shop;
(ix) a hotel, a tourist or guest home, a cold storage locker plant, an undertaker's establishment, a commercial school, a clinic, an animal hospital, a massage establishment, an ornamental structure, a craft school, a trade school, a radio or television broadcasting station, studio or theatre;
(x) a wall sign, window sign, projecting sign, ground sign, a banner sign or other sign, notice or advertising device; and
(xi) a use that is accessory to any of the uses referred to in subparagraphs (i) to (ix), inclusive;
provided the portion of the gross floor area of a building used for such purpose does not exceed 0.5 times the area of the lot, the gross floor area of the building does not exceed the maximum gross floor area permitted in the district in which the lot is located, and the pedestrian access to the portion of the gross floor area used for the purpose is exclusively from Berkeley Street.

The following is the area:
The land on the west side of Berkeley Street, bounded on the north by the southerly limit of Front Street, on the west by a line parallel to and distant 38 metres east of the westerly limit of Berkeley Street, and on the south by a line parallel to and distant 138 metres south of the southerly limit of Front Street.
124. to prevent the use of the following lands and premises in the Il districts within East of Main known in 1979 as follows:

2288 Gerrard Street East for the purpose of an enclosed motor vehicle repair shop, class $A$ and an enclosed motor vehicle repair shop, class $B$;

2342 Gerrard Street for the purpose of an enclosed motor vehicle repair shop, class $A$ and an enclosed motor vehicle repair shop, class $B$;
2296 Gerrard Street for the purpose of a builder's supply yard including incidental open storage of loose material;
2318 Gerrard Street East for the purpose of a metal products factory.
125. to prevent the use of land or the erection or use of a building or structure on a lot in an I2 district within East of Main for the following uses:
contractor's yard;
motor vehicle repair shop, class $B$;
retail coal, coke and wood yard.
126. to prevent on land within the Yonge-Lawrence Commercial Area a mixed-use building permitted in a CR district, provided the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
B. 100 times the number of dwelling units in the mixed-use building
does not exceed, in the case of a density zone of L0.5 U250 or L2 U200, the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. 2.5 .
127. to prevent the use of the basement and first floor of the dwelling houses existing in 1985 on the lands known in 1985 as 15, 17, 19, 21, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43 and 45 Alvin Avenue, for the purposes of an office of a physician, a dentist, a lawyer, a chartered accountant, an architect, an engineer and an Ontario land surveyor provided:
(i) the office use is restricted to the basement and first floor of the dwelling house;
(ii) parking is provided and maintained on the lot or not more than 300 metres therefrom at the ratio of one parking space for each dwelling unit and one parking space for each 93 square metres of rentable floor space of the office use;
(iii) notwithstanding the foregoing not more than two parking spaces may be beyond the main front wall of the dwelling houses at 29-45 Alvin Avenue provided the regulations in section 6(3) PART IV 1 (g)(iii) to (xii), inclusive, are complied with;
(iv) any alteration to the front of a dwelling house does not alter its appearance as a one-family dwelling house; and
(v) not more than one sign is erected and displayed. The sign is to be nonilluminated, facial, may indicate the particular office use and is not to exceed 0.1 square metres in size.
128. to prevent the use of land or the erection or use of a building or structure for the purpose of a community centre at any of the following locations:

84 Augusta Avenue<br>91 Bellevue Avenue<br>192 Carlton Street<br>101 Spruce Street<br>540 Dundas Street East<br>58 Sumach Street<br>349 Ontario Street.

129. to prevent the use of no more than 50 per cent of the floor area of the artist's or photographer's studio on the second floor of the building known in 1980 as 103 Walnut Avenue for residential purposes.
130. to prevent the use of I2 land, or the erection or use of a building or structure on 12 land, within the area bounded by Adelaide Street West, Brant Street, Morrison Street and a line 69.89 metres south of Adelaide Street running westerly from Brant Street, for the purpose of any of the following uses:
a public or separate elementary schoul, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres; a use that is accessory to a use otherwise permitted by this paragraph.
131. to prevent the use of lands and premises known in 1980 as 27 Musgrave Street for the purpose of a meat processing plant provided no cooking, frying or smoking of meat is carried out on the premises.
132. to prevent the erection of two identical illuminated signs at the level of the parapet wall of the north-easterly and southerly faces respectively of the building existing in 1981 on the lands known in 1981 as 400 University Avenue, each sign not exceeding dimensions of 5.029 metres by 4.926 metres, constructed of sheet metal, and in the form of the logo of Travelers Canada.
133. to prevent the erection of two identical back-lit illuminated signs at the level of the parapet wall of the northerly and southerly faces respectively of the building existing in 1982 on the lands known in 1982 as 439 University Avenue, each sign not exceeding a height of 4.11 metres and a width of 5 metres, constructed of bronze-coloured anodized aluminium and in the form of the logo of Phoenix of Canada, provided a sign then on the northern face of the building is removed.
134. (a) to prevent the erection or use of a building or structure on the land known in 1980 as 1212 Dupont Street for the purpose of a car washing establishment.
(b) to prevent the erection or use of a building or structure on the land known in 1980 as 1286 Dupont Street for the purpose of an automobile service station.
(c) to prevent the erection or use of a building or structure on the land known in 1980 as 1292 Dupont Street for the purpose of a motor vehicle repair shop, class $A$, provided all operations of the use occur within a wholly enclosed building, and 25 parking spaces are provided and maintained on the lot.
(d) to prevent the erection or use of a building or structure on the lands known in 1980 as 23-33 Jenet Avenue for the purpose of a metal products factory.
(e) to prevent the erection or use of a building or structure on the land known in 1980 as 60 Paton Road for the purpose of a gelatine factory.
(f) to prevent the erection or use of a building or structure on the land known in 1980 as 77 Wade Avenue for the purpose of a salvage yard, provided the use is in conjunction with the metal products factory business in existence on the land in 1980.
(g) to prevent the use of lands known in 1980 as 1185 and 1245 Dupont Street for the purpose of a machine laundry, a banquet hall, and either or both of an open air market or a circus, provided:
(i) the uses of an open air market and circus are not in permanent structures; and
(ii) the latter two uses are not operated for more than six months of every year.
(h) to prevent the use of the building existing in 1980 on the land known as 1140 Bloor Street West for the purpose of senior citizens' housing provided the building contains not more than 700 dwelling units per hectare.
(i) to prevent the erection or use of a building or structure on the land known in 1980 as 1234 Dupont Street for the purpose of a motor vehicle repair shop, class $A$.
135. to prevent the erection or use of floor area in one or more buildings erected or used for industrial purposes on lands within the I2 district that is bounded by John Street, Front Street, Spadina Avenue and King Street, and/or on lands within the 12 district that fronts on the north side of King Street West between John and Peter Streets, for office commercial purposes, provided:
(i) the gross floor area used for office commercial purposes does not exceed 2.5 times the area of the lot; and
(ii) the gross floor area erected or used for office commercial purposes is in a building that also contains an equal or greater amount of gross floor area used for industrial purposes.
136. to prevent the erection or use of floor area in one or more buildings erected or used for industrial purposes on lands that front on King Street West between John and Peter Streets, for the purposes of street-related retail and service uses, provided the gross floor area of each use at or above grade plus the gross floor area of all office commercial uses in the buildings is not in excess of 2.5 times the area of the lot.
137. to prevent the exclusion of the gross floor area used for the purposes of street-related retail and service uses that are below grade in one or more buildings erected or used for industrial purposes on lots that front on King Street West between John and Peter Streets, from the total gross floor area that may be lawfully erected and used on the lots on which the buildings are located.
138. to prevent the erection or use of floor area in one or more buildings erected or used for industrial purposes on lands within an I2 district and situated in the area bounded by Queen Street West, Simcoe Street, Pearl Street and Duncan Street, for office commercial purposes, provided:
(i) the gross floor area erected or used for office commercial purposes does not exceed 2.5 times the area of the lot; and
(ii) the gross floor area erected or used for office commercial purposes is in a building that also contains an equal or greater amount of gross floor area used for industrial purposes.
139. to prevent the erection or use of floor area in one or more buildings erected or used for industrial purposes on lands within an I3 district if the lands front or flank on Duncan Street between Queen Street West and King Street West, for office commercial purposes provided the gross floor area erected or used for office commercial purposes does not exceed 25 per cent of the total gross floor area in the buildings.
140. to prevent the use of floor area in one or more buildings lawfully erected on lands within an 12 district in one or more of the areas bounded by Queen Street West, Simcoe Street, Pearl Street and Duncan Street, the area bounded by King Street West, John Street, Front Street and Spadina Avenue, and the area comprising the lands fronting on the north side of King Street between John and Peter Streets, for the purposes of the offices of one or more landscape architects.
141. to prevent the use of the building existing on January 1, 1980 on the lands known in 1980 as 222 Queen's Quay West for hostel purposes exclusively, or for hostel purposes in combination with one or more uses permitted in a Cl district by this by-law, except an R use other than a hostel, provided:
(i) the maximum gross floor area in the building that is used for hostel purposes does not exceed 2787 square metres; and
(ii) at least five parking spaces are provided and maintained within 250 metres of the building.
142. to prevent the use of the land and premises known in 1980 as 132 Brandon Avenue for the purposes of a metal products factory.
143. to prevent the use of the land and premises known in 1980 as 95 Chandos Avenue for the purposes of a business office.
144. to prevent on a lot in the portion of the Dufferin-Davenport Area designated I2 hereinafter described the erection and use of a motor vehicle repair shop, class B.
The following is the portion of the Dufferin-Davenport Area:
COMMENCING at the intersection of the easterly limit of St. Clarens Avenue with the northerly limit of the right-of-way lands of the Canadian Pacific Railway;
THENCE northerly along the easterly limit of St. Clarens Avenue to the northerly limit of Lot 8 in Block G according to registered Plan M-58;
THENCE easterly along the northerly limit of Lot 8 , being along the southerly limit of a lane, to the north-easterly limit of Lot 8;
THENCE south-easterly along the north-easterly limit of Lot 8 , being along a limit of a lane, to the easterly limit of Lot 8;

THENCE southerly along the easterly limits of Lots 8, 9, 10 and 11 in Block G according to Plan M-58, being along the westerly limit of a lane, to the westerly production of the northerly limit of Lot 21 in Block G according to Plan M-58;
THENCE easterly along the production to and along the northerly limit of Lot 21 and the easterly production thereof to the easterly limit of Primrose Avenue;
THENCE northerly along the easterly limit of Primrose Avenue to the northerly limit of Lot 5 in Block F according to Plan M-58;
THENCE easterly along the northerly limit of Lot 5 and the easterly production thereof, being along the southerly limit of a lane, to and along the northerly limits of Lots 14 and 15 in Block H according to registered Plan 646 York to the north-easterly angle of Lot 15, the angle also being the south-easterly angle of Lot 12 in Block H according to Plan 646 York;
THENCE northerly along the easterly limit of Lot 12 in Block H Plan 646 York to its intersection with a line parallel to and distant 30.5 metres southerly from the southerly limit of Brandon Avenue;
THENCE easterly along the parallel line to its intersection with the westerly limit of Lot 8 in Block H according to Plan 646 York;
THENCE southerly along the westerly limit of Lot 8 in Block H, Plan 646 York, to the south-westerly angle of Lot 8, the angle also being the north-westerly angle of Lot 19 in Block H according to Plan 646 York;
THENCE easterly along the northerly limits of Lots 19 and 20 in Block H according to Plan 646 York to the north-easterly angle of Lot 20, the angle being a point in the westerly limit of Lot 4 in Block H according to Plan 646 York;
THENCE northerly along the westerly limit of Lot 4 to the north-westerly angle thereof;

THENCE easterly along the northerly limit of Lot 4 to the westerly limit of Lightbourn Avenue;

THENCE southerly along the westerly limit of Lightbourn Avenue to its intersection with the southerly limit of Lot 3 in Block H according to Plan 646 York;
THENCE easterly in a straight line to the south-westerly angle of Lot 22 in Block A according to Plan 646 York;
THENCE easterly along the southerly limit of Lot 22 in Block A, being along the northerly limit of Lot 23 in Block A according to Plan 646 York, to the south-easterly angle of Lot 22 ;

THENCE northerly along the easterly limit of Lot 22 in Block A, being along the westerly limit of Lot 25 in Block A according to Plan 646 York to the north-easterly angle of Lot 22 , the angle also being the north-westerly angle of Lot 25 ;
THENCE easterly along the northerly limits of Lots $25,26,27,28,29,30,31,32,33$ and 34 and the easterly production of the northerly limit of Lot 34 in Block A according to Plan 646 York, being in part along the southerly limits of Lots 18, 17, 16, $15,14,13,12,11,10$ and 9 in Block A, to the westerly limit of Lot 5 in Block A according to Plan 646 York;
THENCE northerly along the westerly limits of Lots 5, 6 and 7 in Block A according to Plan 646 York being along the easterly limit of a lane, to the northerly limit of Lot 7;
THENCE easterly along the northerly limit of Lot 7 in Block A and the easterly production thereof to the easterly limit of Dufferin Street;
THENCE southerly along the easterly limit of Dufferin Street to a point therein distant 71.4 metres north of the northerly limit of Geary Avenue;

THENCE easterly along a line parallel to the northerly limit of Geary Avenue to the easterly limit of Lot 80 on the east side of Dufferin Street according to registered Plan M-24;
THENCE southerly along the easterly limits of Lots $80,79,78$ on the east side of Dufferin Street and Lot 43 on the north side of Geary Avenue according to Plan M-24 and the southerly production of the easterly limit of Lot 43 , being along the westerly limit of a lane and the southerly production thereof, to the southerly limit of Geary Avenue;
THENCE westerly along the southerly limit of Geary Avenue and the westerly production thereof to the westerly limit of Dufferin Street;
THENCE southerly along the westerly limit of Dufferin Street to the northerly limit of the right-of-way lands of the Canadian Pacific Railway;
THENCE westerly along the last-mentioned limit to the point of commencement.
145. to prevent in the case of a proposed residential building in an R2 district in the Dufferin-Davenport Area, on a lot having a lesser front lot line than 27.5 metres, the erection and use of such building or structure having a front lot line setback that is not less than the average of the front lot line setbacks of the main front walls of the existing residential buildings, provided the existing residential buildings are adjacent to the proposed building and front on the same street as the proposed building, or six metres, whichever is less.
146. to prevent the use of the lands and premises hereinafter described, known in 1980 as the Strachan House Property, within Trinity-Bellwoods Park, as a house or institution providing supervised, residential care to persons over the age of 16 years who are disadvantaged by age or infirmity.

The following are the lands and premises:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of part of Block B, according to Plan 399 registered in the Land Registry Office for the Registry Division of Toronto (No. 63) and part of Park Lot 22 in the First Concession from the Bay in the original Township of York but now in the City of Toronto, the boundaries of the parcel of land being described as follows:
COMMENCING at the north-westerly angle of Block B;
THENCE southerly along the westerly limit of the Block 92.35 metres;
THENCE easterly along a line at right angles to the westerly limit of the Block 79.25 metres;
THENCE northerly parallel to the westerly limit of the Block 48.77 metres;
THENCE north-westerly in a straight line 65.38 metres, more or less, to a point in the northerly limit of the Block distant 30.48 metres measured easterly thereon from the point of commencement;
THENCE westerly along the northerly limit of the Block 30.48 metres to the point of commencement.
147. to prevent the use of the building existing in 1981 on lands known as 26 Soho Street, or the erection or use of an addition thereto, for the purpose of a factory for forming, stamping, spinning, machining, buffing, plating, coating, annealing or other fabrication or processing of ferrous or non-ferrous small wares or small parts, including cutlery, flatware, hollow ware, small springs, coat hangers, small auto parts, light carpenter's or garden hand tools, light electrical equipment, jewelry or other small wares or small parts including therein a casting operation, provided the gross floor area of the building including any addition thereto does not exceed four times the area of the lot and a height of four storeys.
148. to prevent a new use of the building existing on November 1, 1979 on the land known as 37 Mitchell Avenue for the purpose of a public garage used as a motor vehicle repair shop, exclusive of the painting of bodies and fenders, or to prevent the use of the land for the purposes of accessory car parking.
149. to prevent the erection or use on a lot in the Dovercourt Park Neighbourhood, the area of which lot does not exceed 335 square metres and that is designated CR L1 U150 or CR L2 U200, of a building containing a greater number of dwelling units than permitted by section 8(3) PART I 2 and 3(a), provided the residential gross floor area of the building does not exceed:
(i) 1.0 times the area of the lot in the case of a CR L1 U150 district; or
(ii) 1.5 times the area of the lot in the case of a CR L2 U200 district.
150. to prevent the use of the building existing on the lands known in 1981 as 1130 and 1136 Dupont Street, for a union hall, dental clinic and credit union, and accessory uses thereto, provided the uses were in existence on March 12, 1981.
151. to prevent the erection or use of a building or part of a building on the lots known in 1981 as 1066-1080 even, inclusive, 1089, 1089A, 1091 and 1097 Dovercourt Road, and 1009 Dupont Street, described below, for any of the following uses:
(i) a personal grooming establishment, a dressmaker's shop, a dry-cleaning shop, a locksmith's or gunsmith's shop, a newsstand, a branch of a bank or financial institution, a post office, a service and repair shop, a tailor's shop, provided the uses are at, partly above or partly below, grade;
(ii) a clinic, a craft school, a day nursery, a nursery school, a public park not including a stadium or arena, a union hall;
(iii) a use accessory to any of the foregoing uses;
provided:
A. each use is at grade level only;
B. the gross floor area or portion of the gross floor area of the building used for those purposes does not exceed 1.0 times the area of the lot; and
C. in the case of a building containing both uses permitted by this paragraph and uses already permitted on the lots by this by-law,
I. the gross floor area of the building does not exceed 1.5 times the area of the lot; and
II. the portion of the gross floor area used for purposes already permitted on the lots by this by-law, does not exceed 1.0 times the area of the lot.

For the purpose of this paragraph, 'gross floor area' means gross floor area in the case of an R building.
The following are the lots.
In the City of Toronto, in the Municipality of Metropolitan Toronto composed of:
FIRSTLY:
Lots 25, 26 and part of Lot 24 in Block U, on the south side of Union Street, now Dupont Street, according to Plan 622 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the parcel of land being described as follows:
Commencing at the north-easterly angle of Lot 26 ;
Thence southerly along the easterly limit of Lot 26 , being along the westerly limit of Dovercourt Road, a distance of 38.99 metres, more or less, to the south-easterly angle of Lot 26 ;
Thence westerly along the southerly limits of Lots 26,25 and 24 , a distance of 33.22 metres, more or less, to the easterly limit of the westerly 7.01 metres of Lot 24 ;
Thence northerly along the easterly limit of the westerly 7.01 metres of Lot 24 , a distance of 39.70 metres, more or less, to the northerly limit of Lot 24 ;
Thence easterly along the northerly limits of Lots 24,25 and 26 , being along the southerly limit of Dupont Street, a distance of 33.22 metres, more or less, to the point of commencement.

## SECONDLY:

Part of Lot 10 on the south side of Union Street, now Dupont Street, according to Plan 861 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the parcel of land being described as follows:

Commencing at the north-westerly angle of the Lot;
Thence easterly along the northerly limit of the Lot, being along the southerly limit of Dupont Street, a distance of 7.62 metres;
Thence southerly along a line parallel to the westerly limit of the Lot, 37.12 metres, more or less, to the southerly limit of the Lot;
Thence westerly along the southerly limit of the Lot 7.62 metres, more or less, to the south-westerly angle of the Lot;

Thence northerly along the westerly limit of the Lot, being along the easterly limit of Dovercourt Road, a distance of 37.26 metres, more or less; to the point of commencement.
152. to prevent the application of section 8(3) PART I 7 respecting senior citizens' housing, to the Dovercourt Park Neighbourhood, except that in applying those provisions in a U200 zone in the Dovercourt Park Neighbourhood, the maximum number of senior citizens' housing dwelling units permitted under section 8(3) PART I 7(ii) shall be 400 dwelling units per hectare of lot area or one dwelling unit for every 25 square metres of lot area, and the constant used in section 8(3) PART I 7 (iii) shall be 2.5 times the area of the lot.
153. to prevent the application of section 8(3) PART I 3(a) respecting mixed-use buildings, to the Dovercourt Park Neighbourhood, except that in applying those provisions in an L1 U150 zone in the Dovercourt Park Neighbourhood, the constant used in section 8(3) PART I 3(a)(ii) shall be 1.5 times the area of the lot, and in an L2 U200 zone, the constant used shall be 2.0 times the area of the lot.
154. to prevent the erection or use of a building on the lots known in 1981 as 509 and 539 Eastern Avenue, for any of the following uses:
(i) senior citizens' housing, single persons' housing, or one or more dwelling units in a building containing uses permitted in CR districts; a one-family dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, a converted dwelling house, row housing, an apartment house;
(ii) one or more dwelling rooms in a building used for purposes permitted in CR districts; a nursing home, convalescent home or rest home; a residential care facility occupying the whole of a fully detached building, provided it is at least 245 metres from another residential care facility, a crisis care facility that occupies the whole of a fully detached building or, in the case of a mixed-use building, occupies the whole of the residential portion of the building, provided it is at least 245 metres from a residential care facility in an R district;
a monastery, a nunnery or religious retreat, a residence owned and controlled by The Salvation Army, Y.M.C.A., Y.W.C.A., Y.M.H.A., or Y.W.H.A.; a boarding or lodging house; a home for the aged; a hostel; a university residence;
(iii) a private garage or parking station incidental and subordinate to a residential use referred to in subparagraphs (i) or (ii), and on the same lot; a use that is accessory to a residential use referred to in subparagraphs (i) and (ii);
(iv) a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres;
(v) a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop, a newsstand, a hardware shop; a branch of a bank or financial institution; an eating establishment, a box lunch shop, a tavern or public house; a shoe repair shop, a tailor's shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop; a personal grooming establishment, a book store, a florist shop;
(vi) a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop, a pet shop, a real estate sales office; a photographer's shop, a travel agency; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment, a duplicating shop, an industrial computer service, a data processing establishment, a security service;
(vii) an office, a government office, a business office, a newspaper plant, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal or philanthropic nature;
(viii) a custom workshop, a laboratory, class $A$, an artist's or photographer's studio, a film or recording studio, a motion picture studio, a T.V. studio, a printing plant in which not more than 10 persons are employed;
(ix) a wall sign, window sign, projecting sign, ground sign, a banner sign or other sign, notice or advertising device;
(x) a use that is accessory to any of the uses referred to in subparagraphs (i) to (viii) inclusive;
provided the residential gross floor area of the building does not exceed 1.0 times the area of the lot, and the combined non-residential gross floor area and residential gross floor area does not exceed 1.5 times the area of the lot.
155. to prevent the use of a building on the lots known in 1981 as 483 Eastern Avenue, 54 Logan Avenue and 24 Carlaw Avenue, respectively, for the purpose of a wholly enclosed metal products factory, provided the non-residential gross floor area does not exceed 2.0 times the area of the lot.
156. to prevent the use of the lot known in 1981 as 54 Logan Avenue for the purpose of an automobile service and repair shop, provided the non-residential gross floor area does not exceed 2.0 times the area of the lot.
157. to prevent the use of the lot known in 1981 as 55 Logan Avenue for the purpose of a security services and equipment business, provided the non-residential gross floor area does not exceed 2.0 times the area of the lot.
158. to prevent the use of the lot known in 1981 as 20 Morse Street for the purposes of a courier service, and a cartage yard as defined in exception 52, provided the nonresidential gross floor area does not exceed 2.0 times the area of the lot.
159. to prevent the use of the lot known in 1981 as 9 Don Valley Parkway for the purpose of a "refined products pipeline metering station", provided the non-residential gross floor area does not exceed 5.0 times the area of the lot.
160. to prevent the use of the lot known in 1981 as 633 Eastern Avenue for the purpose of a tannery, provided the non-residential gross floor area does not exceed 3.0 times the area of the lot.
161. to prevent the use of the lot known in 1981 as 24 Carlaw Avenue for the purposes of a photographic plant, provided the non-residential gross floor area does not exceed 2.0 times the area of the lot.
162. to prevent the use of the lot known in 1981 as 551 Eastern Avenue for the purposes of a miscellaneous vegetable food products factory, class B, provided the non-residential gross floor area does not exceed 2.0 times the area of the lot.
163. to prevent the use of the following premises existing in 1981, within Yonge-Eglinton, for the following uses:
(i) 2400 and 2401 Yonge Street, and 626-632 and 730 Mount Pleasant Road and 1826 and 1828 Bayview Avenue - a sales or hire garage, including a motor vehicle
repair shop, class $A$ accessory thereto, provided no person shall erect or use a building or structure on, or use any of those premises for the purpose of a sales or hire garage or a motor vehicle repair shop, class $A$, where there is carried on therein the selling, servicing or hiring of motorcycles or motor assisted bicycles;
(ii) 1802 Bayview Avenue - a car washing establishment;
(iii) 700 Mount Pleasant Road - a hotel except that not more than 50 per cent of the living accommodation therein, according to floor area, may be dwelling units;
(iv) 2532 Yonge Street - a Y.W.C.A.;
(v) 14 St. Clements Avenue - a day nursery.
164. to prevent the erection and use of a building or structure for use as a Y.W.C.A. on the lot known in 1981 as 2532 Yonge Street provided the gross floor area does not exceed 3.0 times the area of the lot and the height, above grade, exclusive of mechanical rooftop equipment, does not exceed 14 metres.
165. to prevent the use of gross floor area contained in a building erected on the land known in 1982 as 204 Richmond Street West, or the erection or use of a building on that land for the purposes of one or more offices, a government office, a business office, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal, or philanthropic nature, provided:
(i) one building only, which includes additions to a building standing on the lot on August 1, 1982, may be erected on the lot; and
(ii) the lot comprises the whole of the lands known in 1982 as 204 Richmond Street West.
166. to prevent, within Yonge-Eglinton, the replacement or reconstruction of a building or structure on a lot in a CR district if it is razed or damaged by fire, explosion or an Act of God, to the extent of at least 50 per cent of its value before damage without complying with the provisions of this by-law respecting non-residential gross floor area or height, as the case may be, provided:
(i) the former building or structure was lawfully erected and used on the lot on June 18, 1981;
(ii) neither the non-residential gross floor area nor the height of the replacement or reconstructed building or structure exceeds those of the former building or structure.
167. to prevent the application of section 8(3) PART I 3(a) respecting mixed-use buildings, as amended from time to time, to the Wallace-Emerson Neighbourhood, except that in applying those provisions in an L1 U150 zone in the Wallace-Emerson Neighbourhood, the constant used in section 8(3) PART I 3(a) shall be 1.5 times the area of the lot, and in an L2 U200 zone, the constant used shall be 2.5 times the area of the lot.
168. to prevent the application of section 8(3) PART I 7 respecting senior citizens' housing, as amended from time to time, to the Wallace-Emerson Neighbourhood, except that in applying those provisions in an L2 U200 zone in the Wallace-Emerson Neighbourhood, the maximum number of senior citizens' housing dwelling units permitted under section 8(3) PART I 7(ii) shall be 400 dwelling units per hectare of lot area or one dwelling unit for every 25 square metres of lot area, and the constant used in section 8(3) PART I 7(iii) shall be 2.5 times the area of the lot.
169. to prevent the use of the existing building known in 1981 as 1080 Dovercourt Road for a laboratory, class $A$.
170. to prevent the erection or use of two identical white-neon illuminated signs close to the roof line of the northerly and southerly faces respectively of the building existing in
1981 on the land known in 1981 as 145 Richmond Street West, each sign containing the logo of Western International Hotels in a 5.5 metre circle, and the words "The Westin'', in open channel letters the insides of which are painted white and the returns of which are painted bronze, the largest letters of which may be 2.44 metres in height.
171. (a) to prevent the use of each of the premises known in 1981, as 160 and 188 Perth Avenue for the purpose of a business office.
(b) to prevent the use of the premises known in 1981 as 1453 Dupont Street for the purpose of a retail coal, coke and wood yard.
172. to prevent the use or the erection and use on a lot on the lands known in 1981 as 2-12 (even, inclusive), 19, 21, 25 and 36 Cariboo Avenue and 88 Osler Street of a motor vehicle repair shop, class B.
173. to prevent the erection and use of a residential building or structure on an inside lot in the Junction Triangle between existing buildings or structures on lots the front lot lines of which are on the same street, unless the proposed building is distant from the front lot line at least the average of the shortest distance by which the front walls of the aforesaid existing buildings or structures are set back from their front lot lines.
174. to prevent the renovation and use of all or a portion of the building known as 411 Richmond Street East existing on October 31, 1983 on at least the land hereinafter described, for one or more of the following IC uses:
(i) a grocery shop, a bake-shop, a butcher shop, a delicatessen, a pharmacy, a variety or smoke shop, a newsstand, a hardware shop, an eating establishment, a box lunch shop, a tavern or public house, a shoe repair shop, a tailor's shop, a dressmaker's shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop, a branch of a bank or financial institution, a personal grooming establishment, a book store, a florist shop, a retail store, an industrial computer service, a pawnbroker's shop, a secondhand shop, a pet shop, a real estate office, an auctioneer's premises, a security service, a service and repair shop, a locksmith's or gunsmith's shop, an upholsterer's shop, a fire hall, a police station; an open air market;
(ii) an office, a government office, a business office, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal, or philanthropic nature;
(iii) a private art gallery, a club, a place of amusement, commercial baths;
(iv) a clinic, a commercial school, a community centre, a craft school, a day nursery, a nursery school, a public park not including a stadium or arena, a trade school, a union hall;
(v) an automobile service station, a taxicab stand or station, a car washing establishment;
(vi) a cold storage locker plant, an animal hospital, an ornamental structure, a radio or television broadcasting station, studio or theatre, pinball or electronic game installation;
(vii) a use that is accessory to any of the foregoing uses;
(viii) a wall sign, a window sign, an identification sign, a projecting sign, a ground sign, a banner sign, a marquee or canopy sign, a roof sign having an area not greater than 23 square metres, provided:
A. each sign, whether accessory or not conforms to existing height limits;
B. the illumination of each sign is so arranged that the light therefrom is not directed toward another building or lot;
(ix) an artist's or photographer's studio, an automobile service and repair shop, a blacksmith's shop, a bookbinder's shop, a carpenter's shop, a ceramics factory, a commercial welder's shop, a contractor's shop, class $A$, a custom workshop, a data processing establishment, a duplicating shop, a film or recording studio, a fur goods factory, a garment factory, an ink factory - secondary, a laboratory, class $A$, a leathergoods factory, a miscellaneous textile products factory, a motor vehicle repair shop, class $A$, a paper products factory, a pharmaceutical factory - secondary, a plastic products factory - secondary, a prepared horn and bone products factory, a printing plant, a sample or showroom, a spotting and stain removing establishment, a taxidermist's shop, a tinsmith's shop, a wholly enclosed miscellaneous light manufacturing plant, a wholly enclosed small metal wares factory, not exceeding a gross floor area of 475 square metres; market gardening;
(x) packing or packaging goods, wares or merchandise substances, articles or things mentioned in subparagraph (i);
(xi) a cold storage plant, a parking lot, a parking station, a private garage a sales or hire garage, a storage warehouse, class $A$, a wholesaling establishment-general;
(xii) a use that is accessory to any of uses in subparagraphs (ix), (x) and (xi);
provided By-law 351-83, being a by-law to designate the property at No. 411 Richmond Street East of architectural and historic value, remains in force.
The following is the land:
In the City of Toronto, in the Municipality of Metropolitan Toronto being composed of Lot 1 on the south side of Duchess Street, now Richmond Street East according to Plan D39 registered in the Land Registry Office for the Registry Division of Toronto (No. 63).
The southerly limit of Richmond Street East was confirmed under the Boundaries Act by Plan BA-788 registered on 30 December 1975 as Instrument CT157877.

The westerly limit of Ontario Street was confirmed under the Boundaries Act by Plan BA-1749 registered on 17 June 1980 as Instrument CT417089.
175. to prevent the erection or use of a building on a lot designated I2 within the area bounded by Queen Street East, Bayview Avenue, Cornwall Street and River Street for the purposes of one or more of the following types of design studios: graphics, industrial, interior, environmental, architectural, structural or advertising.
176. to prevent the use of any buildings or structures existing on June 11, 1984, and known in 1984 as $108,110,112,114,116$ and 118 Beverley Street, and the erection and use of additions to those buildings or structures, for one or more of the following purposes:
(i) premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare and legal services;
(ii) the administrative office of a non-profit organization of a religious, educational, recreational, fraternal or philanthropic nature;
(iii) a public library, public art gallery or public museum;
(iv) an artist's or photographer's studio;
(v) an artist's or photographer's shop;
(vi) a private art gallery;
(vii) an office, a government office, a business office, a real estate sales office;
(viii) a use that is accessory to any of the foregoing uses;
(ix) one or more of the foregoing uses along with any $G$ uses permitted by section 5(1) and any R1, R1A, R2 and R3 uses permitted by section 6(1), provided the uses outlined in subparagraphs (i) to (viii) are restricted to the basement or ground floor or both the basement and ground floor;
provided additions to those buildings or structures existing on June 11, 1984, do not result in:
a building or structure and addition exceeding a gross floor area of 1.5 times the area of each lot; a building height in excess of 11.58 metres; a reduction of the front lot line, rear lot line or side lot line setbacks of those buildings or structures that existed on June 11, 1984.

For the purpose of this paragraph:
'grade' means the average elevation of the sidewalk in front of each lot on which the building or structure stands;
"gross floor area" means the gross floor area as defined in section 2, as it relates to a C building or a C structure;
"height" means height as defined in subparagraph (ii) of the definition of "height" in section 2, provided this subparagraph does not prevent the erection or use of a stair tower, elevator shaft, chimney stack or other heating, cooling or ventilation equipment or window washing equipment on the roof of a building, structure and addition, provided section $4(2)(a)(i)$ is complied with.
177. to prevent the erection, on the building on lands known in 1984 as 70 University Avenue, of two identical signs and sign panels at the eighth floor level facing southerly and easterly respectively, each sign panel having dimensions not in excess of 6.1 metres by 1.8 metres, and being constructed of bronze coloured aluminum, with illuminated letters in the form of the word "Walwyn" not exceeding 1 metre in height, provided any illumination of the letters is not of a flashing or intermittent nature.
178. to prevent the use of the dwelling house on the lot known in 1983 as 259 Pacific Avenue, as that $d$ welling house existed on October 3, 1983, provided:
(i) the dwelling house is not enlarged or extended after thạt date; and
(ii) any alterations occurring after that date comply with this by-law.
179. to prevent the erection of, on the building standing in 1983 on the lands known in 1983 as 522 University Avenue:
(i) an illuminated sign at the fourteenth floor level of the northern face of the building, the sign having dimensions not in excess of 2.44 metres by 3.66 metres, and in the form of the logo of the National Life Assurance Company of Canada, provided the illumination of the sign is not of a flashing or intermittent nature; and
(ii) a non-illuminated fascia sign at a height of not more than 11.3 metres above grade level on the eastern elevation of the building, the sign consisting of metal letters each of which does not exceed one metre in height, and in the form of the words "National Life of Canada".
180. to prevent the use of the following premises existing in 1982, for the following purposes:
54 Birch Avenue as a picture framing studio;
60 Birch Avenue as an artist's studio;

62 Birch Avenue as an artist's studio;
82 Birch Avenue as a business administrative office; and
46 Birch Avenue as a massage establishment.
181. to prevent the erection and use of a parking structure containing not more than 60 parking spaces on lands known in 1983 as 1 Austin Terrace to provide parking for the occupants and visitors to premises and facilities known as Casa Loma and Spadina House.
182. to prevent the use of the lots know in 1983 as 986,988 and 990 Eastern Avenue for the purposes of one or more of an automobile service and repair shop, a sales or hire garage, and a motor vehicle repair shop, class $A$, provided the other provisions of this by-law are complied with.
183. to prevent the use of the lots know in 1983 as 1395 and 1397 Queen Street East for the purposes of market gardening, and for the purposes of a hardware shop, provided the shop is no more than 200 square metres in area, and provided further that the other provisions of this by-law are complied with.
184. to prevent the use of the building existing in 1981 on the land hereinafter described as a theatre and containing a gross floor area of not more than 836 square metres. The following is the land:

ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:
Lot 49 and part of Lot 50 according to Plan 34 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), designated as PART 12 on a plan of survey deposited in the said Land Registry Office as 63R-2635.

## (2) RESTRICTIVE EXCEPTIONS

Notwithstanding any of the provisions of this by-law, other than subsection (1), and section 11(1):

1. No person shall, within the area subdivided by Plan $750-\mathrm{E}$ registered in the Land Registry Office for the Registry Division of Toronto (No. 63), use land or erect or use a building for any purpose except for a one-family dwelling house or a pair of semidetached dwelling houses together with a use that is accessory to either of those uses.
2. No person shall, on a parcel of land within the area referred to in exception 1, erect a one-family dwelling house or pair of semi-detached dwelling houses unless the parcel has a lot frontage on Glen Davis of at least 9 metres in the case of a one-family dwelling house, or at least 15 metres in the case of a pair of semi-detached dwelling houses.
3. No person shall, within an area set out in Column 1 of the schedule at the end of exception 4, comprising various lots on Plans M-564 and M-568 registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), use land for any purpose except that set out opposite thereto in Column 2 of the schedule, including, however, a use that is accessory to the purpose.
4. No person shall erect or use a building within an area set out in Column 1 of the schedule at the end of this paragraph, for any purpose except that set out opposite thereto in Column 2 of the schedule, including, however, a use that is accessory to the purpose; nor shall a person erect or use any such building upon a lot having a lesser lot frontage than that set out opposite thereto in Column 3 of the schedule.

The following is the schedule:

Column 1
Lots 1 to 20, inclusive, Plan No. M-564

Lots 21 to 58, inclusive,

Lots 1 to 23, inclusive, Plan M-568

Column 2
a one-family dwelling house

| a one-family <br> dwelling house, <br> a pair of <br> semi-detached <br> dwelling houses, <br> a bungalow | 10 metres |
| :--- | :--- |

a detached or semi-detached one-family dwelling house, a store, a theatre an apartment house, of fice or office building
Lots 24 to 114, inclusive, and Blocks A and B, Plan M-568
Lots 24 to 35 , inclusive,

Lots 42 to 70, inclusive, and Lots 72 to 93, inclusive,
Lots 102 to 114 , inclusive, and Blocks A and B, Plan M-568
Lots 36 to 41 , inclusive,
Lot 71 and Lots 94 to 101, inclusive,
Plan M-568
a one-family dwelling house

| a one-family <br> dwelling house | 10 metres |
| :--- | :--- |
| a one-farnily <br> dwelling house | 10 metres |

a one-family
dwelling house $\quad 10$ metres
a one-family
dwelling house $\quad 9$ metres
a one-family
9 metres
5. Only one one-family dwelling house shall be erected on each of Lots 1 to 12 , inclusive, Plan M-564, and not more than eight such dwelling houses shall be erected on the combined lot frontage of Lots 13 to 20, inclusive, Plan M-564.
6. The lands hereinafter described may be used as a parking station on condition, however, that entrance and exit thereto and therefrom are by way of St. Clair Avenue West only. The following are the lands:
Lots 19 to 25 , inclusive, all according to a plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan 325 -E, excepting the northerly 19.8 metres of Lots 19 and 20 and the northerly 19.8 metres of the westerly 6.1 metres of Lot 21 .
7. No person shall
(i) erect a building on a lot abutting either side of Avenue Road, between the north limit of St. Clair Avenue West and the south limit of Lonsdale Road, closer to the nearest street line of Avenue Road than 10.5 metres;
(ii) erect a building on a lot abutting either the east side of Avenue Road, between the north limit of St. Clair Avenue West and the south limit of Lonsdale Road, or the west side of Avenue Road, between the north limit of Heath Street West and a point 46.5 metres south of the south limit of Lonsdale Road or the west side of Avenue Road, between the north limit of St. Clair Avenue West and a point 59 metres south of the south limit of Heath Street West and having a lesser rear yard than 12 metres;
(iii) erect a building on a lot abutting the west side of Avenue Road, between the south limit of Lonsdale Road and a point 46.5 metres south of the south limit of Lonsdale Road and having a lesser rear yard than three metres;
(iv) erect a building on a lot abutting the west side of Avenue Road, between the south limit of Heath Street West and a point 59 metres south of the south limit of Heath Street West and having a lesser rear yard than 15 metres.
8. No person shall, within an R2 district north of the north limit of Lawrence Avenue East, with the exception of the properties fronting on the north side of Lawrence Avenue West, use land or erect or use building or structure for the purposes of an apartment house or a double triplex dwelling house.
9. No person shall, within the areas hereinafter described, erect a building or structure exceeding 14 metres in height.

The following are the areas:
The R4 district on the north side of St. Clair Avenue West, between Avenue Road and the west limit of Tweedsmuir Avenue.
The lands abutting the south side of St. Clair Avenue West, between the southerly production of the west limit of Tweedsmuir Avenue and the west limit of Spadina Road.

The R4 district on the south side of St. Clair Avenue West, between the west limit of Poplar Plains Road and the G district at the south-east corner of Spadina Road and St. Clair Avenue West.

The R4 district on the south side of St. Clair Avenue West, between the east limit of Poplar Plains Road and a line parallel to and distant 38 metres west of the west limit of Avenue Road.
The lands abutting the south side of St. Clair Avenue West, between the west limit of Avenue Road and a line parallel to the said west limit and distant 38 metres west thereof.
10. No person shall, within the areas described in exception 9, erect or use a building or structure for any of the following uses:
(i) office of a physician, dentist, osteopath or chiropractor in the portion of an apartment house used by him as his regular place of residence if that portion of the building is in the basement or on the first floor thereof;
church, Bible Institute, religious library or reading room including the carrying on therein of incidental retail sales, community centre, a student fraternity or sorority house;
branch of the Conservatory of Music;
military academy;
private hospital, public hospital or psychiatric hospital, clinic, treatment centre, research centre or hospital operated by the Alcoholism and Drug Addiction Research Foundation;
home for the aged;
public library, public museum, public art gallery or an observatory;
bathing station;
The Salvation Army, Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.;
(ii) charitable institution in a building or structure originally constructed for that purpose or in a building or structure that is so located on its lot that if this bylaw had applied to the lot when the building or structure was erected, it would have complied with the provisions of section 6(3) PART II 1 to 10 , inclusive, respecting front, side and rear lot line setbacks and the spacing of facing external walls of buildings and structures in R districts;
unless the building or structure fronts on and gains its principal entrance from St. Clair Avenue West; or use any such land for any such purpose except in connection with a building or structure that fronts on and gains its principal entrance from St. Clair Avenue West.
11. No building to be erected on land within the CR L4.5 U192 area on the east side of Yonge Street, between Wood Street and Alexander Street, may occupy any part of the land above grade level within 20 metres of the east limit of that area, with the exception of a one-storey canopy not exceeding nine metres in height and nine metres in depth from the north limit of Wood Street and being no closer than 4.3 metres from a line parallel to and distant 76 metres east of the east limit of Yonge Street.
12. No person shall, within the area bounded on the north by the south limit of Bernard Avenue, on the south by the south limit of Prince Arthur Avenue, on the west by the west limit of the CR area on the west side of Avenue Road, and on the east by the west limit of Avenue Road, use land or erect or use a building or structure for the purposes of a commercial club or a laundry shop.
13. No person shall, within the areas described in the schedule at the end of this paragraph, use a building, structure or lot for the erection or display of:
(i) a sign or bulletin board part of which extends to a height greater than 10.5 metres above the average elevation of the roadway in front of the lot, building or structure upon which the sign is erected or displayed; or
(ii) a sign or bulletin board that, if illuminated, is of a flashing type, and no person shall, within any of those areas or a portion of any of those areas north of the south limit of Davenport Road use a building, structure or lot for the erection or display of a billboard or poster panel.
The following is the schedule:
The area comprising the portion of Avenue Road and the lands abutting the west side thereof north of the right-of-way of the Canadian Pacific Railway Company designated C1 V1.

The area bounded on the north by the north limit of the right-of-way of the Canadian Pacific Railway, on the south by the south limit of Bernard Avenue, on the west by a line parallel to and distant 36.5 metres west of the west limit of Avenue Road, and on the east by the west limit of Avenue Road.

The area bounded on the north by the north limit of the right-of-way of the Canadian Pacific Railway Company, on the south by the south limit of that right-of-way, on the west by the west limit of Avenue Road, and on the east by a line parallel to and distant 36.5 metres east of the east limit of Avenue Road.

The area bounded on the north by the north limit of Roxborough Street West, on the south by a line parallel to and distant 25.5 metres south of the south limit of Davenport Road, on the west by the west limit of Avenue Road, and on the east by a line parallel to and distant 36.5 metres east of the east limit of Avenue Road.

The area bounded on the north by a line parallel to and distant 25.5 metres south of the south limit of Davenport Road, on the south by the easterly extension of the south limit of Bernard Avenue, on the west by the west limit of Avenue Road, and on the east by the east limit of the CR district on the east side of Avenue Road.

The area comprising the portion of Avenue Road and the lands abutting the east and west sides thereof designated CR L1 U60 and CR L2 U60.
14. (a) No person shall, within the areas described in the following subparagraphs, erect or use a building of the type or nature described therein on a lot having a lesser frontage than that prescribed for the respective classes of buildings set out therein:
(i) Type or Nature of Building
a private detached
dwelling house
a semi-detached dwelling house
a duplex dwelling house

Minimum Lot
Frontage
15 metres

9 metres

15 metres
within the area described as follows:
Commencing at a point in the northerly limit of Crescent Road where it is intersected by the westerly limit of the R1F district east of Yonge Street, the point being distant 246.00 feet more or less measured easterly along the northerly limit of Crescent Road from the easterly limit of Yonge Street; thence in a general southerly direction following the westerly limit of the R1F district to the south-westerly limit of Rosedale Valley Road; thence in general south-easterly direction along the south-westerly limit of the R1F district to the south-easterly limit of Bloor Street East; thence north-easterly along the south-easterly limit of the R1F district, being along the southeasterly limit of Bloor Street East, to the easterly limit of Castle Frank Road; thence in a general northerly direction along the easterly limit of the R1F district to the northerly limit of the lands included in registered Plan 390 E ; thence in general westerly direction along a northerly limit of the R1F district, being to and along the southerly limit of Township Lot 19 in the Second Concession From the Bay, to its intersection with a line parallel to and distant 116.50 feet east of the westerly limit of Lot 4 according to registered Plan $266-\mathrm{E}$; thence southerly along the line parallel to the westerly limit of Lot 4 according to registered plan 266-E to the westerly production of the southerly limit of Castle Frank Road; thence easterly along the westerly production of the southerly limit of Castle Frank Road to and along the southerly limit of Castle Frank Road and continuing in a general southerly direction along the westerly limit of Castle Frank Road to the southerly limit of the land included in registered Plan 607; thence westerly along the southerly limit of the lands included in registered Plan 607 to the
westerly limit of Lot 2 according to registered Plan 607; thence northerly along the westerly limit of Lot 2 according to registered Plan 607 and the northerly production thereof to the northerly limit of McKenzie Avenue; thence westerly along the northerly limit of McKenzie Avenue to the easterly limit of the northerly part of McKenzie Avenue; thence northerly along the easterly limit of the northerly part of McKenzie Avenue and the northerly production thereof to the northerly limit of Dale Avenue; thence westerly along the northerly limit of Dale Avenue to the easterly limit of Maple Avenue; thence northerly along the easterly limit of Maple Avenue and continuing northerly in a straight line, being along the westerly limits of the lands included in registered Plans 626 (York) and M-16 to the northerly limit of Elm Avenue; thence westerly along the northerly limit of Elm Avenue to its intersection with the site of the line of a former old iron fence forming the southerly part of the westerly limit of premises known in May, 1970, as 44 Elm Avenue, the intersection being distant 196.06 feet more or less measured easterly along the northerly limit of Elm Avenue from the easterly limit of Sherbourne Street; thence northerly along the site of the line of the former old iron fence to and along the line of an old board fence to the northerly limit of Lot 7 according to registered Plan 329 (York); thence easterly along the northerly limit of Lot 7 according to Plan 329 (York) to the westerly limit of Lot 14 according to registered Plan 695 (York); thence northerly along the westerly limits of Lots $14,13,12,11,10$, 9 , and 8 according to registered Plan 695 (York) to the south-easterly limit of South Drive; thence north-easterly along the south-easterly limit of South Drive to the northerly limit of South Drive; thence easterly along the northerly limit of South Drive to a point therein distant 4.00 feet measured easterly thereon from the south-westerly angle of Lot 25 according to registered Plan 433 (York); thence northerly parallel to the westerly limit of Lot 25 according to registered Plan 433 (York) a distance of 100.00 feet; thence westerly parallel to the northerly limit of South Drive to the westerly limit of Lot 25 according to registered Plan 433 (York); thence northerly along the westerly limits of Lots $25,26,27,28$, and 29 according to registered Plan 433 (York) to the southerly limit of the private road known as May Square; thence easterly along the southerly limit of May Street; thence southerly along the westerly limit of May Street to the northerly limit of South Drive; thence easterly along the northerly limit of South Drive to the south-easterly limit of the private road known as Milkmen's Road, being a south-easterly limit of the R1F district; thence north-easterly along the south-easterly limit of the R1F district to the north-easterly limit of Park Drive Reservation; thence in a general north-westerly direction along the north-easterly limit of the R1F district to the southerly limit of Lot 36 according to registered Plan 277 (York); thence westerly along the southerly limit of Lot 36 according to registered Plan 277 (York), being along the southerly limit of the lands of the Canadian Pacific Railway to the westerly limit of Lot 30 according to registered Plan E-365; thence southerly along the westerly limit of Lot 30 according to registered Plan E-365 and the southerly production thereof to the southerly limit of Pricefield Road; thence easterly along the southerly limit of Pricefield Road to the westerly limit of Thornwood Road; thence southerly along the westerly limit of Thornwood Road and the southerly production thereof to the southerly limit of Chestnut Park; thence easterly and southerly along the southerly and westerly limits respectively of Chestnut Park and the southerly production thereof to the southerly limit of Roxborough Street East; thence easterly along the southerly limit of Roxborough Street East to the westerly limit of Wrenthan Place; thence southerly along the westerly limit of Wrentham Place to the northerly limit of Crescent Road; thence in a
general westerly direction along the northerly limit of Crescent Road to the point of commencement;
(ii)

| Type or Nature <br> of Building | Minimum Lot <br> Frontage |
| :--- | :--- |
| a private detached <br> dwelling house | 13.5 metres |
| a semi-detached <br> dwelling house | 7.5 metres |
| a duplex dwelling <br> house | 13.5 metres |

within the areas described as follows:
Firstly: Commencing at a point in the south-easterly limit of Milkmen's Road where it is intersected by the northerly limit of South Drive, the point also being in the general easterly limit of the R1F district east of Yonge Street; thence in a general southerly direction along the easterly limit of South Drive, being along a general easterly limit of the R1F district east of Yonge Street, to the southerly limit of Township Lot 19 in the Second Concession From the Bay; thence easterly along the southerly limit of Township Lot 19, being along a northerly limit of the said R1F district, to its intersection with a line parallel to and distant 116.50 feet east of the westerly limit of Lot 4 according to registered Plan $266-\mathrm{E}$; thence southerly along the line parallel to the westerly limit of Lot 4 according to registered Plan 226-E to the westerly production of the southerly limit of Castle Frank Road; thence easterly along the westerly production of the southerly limit of Castle Frank Road to and along the southerly limit of Castle Frank Road and continuing in general southerly direction along the westerly limit of Castle Frank Road to the southerly limit of the land included in registered Plan 607; thence westerly along the söutherly limit of the lands included in registered Plan 607 to the westerly limit of Lot 2 according to registered Plan 607; thence northerly along the westerly limit of Lot 2 according to registered Plan 607 and the northerly production thereof to the northerly limit of McKenzie Avenue; thence westerly along the northerly limit of McKenzie Avenue to the easterly limit of the northerly part of McKenzie Avenue; thence northerly along the easterly limit of the northerly part of McKenzie Avenue and the northerly production thereof to the northerly limit of Dale Avenue; thence westerly along the northerly limit of Dale Avenue to the easterly limit of Maple Avenue; thence northerly along the easterly limit of Maple Avenue and continuing northerly in a straight line, being along the westerly limit of the lands included in registered Plans 626 (York) and M-16 to the northerly limit of Elm Avenue; thence westerly along the northerly limit of Elm Avenue to its intersection with the site of the line of a former old iron fence forming the southerly part of the westerly limit of premises known in May 1970 as 44 Elm Avenue, the intersection being distant 196.06 feet more or less measured easterly along the northerly limit of Elm Avenue from the easterly limit of Sherbourne Street; thence northerly along the site of the line of a former old iron fence to and along the line of an old board fence to the northerly limit of Lot 7 according to registered Plan 329 (York); thence easterly along the northerly limit of Lot 7 according to registered Plan 329 (York) to the westerly limit of Lot 14 according to registered Plan 695 (York); thence northerly along the westerly limits of Lots $14,13,12,11,10,9$ and 8 according to registered Plan 695 (York) to the south-easterly limit of South Drive; thence northeasterly along the south-easterly limit of South Drive to the northerly limit
of South Drive; thence easterly along the northerly limit of South Drive to a point therein distant 4.00 feet measured easterly thereon from the southwesterly angle of Lot 25 according to registered Plan 433 (York); thence northerly parallel to the westerly limit of Lot 25 according to registered Plan 433 (York), a distance of 100.00 feet; thence westerly parallel to the northerly limit of South Drive to the westerly limit of Lot 25 according to Plan 433 (York); thence northerly along the westerly limits of Lots 25,26 , 27, 28, and 29 according to Plan 433 (York) to the southerly limit of the private road known as May Square;thence easterly along the southerly limit of May Square to the westerly limit of May Street; thence southerly along the westerly limit of May Street to the northerly limit of South Drive; thence easterly along the northerly limit of South Drive to the point of commencement.

Secondly:
Commencing at a point in the northerly limit of Crescent Road where it is intersected by the westerly limit of the R1Fdistrict east of Yonge Street, the said point being distant 112.00 feet more or less measured easterly along the said northerly limit of Crescent Road from the easterly limit of Yonge Steet; thence in a general northerly direction along the westerly limit of the R1F district to the northerly limit of Price Street; thence in a general easterly direction along the northerly limit of the R1F district to the southerly limit of Lot 34 according to registered Plan 277 (York); thence easterly along the southerly limits of Lots 34,35 and 36 according to registered Plan 277 (York), being along the southerly limit of the lands of the Canadian Pacific Railway, to the westerly limit of Lot 30 according to registered Plan E-365; thence southerly along the westerly limit of Lot 30 according to registered Plan E-365 and the southerly production thereof to the southerly limit of Pricefield Road; thence easterly along the southerly limit of Pricefield Road to the westerly limit of Thornwood Road; thence southerly along the westerly limit of Thornwood Road and the southerly production thereof to the southerly limit of Chestnut Park; thence easterly and southerly along the southerly and westerly limits respectively of Chestnut Park and the southerly production thereof to the southerly limit of Roxborough Street East; thence easterly along the southerly limit of Roxborough Street East to the westerly limit of Wrentham Place; thence southerly along the westerly limit of Wrenthan Place to the northerly limit of Crescent Road; thence in a general westerly direction along the northerly limit of Crescent Road to the point of commencement.
(b) Paragraph (a) does not apply to a lot having a lot frontage of less than that prescribed for it, if a conveyance of the lot was registered before May 14, 1970, provided no person shall, on a lot having a frontage or area of less than that prescribed for a semi-detached dwelling house, erect, in place of a private detached dwelling house, a semi-detached dwelling house.
15. No person shall, within the R2 Z4 area abutting the west side of Woodbine Avenue, bounded on the north by the south limit of Aldergrove Avenue and on the south by the north limit of the right-of-way of the Canadian National Railways, erect a building or structure exceeding 23 metres in height.
16. No person shall erect or use a building on land within the R 2 Z 4 area on the north side of Delisle Avenue closer to the rear lot line or the north limit of the R2 Z4 area, whichever is closer to the north limit of Delisle Avenue, than 12 metres, and the most northerly 7.5 metres of the rear yard hereby required shall be maintained as landscaped open space.
17. No person shall, within the C1A district on the south side of St. Clair Avenue West, bounded on the west by the east limit of Avenue Road and on the east by the west limit of Foxbar Road, erect or use a building closer to the east limit of Avenue Road or the south limit of St. Clair Avenue West than six metres.
18. No person shall, within the area bounded on the north by a line parallel to and distant 51.2 metres north of the north limit of Delisle Avenue, on the south by a line parallel to and distant 35.4 metres north of the north limit of Delisle Avenue, on the east by a line at right angles to the last-mentioned line, commencing at a point therein distant 36 metres east of the intersection of the line with the east limit of Deer Park Crescent, and on the west by the east limit of Deer Park Crescent, erect or use a building or structure, or part of a building or structure, having a gross floor area exceeding 0.6 times the area of the lot, unless the building or structure fronts on and gains its principal entrance from Delisle Avenue.
19. No person shall, within an R2 district abutting the south limit of Lawrence Avenue East or Lawrence Avenue West, use land or erect or use a building or structure for the purposes of an apartment house or a double triplex dwelling house.
20. No person shall, within the R2 district bounded on the north by the south limit of the right-of-way of the Canadian National Railways, on the south by the north limit of Wildwood Crescent, on the west by a line perpendicular to Wildwood Crescent and distant 259 metres west of the west limit of Woodbine Avenue, measured along the north limit of Wildwood Crescent, and on the east by a line perpendicular to Wildwood Crescent and distant 110 metres west of the west limit of Woodbine Avenue, measured along the north limit of Wildwood Crescent, erect or use a building or structure having a gross floor area exceeding 0.75 times the area of the lot, or use land or erect or use a building within that R2 district for the purpose of an apartment house.
21. No person shall, within the R3 district on the north side of Walker Avenue:
(i) erect a building or structure closer to the rear lot line or the north limit of the R3 district on the north side of Walker Avenue, whichever is closer to the north limit of Walker Avenue, than 12 metres, and the northerly 7.5 metres of the rear yard hereby required shall be maintained as landscaped open space; or
(ii) erect a building or structure having a height exceeding 12 metres above grade.
22. No person shall:
(i) within Areas 1, 2, 3 or 4 hereinafter described, erect or use a private detached dwelling house on a lot having a lesser lot frontage than that prescribed for the Area in which the lot is located:

| Area | Minimum Lot <br> Frontage |
| :---: | :---: |
| 1 | 9 metres |
| 2 | 12 metres |
| 3 | 12 metres |
| 4 | 15 metres. |

The following are the Areas:
Area 1
Commencing at the intersection of the easterly limit of the City of Toronto with the easterly production of the southerly limit of the most easterly part of Douglas Drive; thence westerly along the easterly production to the north-easterly angle of Lot 30 according to registered Plan 421-E; thence northerly in a straight line to and along the easterly limit of Lot 35 according to Plan 421-E to the northerly
limit of Lot 35 ; thence westerly along the northerly limit of Lot 35 a distance of 104.25 feet; thence southerly along a line parallel to the easterly limit of Lot 35 to its intersection by a line parallel to and at the perpendicular distance of 100.00 feet northerly from the southerly limit of the lot; thence westerly along a line parallel to the southerly limits of Lots 35,34 and 33 according to Plan 421-E to the easterly limit of Standish Avenue; thence southerly along the easterly limit of Standish Avenue to its intersection with a line parallel to and at the perpendicular distance of 121.00 feet northerly from the southerly limit of Lot 32 according to Plan 421-E; thence westerly along the line parallel to the southerly limit of Lot 32 to the easterly limit of the most northerly part of Glen Road; thence southerly along the easterly limit of the most northerly part of Glen Road to a northerly limit of Glen Road, being the south-westerly angle of Lot 31 according to Plan 421-E; thence westerly along the northerly limit of Glen Road, to and along the northerly limit of Summerhill Avenue to the westerly limit of Lot 19 according to registered Plan 1000-York; thence northerly along the westerly limit of Lot 19 to the south-easterly limit of the right-of-way lands of the Canadian Pacific Railway; thence in a general north-easterly direction along the south-easterly limit of the right-of-way lands of the Canadian Pacific Railway to the easterly limit of the City of Toronto; thence in a general southerly direction along the lastmentioned limit to the point of commencement.
Area 2
Commencing at a point in the easterly limit of Mount Pleasant Road where it is intersected by the southerly limit of the lands included in registered Plan M-496; thence northerly along the easterly limit of Mount Pleasant Road to its intersection with a line parallel to and at the perpendicular distance of 50.00 feet northerly from the northerly limit of Lot 6 according to Plan M-496; thence easterly along the line parallel to the northerly limit of Lot 6 to the westerly limit of Highland Crescent; thence northerly along the westerly limit of Highland Crescent, to and along the westerly limit of Summerhill Avenue, and continuing easterly to and along the southerly limit of part of Summerhill Avenue closed by City of Toronto By-law 22004, and along the northerly limit of Summerhill Avenue to its intersection with the northerly production of the westerly limit of Glen Road as extended by City of Toronto By-law 5371; thence southerly along the last-mentioned production to and along the westerly limit of Glen Road to the southerly limit of Douglas Drive; thence westerly along the southerly limit of Douglas Drive, to the easterly limit of Maclennan Avenue; thence southerly along the easterly limit of Maclennan Avenue to its intersection with the easterly production of the southerly limit of the lands included in Plan M-496; thence westerly along the easterly production to and along the southerly limit of the lands included in Plan M-496 to the point of commencement.

## Area 3

The lands bounded on the north by the southerly limit of Bin-Scarth Road, on the south-west by the north-easterly limit of Highland Avenue, and on the southeast by the north-westerly limit of Glen Road.

## Area 4

Commencing at a point in the easterly limit of Mount Pleasant Road where it is intersected by the southerly limit of the lands included in registered Plan M-496; thence southerly along the easterly limit of Mount Pleasant Road to the northeasterly limit of a parcel of land known as Roxborough Parkette; thence in a general south-easterly direction along the limits of the lands known as Roxborough Parkette, being along the south-westerly limits of Lots $11,12,13$, 14,15 , and the lane according to registered Plan $342-\mathrm{E}$, to the south-easterly angle of the lane; thence in a general southerly direction along the easterly limit
of the lands known as Roxborough Parkette to the northerly limit of Roxborough Drive; thence south-easterly in a straight line to north-westerly angle of Lot G according to registered Plan 928 -York; thence southerly along the westerly limit of Lot G to the northerly limit of Park Drive Reservation; thence in a general south-easterly direction along the northerly limit of Park Drive Reservation to the westerly limit of Glen Road; thence easterly in a straight line to a point in the easterly limit of Glen Road where it is intersected by the northerly limit of Park Drive Reservation; thence easterly along the northerly limit of Park Drive Reservation to the westerly limit of Bayview Avenue as dedicated by Municipality of Metropolitan Toronto By-law 966 and described "Seventhly" therein; thence in a general north-easterly direction along the westerly limit of Bayview Avenue to the easterly limit of the City of Toronto; thence northerly along the easterly limit of the City of Toronto to its intersection with the easterly production of the southerly limit of the most easterly part of Douglas Drive; thence westerly along the easterly production to the north-easterly angle of Lot 30 according to registered Plan $421-\mathrm{E}$; thence northerly in a straight line to and along the easterly limit of Lot 35 according to Plan 421-E to the northerly limit of Lot 35 ; thence westerly along the northerly limit of Lot 35 a distance of 104.25 feet; thence southerly along a line parallel to the easterly limit of Lot 35 to its intersection by a line parallel to and at the perpendicular distance of 100.00 feet northerly from the southerly limit of Lot 35 ; thence westerly along a line parallel to the southerly limits of Lots 35,34 and 33 according to Plan 421-E to the easterly limit of Standish Avenue; thence southerly along the easterly limit of Standish Avenue to its intersection with a line parallel to and at the perpendicular distance of 121.00 feet northerly from the southerly limit of Lot 32 according to Plan $421-\mathrm{E}$; thence westerly along the line parallel to the southerly limit of Lot 32 to the easterly limit of the most northerly part of Glen Road; thence southerly along the easterly limit of Glen Road to a northerly limit of Glen Road, being the south-westerly angle of Lot 31 according to Plan 421-E; thence westerly along the northerly limit of Glen Road to its intersection with the northerly production of the westerly limit of Glen Road as extended by City of Toronto By-law 5371; thence southerly along the last-mentioned production to and along the westerly limit of Glen Road to the southerly limit of Douglas Drive; thence westerly along the southerly limit of Douglas Drive to the easterly limit of Maclennan Avenue; then southerly along the easterly limit of Maclennan Avenue to its intersection with the easterly production of the southerly limit of the lands included in Plan M-496; thence westerly along the easterly production, to and along the southerly limit of the lands included in Plan M-496 to the point of commencement. Saving and excepting therefrom and thereout the lands bounded on the north by the southerly limit of Bin-Scarth Road, on the south-west by the north-easterly limit of Highland Avenue and on the south-east by the north-westerly limit of Glen Road.
(ii) within an R1F portion of Area 1 or within an R1F portion of Area 2 described in subparagraph (i), erect or use:
A. a semi-detached dwelling house on a lot having a lesser lot frontage than 7.5 metres;
B. a duplex dwelling house on a lot having a lesser lot frontage than 12 metres; or
C. a double duplex dwelling house on a lot having a lesser lot frontage than 15 metres.

This exception does not apply to a lot having a lot frontage of less than that prescribed for it if a conveyance of the lot was registered before November 8, 1972.
23. No person shall, on the lots known in 1982 as 30 Hazelton Avenue and 9, 11, 12, 15, 17, 19, 21, 33 and 35 Hazelton Avenue, or on the portion of the lot known in 1982 as 55 Avenue Road that is east of a line parallel to and distant 84 feet west of the west limit of Hazelton Avenue, erect or use a building or structure for any of the following purposes:
(i) municipal baths and swimming pool, Y.M.C.A., Y.W.C.A., Y.W.H.A., a bathing station; a Bible Institute; a clinic or treatment centre operated by the Alcoholism and Drug Addiction Research Foundation; a residence owned and controlled by The Salvation Army; a fire hall; a police station; an armoury or drill hall;
(ii) an eating establishment; a box lunch shop; a tavern or public house; a drycleaning shop; a dry-cleaner's distributing station; a laundry shop; a pet shop; an auctioneer's premises; a locksmith's or gunsmith's shop; a taxidermist's shop; an upholsterer's shop; a spotting and stain removing establishment, a duplicating shop;
(iii) a laboratory, class $A$; a motion picture studio; a printing plant;
(iv) a billiard or pool room; a bowling alley; a club; a place of amusement; commercial baths;
(v) an automobile service station, a taxicab stand or station, a parking lot, a parking station, a private parking garage, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class $A$, an automobile service and repair shop;
(vi) a cold storage locker plant; an undertaker's establishment; an animal hospital; a massage establishment.
24. No person shall, within the areas hereinafter described, use a building, structure or lot for the erection or display of a billboard, poster panel, flashing sign, or any sign of which a portion extends to a height greater than 10.5 metres above grade in the area designated CR L2.5 U100 on both sides of Yorkville Avenue and Cumberland Street between Avenue Road and Bay Street.
25. (a) No person shall, within the area bounded on the north by a line parallel to and distant 24.7 metres north of the north limit of Kipping Avenue, on the south by the north limit of Kipping Avenue, on the west by the east limit of Prescott Avenue and on the east by the west limit of the right-of-way of the Canadian National Railways, use land or erect or use a building or structure for any purpose except for one or more of the following uses:

COMMERCIAL:
(i) public uses, including a public library;
(ii) a sample or showroom, a tailor's shop;
(iii) a dressmaker's shop, a custom workshop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a laboratory, class $A$;
(iv) a business office in the building existing in the area on September 30, 1963, a clinic in the building, a film exchange, an artist's or photographer's studio;
(v) a service and repair shop excluding vulcanizing of tires, a cold storage locker plant, a duplicating shop, and a printing plant in which not more than 10 persons are employed, an automobile service and repair shop;
(vi) non-illuminated identification signs.

INDUSTRIAL
(i) a bookbinder's shop, a workshop of a decorator, interior decorator, display designer or sign erector;
(ii) a storage warehouse, class $A$;
(iii) A. a printing plant, a tobacco factory, a fur goods factory, a miscellaneous vegetable food products factory, class $A$, a prepared horn or bone products factory, a textile factory;
B. a paper products factory, a wood products factory, a small metal wares factory, an ink factory, a plastic products factory, a miscellaneous light manufacturing plant, provided in the conduct of any of the classes of factory named in this clause:
I there is no hammering, stamping, grinding, sawing, drilling or planing, or other operation by any means other than manual or electric motor;
II all heat-processing is powered only by gas, oil or electricity; and
III no gas or electricity is generated on the factory premises; and provided further, in the case of a plastic products factory, all fabrication is of previously prepared material;
C. packing or packaging any goods, wares, or merchandise, substances, articles or things mentioned in clauses A or B;
a use, enclosed in buildings, that is accessory to any of the foregoing uses.
(b) No person shall provide or maintain motor vehicle parking facilities pursuant to section 4(4) of this by-law otherwise than within the area described in paragraph (a).
26. No person shall, within the area comprising Parcels 1 and 2 hereinafter described, erect or use a building or structure part of which is
(i) south of a line parallel to and distant 40 metres south of the south limit of King Street West,
(ii) west of a line parallel to and distant 44 metres west of the west limit of Dufferin Street, or
(iii) north of a line parallel to and distant 7.5 metres south of the south limit of King Street West.
The following are Parcels 1 and 2:
Parcel 1
Bounded on the north by the south limit of King Street West, on the south by a line parallel to and distant 56 metres south of the south limit of King Street West, on the west by a line parallel to and distant 46 metres west of the west limit of Dufferin Street and on the east by the west limit of Dufferin Street.
Parcel 2
Bounded on the north by the south limit of King Street West, on the south by a line parallel to and distant 70 metres south of the south limit of King Street West, on the west by a line parallel to and distant 61 metres west of the west limit of Dufferin Street and on the east by a line parallel to and distant 45.7 metres west of the west limit of Dufferin Street.
27. No person shall use, or cause or permit to be used, a portion of the area described in exception 26 for the purpose of parking or storing a motor vehicle except the southerly six metres of Parcel 1 of the area and the westerly six metres of Parcel 2 of the area.
28. No person shall use, or cause or permit to be used, a portion of the northerly 0.3 metres throughout from east to west of the area described in exception 26 for purposes of vehicular access to or from the area, but this paragraph does not prevent the use of the northerly 0.3 metres of Parcel 2 of the area for purposes of vehicular egress from the area.
29. No person shall, on a lot within a C1S district abutting the north side of Pleasant Boulevard, erect or use a non-residential building or structure part of which is closer to the north limit of Pleasant Boulevard than 5.5 metres.
30. No person shall in a building on the north side of Pleasant Boulevard, use a window that faces Pleasant Boulevard for the display of goods or advertising.
31. No person shall, within the C1A district on the north side of Pleasant Boulevard, erect or display a sign or billboard except those permitted in R1 districts.
32. No person shall, within the area hereinafter described, use a lot for the purpose of a parking station.
The following is the area:
In the City of Toronto, in the Municipality of Metropolitan Toronto being composed of Lots 25 to 28, inclusive and Lots 29 to 32, inclusive according to a plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan E-542 and the south 10.5 metres of Lots 21 to 25, inclusive according to a plan registered in the Land Registry Office for the Registry Division of Toronto Boroughs (No. 64) as Plan 1567 but now on file in the Land Registry Office for the Registry Division of Toronto (No. 63).
33. (a) No person shall, within the C1S district bounded on the north by the south limit of the Cl district on the south side of Bloor Street West, on the south by the north limit of Lennox Street and its production across Markham Street, on the west by a line parallel to and distant 38 metres west of the west limit of Markham Street and on the east by a line parallel to and distant 38 metres west of the west limit of Bathurst Street, use a lot, or erect or use a building or structure for any purpose except for:
(i) one or more of the following uses: a private art gallery, an artist's or photographer's studio, a retail store for the sale of artist's supplies, books, picture-frames, antiques, stationery, decorator's supplies, fabrics, jewellery or perfume, a dressmaker's shop, an interior decorator's studio, an eating establishment, a school for the performing arts, a sign or bulletin permitted by section 7(3) PART X 1, a ground sign;
(ii) an R2 use, provided no lot, building or structure used for such purpose is used for another purpose;
(iii) not more than two dwelling units in the upper portion of a building used for the purpose of any of the uses permitted by virtue of subparagraph (i), or
(iv) a use that is accessory to any of the foregoing uses.
(b) Notwithstanding paragraph (a), no person shall use part of the westerly 0.3 metres throughout from north to south of the area described in paragraph (a) for access to or from a lot, building or structure within the area that is used for a purpose other than a use permitted by subparagraph (ii).
(c) Notwithstanding paragraph (a), no person shall, within the C1S district on the west side of Markham Street between Bloor Street West and Lennox Street, use a lot or erect or use a building for the purposes of an eating establishment or a school for the performing arts.
(d) Notwithstanding paragraph (a), nothing prevents, within the C1S district fronting on the east side of Markham Street, between Bloor Street West and Lennox Street, the temporary parking or storage of private passenger motor vehicles on a lot having a properly drained hard surface provided:
A. the lot is fenced and suitably landscaped;
B. the fence and landscaping are satisfactorily maintained;
C. any lights used for illumination are so arranged as to divert the light away from the adjoining premises;
D. no building, other than one shelter, not exceeding one storey in height or five square metres in area, for attendants, is erected thereon;
E. no vehicle is parked closer to a residential building than six metres and in any event not closer to a limit of the lot than two metres;
F. no sign is erected thereon other than directional signs, including the name of the proprietor, not exceeding one square metre in area; and
G. no gasoline pump or service equipment is located or maintained thereon.
(e) Notwithstanding paragraph (a), no person shall, within the C1S district fronting on the west side of Markham Street, between Bloor Street West and Lennox Street, use a lot, or erect or use a building or structure for the purpose of a use permitted by virtue of paragraph (a)(i) unless the rear lot line of any lot fronting on the west side of Markham Street coincides with the west limit of the area described in paragraph (a).
(f) Notwithstanding paragraph (a), no person shall, within the C1S district fronting on the west side of Markham Street, between Bloor Street West and Lennox Street, use the westerly 7.5 metres of a lot fronting on the west side of Markham Street for the purpose of a use permitted by paragraph (a)(i).
(g) Notwithstanding paragraph (a), no person shall, within the C1S district fronting on the west side of Markham Street, between Bloor Street West and Lennox Street, use a lot, or erect or use a building or structure for the purpose of a use permitted by paragraph (a)(i) unless the westerly 7.5 metres of the lot is maintained as landscaped open space.
(h) Notwithstanding paragraph (a), no person shall, within the CIS district on the west side of Markham Street, between Bloor Street West and Lennox Street, erect or use a building or structure for the purpose of a use permitted by paragraph (a)(i) if the floor space used for the purpose of any one such use exceeds 140 square metres.
34. No person shall erect or display, on the lands described in exception 35, a sign, bulletin board, poster, banner or other advertising matter or material, except, subject to the provisions of exception 35, on the building thereon in 1972.
35. No person shall erect or display, on the building in 1972 on the land hereinafter described, a sign, bulletin board, poster, banner or other advertising matter or material:
(i) except a sign, bulletin board, poster, banner or other advertising matter or material that is of a facial type;
(ii) having a vertical dimension exceeding three metres;
(iii) on a wall of the building facing in a southerly direction;
(iv) above the elevation of 170.8 metres above Canadian Geodetic Datum;
(v) on a wall of the building facing in a westerly or northerly direction, between the elevations of 103.2 metres above Canadian Geodetic Datum and 166.2 metres above Canadian Geodetic Datum;
(vi) on a wall of the building facing in a westerly or northerly direction, above the elevation of 166.2 metres above Canadian Geodetic Datum, comprising anything other than the name of the building and, or in the alternative, a device identifying the building;
(vii) on a wall of the building facing in an easterly direction, above the elevation of 95.5 metres above Canadian Geodetic Datum, or comprising anything other than the name of the building or a part or parts thereof, or a business carried on by a tenant therein and, or in the alternative, a device identifying the building or part or parts thereof, or the business;
(viii) on a wall of the building facing in a westerly direction, below the elevation of 103.2 metres above Canadian Geodetic Datum, comprising anything other than the name of the building or a part or parts thereof, or a business carried on by a tenant therein and, or in the alternative, a device identifying the building or part or parts thereof, or the business.
The following is the land:
Lots 20, 21, 22, 23, 24 and 25 on the west side of Elizabeth Street, and Lots 30, 31, 32, 33, 34 and 35 on the east side of Chestnut Street, formerly Sayre Street, according to a plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan 13A.
36. No person shall, within the area hereinafter referred to and comprising the premises known in 1984 as 1 St. Clair Avenue West, erect or use a building:
(i) a part of which below the second storey above grade is closer to the north, south and east lot lines than 4.1 metres, 0.8 metres and 3.1 metres, respectively; or
(ii) a part of which above the first storey above grade is closer to the north, south and east lot lines than 3.8 metres, 0.5 metres and 2.8 metres, respectively.
The following is the area:
Commencing at a point in the south limit of St. Clair Avenue West where it is intersected by the west limit of Yonge Street; thence west along the south limit of St. Clair Avenue West 33.5 metres to a point; thence south parallel to the west limit of Yonge Street 27 metres to a point; thence east in a straight line to a point in the west limit of Yonge Street distance 26.9 metres measured south thereon from the south limit of St. Clair Avenue West; thence north along the west limit of Yonge Street 26.9 metres to the point of commencement.
37. No person shall, on the lands bounded on the north by a line parallel to and distant 118.2 metres north of the north limit of Soudan Avenue, on the south by a line parallel to and distant 45.7 metres north of the north limit of Soudan Avenue, on the west by the west limit of Lillian Street, and on the east by the east limit of Redpath Avenue, erect or use a building or structure part of which is otherwise than wholly within the area bounded on the north by a line parallel to and distant 7.3 metres south of the north limit of the herein described lands, on the south by a line parallel to and distant 7.3 metres north of the south limit of the herein described lands, on the west by a line parallel to and distant 57.9 metres east of the east limit of Lillian Street and on the east by a line parallel to and distant 18 metres west of the west limit of Redpath Avenue, provided none of the provisions hereof prevents the construction or use of:
(i) balconies projecting not more than 1.5 metres beyond the area;
(ii) main eaves or cornices projecting not more than 0.6 metres beyond the area;
(iii) a canopy over the main front entrance of an apartment house projecting not more than nine metres beyond the area;
(iv) canopies over entrances or exits of an apartment house, other than the main front entrance, projecting not more than 1.5 metres beyond the area; or
(v) a swimming or decorative pool, stair enclosures for access to and from underground facilities, or ventilator housing for the ventilation of those facilities beyond the limits of the area.
38. No person shall, on a lot on the lands described in exception 37, erect or use an apartment house so that the lot has less landscaped open space than 60 per cent of the area of the lands.
39. No person shall, within the area hereinafter referred to and comprising the premises known in 1984 as 24 St. Clair Avenue West, erect or use a building:
(i) having a gross floor area exceeding 1190 square metres;
(ii) having a height exceeding 13 metres above the average elevation of the sidewalk on the north side of the portion of St. Clair Avenue West abutting the area;
(iii) a portion of which above the height of 8.7 metres above the average elevation of the sidewalk on the north side of the portion of St. Clair Avenue West abutting the area is closer to the north limit of St. Clair Avenue West than 14.6 metres; or
(iv) a portion of which below the height referred to in subparagraph (iii) is closer to the north limit of St. Clair Avenue West than 3.5 metres.
The following is the area:
The area bounded on the north by a line parallel to and distant 31 metres north of the north limit of St. Clair Avenue West, on the south by the north limit of St. Clair Avenue West, on the west by a line parallel to and distant 70.9 metres west of the west limit of Yonge Street and on the east by a line parallel to and distant 51.1 metres west of the west limit of Yonge Street.
40. No person shall, within the R2 district bounded on the north by Orchard View Boulevard, on the south by Eglinton Avenue West, on the west by Edith Drive and on the east by Yonge Street, use a lot for the purpose of a parking station accessory to a building within the C1S district on the north side of Eglinton Avenue West, west of Yonge Street.
41. No person shall, within the area hereinafter described, erect or use a building or structure closer to the south limit of St. Clair Avenue East than three metres.
The following is the area:
The northerly 36 metres of Lot 4 , according to a plan registered in the Land Registry Office for the Registry Division of Toronto Boroughs (No. 64) as Plan 274 but now on file in the Land Registry Office for the Registry Division of Toronto (No. 63).
42. The owner or occupant of every building or structure to be erected or used within the area described in exception 41 for the purpose of an office building shall provide and maintain at the premises loading facilities, on land that is not part of a highway, comprising one or more loading spaces, each not less than nine metres long, 3.5 metres wide and having a vertical clearance of at least 4.3 metres, to the extent prescribed by section 4(6), (7) and (8).
43. No person shall, within the area hereinafter referred to, erect or use a building having a gross floor area exceeding 18400 square metres.

The following is the area:
Commencing at a point in the easterly limit of Jarvis Street distant 27.4 metrcs measured northerly thereon from the northerly limit of Isabella Street; thence northerly along the easterly limit of Jarvis Street 62.06 feet more or less to the easterly limit of Mount Pleasant Road; thence northerly along the easterly limit of Mt. Pleasant Road 501.75 feet more or less to the northerly limit of Lot 4 according to registered Plan 773E; thence easterly along the northerly limit of Lot 4, Plan 773E, 27.31 feet more or less to the westerly limit of Huntley Street; thence southerly along the westerly limit of Huntley Street 419.85 feet more or less to the easterly production of the southerly limit of Lot 3 according to Plan 773E; thence westerly along the production to and along the southerly limit of Lot 3, Plan 773E, 134.29 feet more or less to a point in the southerly limit of Lot 3 distant 149.62 feet measured easterly thereon from the south-westerly angle thereof; thence southerly parallel to the easterly limit of Jarvis Street 16.08 feet more or less to the easterly production of the northerly limit of a lane according to registered Plan 308E; thence westerly along the easterly production of the northerly limit of lane to and along the northerly limit of lane a distance of 17.58 feet more or less to the north-westerly angle of the lane; thence southerly along the westerly limit of the lane according to Plan 308E, 57.12 feet; thence westerly about parallel to the northerly limit of Isabella Street 66.83 feet; thence northerly parallel to the easterly limit of Jarvis Street 0.23 feet; thence westerly about parallel to the northerly limit of Isabella Street 18.08 feet; thence southerly parallel to the easterly limit of Jarvis Street 0.42 feet; thence westerly about parallel to the northerly limit of Isabella Street 50.44 feet more or less to the point of commencement.
44. No person shall, within the area bounded on the north by the south limit of Gerrard Street East, on the south by the north limit of Gould Street, on the west by a line parallel to and at the perpendicular distance of 6.4 metres east of the east limit of Victoria Street and on the east by the west limit of Church Street, erect or use a building having a gross floor area exceeding 95330 square metres.
45. No person shall use the lot hereinafter described for the purpose of an automobile service station unless a wall of burnt brick, natural stone or patterned masonry is erected and maintained abutting all parts of a line parallel to and at a perpendicular distance of one metre north of the south limit of the lot between the east and west limits thereof, unless:
(i) between the east limit of the lot and a point in the aforesaid line opposite the exterior surface of the main rear wall of the building known in 1970 as 1750 Bayview Avenue the first-mentioned wall has a height of 1.1 metres; and
(ii) between that point and the west limit of the lot the wall has a height of two metres.

The following is the lot:
Premising that the southerly limit of Eglinton Avenue East, as widened by City of Toronto By-law 12395 and described "Firstly" therein, is on a course of North 74 degrees 23 minutes and 00 seconds East and governs all bearings herein, then: commencing at a point in the westerly limit of Bayview Avenue distant 27.25 feet measured northerly thereon from the southerly limit of Lot 21, in Block R, according to registered Plan 722 York; thence North 15 degrees 39 minutes and 00 seconds West along the westerly limit of Bayview Avenue 87.60 feet more or less to a point therein distant 24.98 feet measured southerly thereon from the southerly limit of Eglinton Avenue East as widened by By-law 12395, the point being the beginning of a curve to the left having a radius of 25.00 feet; thence north-westerly along the curve to the left having a radius of 25.00 feet a distance of 39.25 feet more or less to the end of the curve, being a point in the southerly limit of Eglinton Avenue East, as widened, distant 35.34 feet measured on a course of North 60 degrees 38 minutes and 00 seconds West
from the beginning of the curve; thence South 74 degrees 23 minutes and 00 seconds West along the southerly limit of Eglinton Avenue East, as widened, 75.02 feet more or less to the westerly limit of Lot 20 in Block R according to Plan 722 York; thence South 15 degrees 39 minutes and 00 seconds East along the westerly limit of Lot 20 a distance of 112.58 feet more or less to a point therein distant 27.25 feet measured northerly thereon from the south-westerly angle of Lot 20; thence North 74 degrees 23 minutes and 00 seconds East 100.00 feet more or less to the point of commencement.
46. No person shall, within the portion designated R1 Z1 of the area bounded on the north by the southerly limits of Bloor Street East and Prince Edward Viaduct, on the southwest by the north-easterly limit of Rosedale Valley Road, and on the east by the westerly limit of Bayview Avenue, erect or use a private detached dwelling house on a lot having a lesser frontage than 13.5 metres. This paragraph does not apply to a lot having a lot frontage of less than that prescribed for it, if a conveyance to the lot was registered before December 9, 1970.
47. No person shall, within the area hereinafter described, erect or use a private detached dwelling house, semi-detached dwelling house or duplex dwelling house on a lot having a lesser lot frontage or area than that prescribed in the schedule hereto for the respective classes of buildings set out therein. The following is the schedule referred to:

Type or Nature of Building
a private detached dwelling house
a semi-detached dwelling house
a duplex dwelling house

Minimum Lot
Frontage
12 metres
7.5 metres

12 metres.

The following is the area:
Commencing at the intersection of the westerly limit of Beech Avenue with the northwesterly limit of Balsam Avenue; thence in a general south-westerly direction along the north-westerly limit of Balsam Avenue to the northerly limit of the northerly branch of Pine Crescent; thence westerly along the northerly limit of the northerly branch of Pine Crescent to its intersection with a line parallel to and distant 135.00 feet westerly from the westerly limit of Balsam Avenue; thence southerly along the parallel line being along the easterly limit of the lands included in registered Plan M390 and being also along an easterly limit of the R1 Z1 use district south of Kingston Road, to the southerly limit of Lot 134 according to registered Plan 406 York; thence westerly along the westerly production of the southerly limit of Lot 134 to the westerly limit of Pine Crescent; thence in a general southerly direction along the westerly limit of Pine Crescent to its intersection with the northerly production of the westerly limit of MacLean Avenue; thence southerly along the last-mentioned northerly production to and along the westerly limit of MacLean Avenue to the northerly limit of Crown Park Road; thence westerly along the northerly limit of Crown Park Road and the westerly production thereof to the easterly limit of Glen Manor Drive; thence northerly along the easterly limit of Glen Manor Drive to the south-easterly production of the northeasterly limit of Glen Manor Drive East; thence in a general north-westerly direction along the north-easterly limit of Glen Manor Drive East to the northerly limit of Lot 165 according to registered Plan M467; thence easterly along the northerly limit of Lot 165, Plan M467 to and along the northerly limits of Lots $97,96,95,94,93,92,91$ according to registered Plan M390, being in part along a limit of the R1 Z1 use district and continuing easterly in a straight line to the southerly limit of Lot 32 according to registered Plan 451 York; thence northerly in a straight line to a point in the northerly limit of Lot 32 distant 360.00 feet measured westerly thereon from the westerly limit of Balsam Avenue; thence easterly along the northerly limit of Lot 32 to its intersection with the southerly production of the straight line from the south-westerly angle of PART 2 according to a plan filed in the Land Registry Office for the Land Titles

Division of Metropolitan Toronto (No. 66) as Plan R3656 to the south-westerly angle of PART 1 according to a plan deposited in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan RD-124; thence northerly along the said production to and along the last-mentioned straight line to the south-westerly angle of PART 2, Plan R3656; thence north-easterly along the north-westerly limit of PART 2, Plan R3656, to the north-westerly angle thereof, the angle being a point in the northerly limit of Lot 29 according to registered Plan 451 York distant 188.91 feet measured westerly thereon from the westerly limit of Balsam Avenue; thence northerly in a straight line to a point in the northerly limit of Lot 27 according to registered Plan 451, York, distant 188.21 feet measured westerly thereon from the westerly limit of Balsam Avenue; thence westerly along the northerly limit of Lot 27 to a point therein distant 120.00 feet measured westerly thereon from the easterly limit of Lot 10 according to Plan 418E; thence northerly in a straight line to a point in the northerly limit of Lot 10 distant 120.00 feet measured westerly thereon from the north-easterly angle thereof; thence westerly along the northerly limit of Lot 10 to a point therein distant 95.00 feet measured easterly thereon from the north-westerly angle thercof; thence northerly in a straight line to a point in the north-easterly limit of Lot 9 according to Plan 418E distant 30.00 feet measured south-easterly thereon from the north-westerly angle thereof; thence continuing northerly in a straight line to a point in the north-westerly limit of Lot 8 according to Plan 418E where it is intersected by a line parallel to and at the perpendicular distance of 50.00 feet south-westerly from the north-easterly limit of Lot 8; thence in a general north-easterly direction along the north-westerly limits of Lots $8,7,6,5,4,3,2$, and 1 according to Plan 418E to the most northerly angle of Lot 1 and continuing in a general north-easterly direction to a point in the westerly limit of Beech Avenue distant 193.00 feet measured northerly thereon from the point of commencement; thence southerly along the last-mentioned limit to the point of commencement.

This exception does not prevent the replacement, without complying with the requirements of this exception respecting minimum lot frontage, of a private detached dwelling house, semi-detached dwelling house or duplex dwelling house on a lot of record within the area described in this paragraph in case of destruction, or damage to the extent at least of 50 per cent of the value of the building before damage, by fire, explosion, wind storm or act of God or in case of demolition by lawful order of the Corporation, the Local Board of Health or other authority for health or sanitation reasons.

This exception does not apply to a lot having a lot frontage less than that prescribed for it if the conveyance of the lot was registered before November 27, 1970.
48. No person shall, within the areas described in the following subparagraphs, erect or use a private detached dwelling house on a lot having a lesser lot frontage than is prescribed, respectively, in those subparagraphs:
(i) Minimum Lot

Frontage
18 metres
within the area described as follows:
Commencing at the intersection of the northerly limit of Heath Street West with the easterly limit of the R1 Z1 use district north of St. Clair Avenue West and west of Avenue Road, the intersection being distant 187.00 feet west of the westerly limit of Avenue Road; thence in a general southerly direction along the easterly limit of the R1 Z1 use district to the southerly limit thereof; thence in a general westerly direction along the southerly limit of the R1 Z1 use district to the intersection thereof with the easterly limit of Russell Hill Road; thence northerly along the easterly limit of Russell Hill Road to its intersection with the southerly
limit of Lonsdale Road; thence easterly along the southerly limit of Lonsdale Road to the easterly limit of Lot 34 according to registered Plan 1315 York; thence southerly along the easterly limits of Lots $34,33,32,31,30,29,28$ and 27, according to Plan 1315 York to the northerly limit of Heath Street West; thence easterly along the last mentioned limit to the point of commencement;
(ii) Minimum Lot

Frontage

## 15 metres

within the area described as follows:
Commencing at the intersection of the easterly limit of Russell Hill Road with the easterly production of the southerly limit of Lonsdale Road as opened by instrument number 42332R; thence southerly along the easterly limit of Russell Hill Road to its intersection with the southerly limit of the R1 Z1 use district north of St. Clair Avenue West and west of Avenue Road; thence in a general westerly direction along the southerly limit of the R1 Z1 use district to the westerly limit of Lot 49 according to registered Plan M-298; thence northerly along the westerly limit of Lot 49 and the northerly production thereof, being along the easterly limits of Lots 48,47 and 46 according to Plan M-298, to the northerly limit of Shorncliffe Avenue; thence westerly along the northerly limit of Shorncliffe Avenue to a point 85.00 feet west of the easterly limit of Lot 35 according to Plan M-298; thence northerly parallel to the easterly limits of Lots 35, 34 and 33, according to Plan M-298, to the northerly limit of Lot 33; thence easterly along the northerly limit of Lot 33 , a distance of 85.00 feet more or less to the north-east angle thereof; thence northerly along the easterly limits of Lots 28 and 29, according to registered Plan 897 York, being to and along the westerly limit of Lot 36 , according to Plan M-298 to the southerly limit of Heath Street West; thence continuing northerly in a straight line to the south-easterly angle of Lot 53 according to Plan 897 York; thence northerly along the easterly limit of Lot 53 according to Plan 897 York to and along the easterly limits of Lots 18, 17, 16, 15 and 14 and the northerly production of the easterly limit of Lot 14 according to Plan M-298 to the northerly limit of Montclair Avenue; thence westerly along the northerly limit of Montclair Avenue to the westerly limit of Lot 2 according to Plan M-298; thence northerly along the westerly limit of Lot 2 according to Plan M-298 to the northerly limit thereof; thence easterly along the northerly limits of Lots $2,3,4,5,6,7,8,9,10,11,12$ and 13 according to Plan $\mathrm{M}-298$, being along the northerly limit of the R1 Z1 use district, to the northeasterly angle of Lot 13 ; thence northerly along the westerly limits of Lots 2 and 1 according to registered Plan 395-E being along the westerly limit of the R1 Z1 use district, to the southerly limit of Lonsdale Avenue as opened by instrument number 42332R; thence easterly along the last mentioned limit and the easterly production thereof to the point of commencement;
(iii) Minimum Lot

Frontage

## 12 metres

within the area described as follows:
Commencing at the intersection of the northerly limit of Heath Street West with the easterly limit of the R1 Z1 use district north of St. Clair Avenue West and west of Avenue Road, the intersection being distant 187 feet west of the westerly limit of Avenue Road; thence northerly along the easterly limit of the R1 Z1 use district, being along the westerly limits of Lots $29,30,31,32,33,34,35$ and 36 , according to registered Plan 890 York, to the southerly limit of Lonsdale Road; thence westerly along the southerly limit of Lonsdale Road to the easterly limit of

Lot 34 according to registered Plan 1315 York; thence southerly along the easterly limits of Lots 34, 33, 32, 31, 30, 29, 28 and 27 according to registered Plan 1315 York to the northerly limit of Heath Street West; thence easterly along the last mentioned limit to the point of commencement.
This exception does not apply to a lot having a lot frontage of less than that prescribed for it, if a conveyance of the lot was registered before June 25, 1971.
49. No person shall, within the RIF district south of St. Clair Avenue West, north of Davenport Road, east of Bathurst Street and west of the east limit of Spadina Road, erect or use a private detached dwelling house or duplex dwelling house on a lot having a lesser lot frontage than 10.5 metres.
This paragraph does not prevent the replacement, without complying with the requirements of this paragraph respecting minimum lot frontage, of a private detached dwelling house or duplex dwelling house on a lot of record within any of the areas described in this paragraph in case of destruction, or damage to the extent at least of 50 per cent of the value of the building before damage by fire, explosion, wind storm or act of God or in case of demolition by lawful order of the Corporation, the Local Board of Health or other authority for health or sanitation reasons.
50. No person shall, within the R1F district described in exception 49, use land or erect or use a building or structure for the purpose of a semi-detached dwelling house.
This exception does not prevent the replacement of a semi-detached dwelling house standing as of February 18, 1971, on a lot within the R1F district described in exception 49 and the semi-detached dwelling house may be replaced without complying with the requirements of this by-law respecting gross floor area, landscaped open space and lot line setbacks, in case of destruction, or damage to the extent at least of 50 per cent, of the value of the building before damage by fire, explosion, windstorm or Act of God or in case of demolition by lawful order of the Corporation, the Local Board of Health or other authority for health or sanitation reasons, provided the new building is in the same position relative to the lot lines as and does not exceed the size of the former building.
51. (a) No person shall, within the areas hereinafter firstly and secondly described, erect or use a building or structure, excepting a chimney, having a height exceeding 10.5 metres above grade.
(b) No person shall, within the areas hereinafter firstly or secondly described, use a lot or erect or use a building or structure for the purpose of an apartment house, an apartmenthotel, a private parking garage, a parking station or a tavern in an eating establishment.
The following are the areas:
Firstly:
Lots 11,12 and 13 according to a plan registered in the Land Registry Office for the Registry Division of Toronto Boroughs (No.64) as Plan 1000, but now on file in the Land Registry Office for the Registry Division of Toronto (No. 63).

## Secondly:

Lots $14,15,16,17,18$ and 19 according to a plan registered in the Land Registry Office for the Registry Division of Toronto Boroughs (No. 64) as Plan 1000, but now on file in the Land Registry Office for the Registry Division of Toronto (No. 63).
52. No person shall within the area bounded on the east by the east limit of Yonge Street, on the south by the north limit of Queen's Quay, on the west by the west limit of Bay Street, and on the north by the southerly limit of the district designated C1 V4, use land, or erect or use a building or structure except for a building containing convention and related facilities or parking.
53. No person shall, on land designated R1F Z3, R2 Z3 or R3 Z3 and within the area bounded on the north by the south limit of the right-of-way of the Canadian Pacific Railway, on the south by the north limit of Bloor Street West, on the west by the east limit of Bathurst Street, and on the east by the west limit of Avenue Road:
(i) erect a building having a height above grade exceeding 11.6 metres, or
(ii) erect a building (other than an accessory building) the exterior wall of which is constructed otherwise than of brick or stone.
54. No person shall, on the lands hereinafter referred to, erect or use a building or structure on a lot having a lesser lot frontage than 10.7 metres.
The following are the lands:
Lots 73 to 90 inclusive, Lots 97 to 114 inclusive, Lots 167,168 and the remainder of Lot 166; those parts of Lots 182, 183, 225 and 226 known in 1976 as $159,161,163$ and 165 Admiral Road, all according to registered Plan M-6;

Lots 1 to 4 inclusive, according to registered Plan M-184; and
Lots 1 to 22 inclusive, according to registered Plan 310-E.
This exception does not apply to a lot having a lot frontage less than that prescribed for it if the conveyance of the lot was registered before April 12, 1977.
This exception does not apply to the lands known in 1982 as 96 Admiral Road.
55. No person shall erect or use a dwelling unit in the upper portion of a Cl building in a C 2 or C3 district within the following area:

The area between Main Street and Victoria Park Avenue bounded on the north by the centre line of the Canadian National Railways main line tracks and on the south by the south limit of Gerrard Street East.
56. (a) No person shall, within the area hereinafter described, use a lot, or erect or use a building or structure for the purpose of a use at or above grade except for one or more of the following uses:
(i) one or more dwelling units in a building containing uses permitted in the area hereinafter described, a one-family dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, a converted dwelling house, row housing:
(ii) one or more dwelling rooms in a building used for purposes permitted in the area hereinafter described; a boarding or lodging house; a hostel;
(iii) a private garage or parking station incidental and subordinate to a residential use referred to in subparagraphs (i) and (ii) and on the same lot; a use that is accessory to a residential use referred to in subparagraphs (i) and (ii);
(iv) a community centre, including a municipal community centre; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service including, but not limited to, employment, immigration, counselling, welfare and legal services;
(v) a grocery shop, a bake-shop, a butcher shop, a delicatessen, a pharmacy, a variety or smoke shop, a newsstand, a hardware shop, an outlet of a bank or trust company, a shoe repair shop, a tailor's shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop, a barber shop, a ladies' hairdressing establishment, a book store, a florist shop, a retail
store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop, a pet shop, a sample or showroom, an auctioneer's premises, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment, a duplication shop, a custom workshop, an artist's studio, a commercial school, ornamental structure, a box lunch shop, a service and repair shop, a shoe shine shop, the gross floor area of any one of which uses or a combination thereof does not exceed 1.0 times the area of the lot on which they are situate;
(vi) a club, a place of amusement;
(vii) an eating establishment, a tavern or public house;
(viii) an office, a real estate sales office, a government office, a business office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal, or philanthropic nature;
(ix) a parking station accessory to a non-residential use referred to in subparagraphs (iv) to ( x ) and within 300 metres of the non-residential use;
(x) a wall sign, window sign, projecting sign, ground sign, a banner sign, or other sign, notice or advertising device;
(xi) a use that is accessory to a use referred to in subparagraphs (iv) to (viii), inclusive.
(b) No person shall, within the area hereinafter described, use a lot, or erect or use a building or structure for the purpose of a use below grade except for one or more of the following uses:
(i) the uses permitted by paragraph (a)(i), (ii) and (iii);
(ii) the uses permitted by paragraph (a)(iv), parking for which no fee is charged accessory to those uses, and any other use accessory to a non-residential use set out in paragraph (a) and this paragraph.
(c) The non-residential gross floor area of a store, shop or similar unit on the ground floor of a building within the area described in paragraph (d) shall not exceed 460 square metres.
(d) Notwithstanding paragraph (a) respecting permitted gross floor area or respecting the restriction of specific uses to above or below grade and notwithstanding the other provisions of this by-law a building in the area hereinafter described used for non-residential purposes on June 9, 1976 may be used for the purpose of any one or more of the non-residential uses permitted by paragraphs (a) and (b) provided:
(i) the non-residential gross floor area of the building does not exceed the greater of the non-residential gross floor area of the building as at June 9, 1976 or the non-residential gross floor area otherwise permitted by this bylaw; and
(ii) the non-residential gross floor area below grade in the building does not exceed the non-residential gross floor area below grade on June 9, 1976.
The following is the area:
That part of the CR L2 U40 area west of Spadina Avenue and south of College Street as designated on Map 250-311 of By-law 20623 as amended and being bounded on the south by a line described as follows: Commencing at a point in the westerly limit of Lot 5, according to registered Plan 131, distant 78.67 feet measured northerly thereon from the northerly limit of Dundas Street West; Thence easterly in a straight line to a point in the westerly limit of Augusta Avenue distant 76.67 feet measured northerly thereon from the northerly limit of

Dundas Street West; Thence north-easterly in a straight line to a point in the easterly limit of Augusta Avenue where it is intersected by the northerly limit of Lot 15 according to registered Plan 774; Thence easterly along the northerly limit of Lot 15, Plan 774 to the easterly limit of Lot 15 ; thence southerly along the easterly limit of Lot 15 , Plan 774 to the northerly limit of Lot 14 according to Plan 774; Thence easterly along the northerly limit of Lot 14, Plan 774, to the westerly limit of Lot 8 according to registered Plan M-56; Thence northerly along the westerly limit of Lot 8, Plan M-56 to the northerly limit thereof; Thence in a general easterly direction along the northerly limits of Lots 8,7 and 6 according to Plan M-56 to the easterly limit of Lot 6; Thence southerly along the easterly limit of Lot 6, Plan M-56 to its intersection with the westerly production of the northerly limit of the most easterly part of Lot 5 according to Plan M-56, the intersection being a point in the easterly limit of Lot 5 distant 101.85 feet more or less measured northerly thereon from the northerly limit of Dundas Street West; Thence easterly along the westerly production of the northerly limit of the easterly part of Lot 5, to and along the northerly limits of Lots 5, 43,2 and 1 according to Plan M-56 to a point in the westerly limit of Kensington Avenue, distant 102.38 feet more or less measured northerly thereon from the northerly limit of Dundas Street West; Thence north-easterly in a straight line to a point in the easterly limit of Kensington Avenue where it is intersected by the southerly limit of the private lane according to registered Plan 566 , the point being also distant 123.75 feet more or less measured northerly along the easterly limit of Kensington Avenue from the northerly limit of Dundas Street West; Thence easterly along the southerly limit of the private lane being to and along the northerly limits of Lots 7, 8 and 9 according to registered Plan 1035 and along the northerly limit of Lot 16 on the east side of Eliza Street, now Kensington Avenue according to registered Plan D10 to the north-easterly angle of Lot 16; and bounded on the north by a line described as follows:

Commencing at a point in the easterly limit of the public lane dedicated by City of Toronto By-law 20485 distant 100.00 feet measured southerly thereon from the southerly limit of College Street;
Thence easterly parallel to the southerly limit of College Street 50.50 feet;
Thence northerly parallel to the westerly limit of Augusta Avenue 10.00 feet;
Thence easterly parallel to the southerly limit of College Street 59.84 feet;
Thence southerly parallel to the westerly limit of Augusta Avenue 2.00 feet;
Thence easterly in a straight line to a point in the westerly limit of Augusta Avenue distant 92.00 feet measured southerly thereon from the southerly limit of College Street;
Thence continuing easterly in a straight line to a point in the easterly limit of Augusta Avenue distant 92.00 feet measured southerly thereon from the southerly limit of College Street;
Thence still continuing easterly parallel to the southerly limit of College Street 111.40 feet to a point in the easterly limit of Lot 10 on the east side of Augusta Avenue according to registered Plan D-71.
57. Parking spaces provided and maintained pursuant to this by-law with respect to the building known in 1976 as 346 Dundas Street West are deemed to be in a parking station provided the parking spaces are provided and maintained within the portion of the lot on which the building is situate bounded on the north by a line distant 43.9 metres north of the northerly limit of Dundas Street West, on the south by a line distant 37.8 metres north of the northerly limit of Dundas Street West and bounded on the west and east by the westerly and easterly limits of the lot.
58. No person shall, within the C2 district within the area bounded by Queen Street West, Brock Avenue, the Canadian Pacific Railway right-of-way and Dufferin Street, use land or erect or use a building for any one or more of the following purposes:
a sales or hire garage, a motor vehicle repair shop, class $A$, a motor vehicle repair shop, class B, a private commercial garage, an automobile service station, a taxicab stand or station, a car washing establishment.
59. (a) No person shall, on the lands hereinafter described, erect or use a building or structure (other than an accessory building or structure) except on a lot having a lot frontage of at least 18 metres and an area of at least 900 square metres.
The following are the lands:
COMMENCING at the intersection of the westerly limit of Russell Hill Road with the southerly limit of Lonsdale Road as established by Instrument 42332R; Thence northerly along the westerly limit of Russell Hill Road to its intersection with the northerly limit of the R1 Z1 use district lying to the north of Lonsdale Road; Thence easterly along the northerly limit of the R1 Z1 use district lying to the north of Lonsdale Road to its intersection with the easterly limit of Forest Hill Road; Thence southerly along the said limit of Forest Hill Road to the southerly limit of Lonsdale Road; Thence westerly along the southerly limit of Lonsdale Road to the point of commencement.
(b) No person shall, on the lands hereinafter described, erect or use a building or structure (other than an accessory building or structure) except on a lot having a lot frontage of at least 15 metres.
The following are the lands:
COMMENCING at the intersection of the westerly limit of Russell Hill Road with the southerly limit of Lonsdale Road, as established by Instrument 42332R; Thence northerly along the westerly limit of Russell Hill Road to its intersection with the northerly limit of the R1 Z1 use district lying to the north of Lonsdale Road; Thence westerly along the northerly limit of the R1 Z1 use district north of Lonsdale Road to an angle therein; Thence southerly along a westerly limit of the R1 Zl use district north of Lonsdale Road to the southerly limit of Lonsdale Road; Thence easterly along the southerly limit of Lonsdale Road to the point of commencement.
(c) This exception does not apply to a lot having a lot frontage or area less than that prescribed if a conveyance of the lot was registered before November 10, 1976.
60. No person shall, on a lot abutting either side of Dundas Street designated R4 Z3 between Ossington Avenue and Shaw Street, erect or use a building or structure for the purpose of a club.
61. No person shall, within the C 2 district on both sides of Ossington Avenue bounded on the north by the north limit of Rolyat Street and its production easterly and on the south by a line parallel to and distant 15.24 metres north of the north limit of Queen Street West, use land or erect or use a building or structure for the purposes of a motor vehicle repair shop, class B, a carpenter's shop, a taxicab stand or station, an open air market; a builder's supply yard; bulk cement storage, batching or mixing of concrete, a lumber yard, a retail coal, coke and wood yard, a retail fuel oil yard provided the fuel oil is stored in underground tanks, a commercial welder's shop, a contractor's shop, class A, a prepared horn or bone products factory or a club.
This exception does not prevent the use within the C2 district of any land, building or structure for any of the above-mentioned purposes, or prevent the erection or use of an addition to another building or structure, provided the land, building or structure was used for such purpose on March 12, 1981.
62. No person shall, within the area designated C1S L3 Z3 on the west side of Yonge Street abutting the north limit of the G district known as Lawton Gore Parkette:
(i) erect a building part of which above the first storey above grade is closer than 1.5 metres to the north limit of the area, or
(ii) use, or cause or permit to be used part of the westerly 0.3 metres of the area for the purposes of vehicular access to or from the area.
63. No person shall, within either of the areas hereinafter firstly and secondly described, use a lot or erect or use a building or structure for the purpose of an apartment house, or for the purpose of a dwelling house containing more than six dwelling units, or for the purpose of a one-family dwelling house in a series of more than three one-family dwelling houses.
The following are the areas:
Firstly:
The part of the R2 Z2 district between Yonge Street and Mount Pleasant Road, bounded on the north by the southerly limit of Soudan Avenue and on the south by the northerly limit of Davisville Avenue.

## Secondly:

The R2 Z2 district within the area bounded by Mount Pleasant Road, Eglinton Avenue East, Bayview Avenue and the G district known as Mount Pleasant Cemetery; excepting the lands known in 1974 as 525 Balliol Street and designated as PART 1 on a plan of survey of record in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan 66R-7313.
64. (a) No person shall, on a lot on the north side of Monteith Street, and designated R3 Z3, use the lot or erect or use a building or structure for any purpose except for:
(i) a G purpose;
(ii) a private detached dwelling house or row housing, including the keeping therein of
A. not more than two roomers or boarders, or
B. not more than three foster children;
(iii) an office or studio of a professional person other than a dentist, having a floor space not exceeding 57.6 metres in a private detached dwelling house or in a row house, that the professional person regularly uses as his private residence provided the operation thereof is carried on in a manner that does not interfere or is unlikely to interfere with the enjoyment of an adjoining property or properties;
(iv) a private garage incidental and subordinate to a private detached dwelling house or row housing and on the same lot therewith;
(v) a privately-owned swimming pool;
(vi) one non-illuminated real estate sign not exceeding 0.40 square metres in area advertising the sale, rental or lease of the lot, building or structure;
(vii) one non-illuminated sign not exceeding 0.37 square metres in area, indicating the name and profession of a physician or other professional person, affixed to a building; and
(viii) a use that is accessory to any of the foregoing uses.
(b) Notwithstanding the provisions of paragraph (a) or of this by-law, no person shall make or cause to be made an exterior addition or alteration to the front elevation of a building standing in 1974 on a lot within the R3 Z3 district described in paragraph (a) unless the exterior addition or alteration is designed to maintain the appearance of the building as a dwelling house.
65. No person shall, within the area hereinafter described, erect or use a building or structure having a height exceeding 11.5 metres above grade.
The following is the area:
The area bounded on the north by the southerly limit of the most southerly portion of the area delineated by heavy lines and designated "A" on the plan attached to and forming part of By-law 282-71, the limit being parallel to and distant 91.4 metres more or less south of the southerly limit of Dundas Street West; on the west and east by the southerly production of the westerly and easterly limits of the southerly portion of the area designated " A "; and on the south by the easterly production of the southerly face of the southerly wall of the building known as Grange House.
66. No person shall, within the areas described in the following subparagraphs, erect or use a building of the type or nature described therein on a lot having a lesser lot frontage or area than that prescribed for the respective classes of buildings set out therein:
(i) Type or nature of Building
a private detached dwelling house

Minimum Lot Minimum Lot Frontage Area

15 metres 550 square metres
within the areas firstly and secondly described as follows:
Firstly:
The part of the R1 Z1 area north of Davenport Road, being bounded on the west by the east limit of Spadina Road, on the north by the south limit of the G area known as Sir Winston Churchill Park and Roycroft Park and on the east by the east limit of Glen Edyth Drive and the east limit of Lot 53 according to registered Plan E608.
Secondly:
The part of the R1 Z1 area on both sides of Russell Hill Road, being bounded on the south-east by the north limit of Boulton Drive and the east limits of the lands included within registered Plan 1324 York.
(ii) Type or nature of Building
a private detached dwelling house

| Minimum Lot | Minimum Lot <br> Frontage |
| :--- | :--- |
| Area |  |
| 12 metres | 460 square <br> metres |

within the area described as follows:
The part of the R1 Z1 area west of Avenue Road and north of Cottingham Street and Cottingham Road, being bounded on the north by the south limit of Edmund Avenue and on the west by the west limits of Boulton Drive, the east limit of Lot 53 registered Plan E608, the north limit of Boulton Drive and the east limit of the lands included within registered Plan 1324 York.
(iii) Type or nature of Building
a private detached dwelling house a duplex dwelling house, a double duplex dwelling house
within the area described as follows:
The part of the R1F Z2 area bounded on the north by the south limit of Clarendon Avenue and on the east by the west limit of Poplar Plains Road.
(iv) Type or nature

$\underset{\text { Minimum Lot }}{\substack{\text { Mrontage }}}$| Minimum Lot |
| :--- |
| Area |

of Building
a private detached
12 metres 460 square
dwelling house
a duplex dwelling
house,
a double duplex
dwelling house
within the area described as follows:
The R1F Z2 area south of St. Clair Avenue West and west of Avenue Road, excepting the part of the R1F Z2 area bounded on the north by the south limit of Clarendon Avenue and on the east by the west limit of Poplar Plains Road.

This exception does not apply to a lot having a lot frontage or area less than that prescribed for it if a conveyance of the lot was registered before May 29, 1974.
67. No person shall, within the area hereinafter referred to and comprising the premises known in 1984 as 287 Davenport Road, erect or use a building or structure:
(i) for the purpose of an eating establishment, tavern or public house, billiard or pool room, body rub parlour or similar establishment, music hall or discotheque;
(ii) for the purpose of a business or activity in respect of which amplified sound is directed outside the building;
(iii) a portion of the south wall of which contains a door, window or other opening;
(iv) a portion of the west wall of which contains a door other than a fire door permitting emergency access from the building;
(v) a portion of which, other than a chimney, duct, vent or structure housing ventilation equipment, exceeds the height of 4.5 metres above grade;
(vi) the exterior facing of which is constructed of materials other than dark tone brick or of a material having an appearance, scale, colour and texture similar to dark tone brick;
(vii) a portion of which is closer than eight metres to the east limit of the area hereinafter described;
(viii) unless the easterly eight metres of the area is maintained as a hard surfaced, properly drained loading area with any lighting provided therefor so arranged as to divert the light from adjacent premises;
(ix) unless there is provided within the building adjacent to its south wall along the length of that wall an interior service corridor with pedestrian access thereto from the loading area referred to in subparagraph (vii); and
(x) subject to subparagraph (iv), unless the building or structure is erected in accordance with Plan 2 attached to and forming part of the report of the Chief Planner, dated February 11, 1974, on Application No. 1031.

The following is the area:
Commencing at the intersection of the easterly limit of Lot 156 according to registered Plan M-6 with the southerly limit of Davenport Road as widened by City of Toronto By-law 12813 and described Firstly therein; thence southerly along the easterly limit of Lot 156 a distance of 21.52 feet more or less to its intersection with the easterly production of the centre line of wall between the house standing in October 1972 on land lying to the south of the herein described parcel of land and known as 145 Bedford Road and the house formerly adjoining to the north thereof; thence westerly along the production to and along the centre line of wall and the westerly production thereof, in all a distance of 157.50 feet more or less to the easterly limit of Bedford Road; thence northerly along the easterly limit of Bedford Road, being along the westerly limits of Lots 156 and 157 according to Plan M-6, a distance of 70.00 feet more or less to a point in the westerly limit of Lot 157 distant 45.00 feet measured northerly thereon from the south-westerly angle thereof; thence north-easterly in a straight line, being along a south-easterly limit of part of Davenport Road and Bedford Road as widened by City of Toronto By-law 17376, a distance of 4.38 feet more or less to a point therein distant 1.08 feet measured southerly perpendicular from the southerly limit of Davenport Road as widened; thence continuing north-easterly in a straight line being along a limit of the lands described in By-law 17376 a distance of 4.81 fcet to the southerly limit of Davenport Road, as widened; thence easterly along the last mentioned limit 158.26 feet more or less to the point of commencement.
68. No person shall erect or use a building or structure for the purpose of a boarding or lodging house on land abutting Dovercourt Road between Bloor Street West and College Street.
69. No person shall, within a $\mathrm{C} 2, \mathrm{C} 3$ or C 4 district within the area hereinafter referred to, use land or erect or use a building or structure for the purpose of a C 1 use.
The following is the area:
The area bounded on the south by the C.P.R Galt sub-division tracks, on the east by Miller Street, Davenport Road and Old Weston Road and on the north and west by the city limits.
This paragraph does not prevent the extension or enlargement of a C 1 building or structure existing in any of those C2, C3 or C4 districts on March 1, 1977, provided the building or structure as extended or enlarged is confined to the lot occupied by the building or structure on that date.
70. No person shall, within the area bounded on the north by Queen Street West, on the east by Dufferin Street, on the south by Lake Shore Boulevard and on the west by Roncesvalles Avenue, alter or convert a dwelling house for the purpose of a converted dwelling and lodging house unless:
(i) the total number of dwelling units and boarding or lodging rooms within the dwelling house is not more than six; and
(ii) the average of all the floor areas of all the dwelling units in the converted dwelling and lodging house is at least 65 square metres.
71. No person shall erect or use a building or structure within the area bounded on the north by a line drawn easterly at right angles from the easterly limit of Elizabeth Street to the westerly limit of LaPlante Avenue from a point in the easterly limit of Elizabeth Street distant 66.4 metres measured northerly thereon from the southerly limit of Lot 65 according to registered Plan 154, on the south by the north limit of Gerrard Street West as dedicated by By-law 219-67, on the west by the east limit of Elizabeth Street and on the east by the west limit of LaPlante Avenue as widened in part by By-law 219-67, for any of the following uses:
a private hospital, a commercial school (except a trade school); an eating establishment, including therein a tavern, but excluding therefrom a dairy bar or refreshment room or stand; a business office (except a newspaper plant, a radio or television broadcasting station, studio or theatre), an office building, a private art gallery; an artist's or photographer's studio;
having a gross floor area exceeding 0.3 times the area of the lot upon which the building or structure is erected.
72. (a) In addition to the requirements of sections 4(2); 6(3) PART I 1; 6(3) PART III 1; 7(3) PART I 1, 2, 3 and 4; 7(3) PART III 1 and 2; 8(3) PART I 1 to 10 , inclusive, 18 and 19; 9(3) PART I 1, 2 and 3; no person shall, on a lot in an R, ClS or Cl district hereinafter referred to, erect or use an apartment house having a greater number of dwelling units than as follows:
(i) in an R or C1S district designated as a zone 2 area, 87 dwelling units per hectare of lot area or one dwelling unit for every 120 square metres of lot area;
(ii) in an R or C1S district designated as a zone 3 area, 150 dwelling units per hectare of lot area or one dwelling unit for every 67 square metres of lot area;
(iii) in a Cl district designated as a V 1 area, 150 dwelling units per hectare of lot area or one dwelling unit for every 67 square metres of lot area;
(iv) in any of the areas designated as a zone 4 area and delineated by the heavy lines on the 15 maps at the end of and forming part of this exception, 200 dwelling units per hectare of lot area or one dwelling unit for every 50 square metres of lot area.
(b) Paragraph (a) does not apply to an apartment house owned or operated by the Government of Canada or the Province of Ontario, The Municipality of Metropolitan Toronto, the Corporation, or an agency or board of any of the foregoing.
(c) This exception does not prevent the building known in 1978 as 206 St. George Street being extended by one dwelling unit provided the building contains not more than 103 dwelling units.
(d) Paragraph (a) does not apply to the use or replacement of an apartment house on a lot containing a greater number of dwelling units than permitted by paragraph (a), provided the apartment house was lawfully on a lot and lawfully used for that purpose on July 27, 1977 or, in the case of the replacement of an apartment house, provided the number of dwelling units in the replacement building does not exceed the number of dwelling units lawfully existing on the lot on December 10, 1979.




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## MAP 12 of 15



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73. (a) In addition to the requirements of sections 4(2); 6(3) PART I 1; 6(3) PART III 1; 7(3) PART I 1, 2, 3 and 4; 7(3) PART III 1 and 2; 8(3) PART I 1 to 10 , inclusive, 18 and 19; 9(3) PART I 1, 2 and 3; no person shall, on a lot in any of the zone 4 areas delineated by the heavy lines on the 15 maps at the end of exception 72 , erect or use an apartment house having a greater number than 200 dwelling units per hectare of lot area or one dwelling unit for every 50 square metres of lot area.
(b) Paragraph (a) does not apply to an apartment house owned or operated by the Government of Canada or the Province of Ontario, The Municipality of Metropolitan Toronto, the Corporation, or an agency or board of any of the foregoing.
(c) Paragraph (a) does not apply to the use or replacement of an apartment house on a lot containing a greater number of dwelling units than permitted by paragraph (a), provided the apartment house was lawfully on a lot and lawfully used for that purpose on July 27, 1977 or, in the case of the replacement of an apartment house, provided the number of dwelling units in the replacement building does not exceed the number of dwelling units lawfully existing on the lot on December 10, 1979.
74. (a) No person shall erect or use a building for the purpose of a boarding or lodging house within the area bounded on the north by Queen Street West, on the east by Dufferin Street, on the south by Lake Shore Boulevard and on the west by Roncesvalles Avenue.
(b) Paragraph (a) does not apply to a dwelling house in the area described in paragraph (a) provided the dwelling house was legally used as a boarding or lodging house on January 30, 1978.
(c) No person shall alter or convert a dwelling house that was legally used as a boarding or lodging house on January 30,1978 and in an R4 district in that area so as to contain more than six boarding or lodging rooms.
75. No person shall use a building for the purpose of a converted dwelling house within the area bounded on the north by Queen Street West, on the east by Dufferin Street, on the south by Lake Shore Boulevard and on the west by Roncesvalles Avenue unless the average of the floor areas of all the dwelling units is at least 65 square metres.
76. No person shall, on the land hereinafter described, erect or use a non-residential building having a gross floor area exceeding 3989 square metres or having a height above grade exceeding 11.5 metres.
The following is the land:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of part of Park Lot 16 (on the west side of Spadina Avenue), in the First Concession from the Bay in the original Township of York but now in the City of Toronto, the boundaries of the parcel being described as follows:
PREMISING that the westerly limit of Spadina Avenue, north of the northerly limit of Queen Street West, is on a course of north 16 degrees 10 minutes and 55 seconds west and governs all bearings herein, then:
COMMENCING at a point in the westerly limit of Spadina Avenue distant 321.18 feet measured northerly thereon from the northerly limit of Queen Street West;

THENCE south 74 degrees 02 minutes and 19 seconds west 131.82 feet;
THENCE south 15 degrees 44 minutes and 19 seconds east 0.26 feet;

THENCE south 74 degrees 13 minutes and 45 seconds west 70.66 feet more or less to the easterly limit of Cameron Street;
THENCE north 17 degrees 13 minutes and 31 seconds west along the easterly limit of Cameron Street 78.27 feet;

THENCE north 73 degrees 27 minutes and 29 seconds east 59.91 feet;
THENCE north 73 degrees 21 minutes and 29 seconds east 44.02 feet;
THENCE north 16 degrees 12 minutes and 33 seconds west 48.18 feet;
THENCE north 73 degrees 32 minutes and 07 seconds east 100.00 feet more or less to the westerly limit of Spadina Avenue;
THENCE south 16 degrees 10 minutes and 55 seconds east along the last mentioned limit 128.42 feet more or less to the point of commencement.
77. (a) No person shall, on the land hereinafter described, erect or use a building or structure:
(i) except for a G or R use or for the purpose of a business office or an office building;
(ii) having a gross floor area exceeding 1.0 times the area of the lands hereinafter described; and
(iii) having a height exceeding 11.5 metres above grade.
(b) Any stair tower, elevator shaft, chimney stack or heating, cooling or ventilating equipment incorporated in the building may project above the maximum height specified by this paragraph if:
(i) the top of those elements is no higher than 16 metres above grade;
(ii) the aggregate horizontal area of those elements, measured at any point above the level of the aforesaid height limit, does not exceed 30 per cent of the area of the roof of the building; and
(iii) the width of any of those elements 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 measured parallel to the lot line.

The following is the land:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of part of Park Lot 14, in the First Concession From the Bay (Block II) in the original Township of York, but now in the City of Toronto, described as follows:
COMMENCING at the north-west angle of Beverley Street and St. Patrick Street (now Dundas Street West); both the said streets are confirmed under The Boundaries Act by Plan BA1149 registered on March 2, 1978, as Instrument CT282198;
THENCE NORTHERLY along the westerly limit of Beverley Street one hundred and fifty-three feet two and one-half inches to the southerly limit of a lane being now or formerly defined by the northerly face of a brick wall;
THENCE WESTERLY along the southerly limit of the lane two hundred and thirtynine feet eleven inches to the westerly limit of the eave of an old brick building;

THENCE SOUTHERLY along the westerly limit of the eave twenty-three feet ten inches to the southerly limit thereof;

THENCE EASTERLY along the southerly limit of an eave on the old brick building one foot three inches to the westerly face of a brick building;
THENCE SOUTHERLY along the westerly face of the brick building twelve feet nine and three-quarter inches to the south-west angle of the building;
THENCE EASTERLY along the southerly face of the building and along the southerly face of a brick wall twenty-eight feet six inches to the westerly face of a brick building;
THENCE SOUTHERLY along the westerly face of the building and along the westerly face of a brick wall one hundred and fourteen feet eleven and one-quarter inches to the northerly limit of Dundas Street West;
THENCE EASTERLY along the northerly limit of Dundas Street West two hundred and ten feet and eleven inches to the place of beginning.
78. No person shall, on a lot within the areas hereinafter described, erect a dwelling house unless the lot has a lot frontage of at least nine metres.
The following are the areas:
The R1 and R2 districts within the area bounded on the north by Eglinton Avenue West, on the south by the former Belt Line Railway, on the west by Elmsthorpe Avenue, and on the east by Duplex Avenue and Maxwell Avenue.
This exception does not apply to a lot having a lot frontage less than that prescribed for it, if a conveyance of the lot was registered before May 23, 1978.
79. No person shall, on a lot within the area hereinafter described, erect a residential building or structure having a height exceeding 11.6 metres above grade.
The following is the area:
The R2 district within the area bounded on the south-west by Dundas Street West, on the south-east by Morrow Avenue, on the east by the Canadian Pacific Railway, and on the north by Bloor Street West.
80. (a) No person shall, within the areas shown by the heavy lines on the 10 maps at the end of and forming part of this exception, erect or use a parking lot except where the parking lot.
(i) is on the same lot as a residential building, a non-residential building or a mixed-use building; and
(ii) contains not more than 125 per cent of the number of parking spaces required to be provided for the building erected on the lot.
(b) Paragraph (a) does not prevent use of the lots known in 1979 as 100 Huntley Street, and 581, 587 and 589 Jarvis Street for a parking lot provided the parking lot:
(i) contains not more than 200 parking spaces; and
(ii) is owned by the owner of the non-residential building known in 1979 as 321 Bloor Street East.

## MAP I of 10



## MAP 2 of 10



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MAP 7 of 10

DUNDAS STREET EAST


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## MAP 10 of 10



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81. No person shall, on land designated I1 D3 within the area bounded by Queen Street West, Spadina Avenue, Front Street West and Bathurst Street, use land or erect or use a building or structure for any of the following purposes:
a barber's or hairdresser's shop, a dressmaker's shop, a dry-cleaning shop, a locksmith's or gunsmith's shop, a newsstand, a branch of a bank or financial institution, a post office, a service or repair shop, a tailor's shop.
82. No person shall, on a lot on the lands described in this paragraph, erect or use a building or structure that exceeds the following height:
(i) on the lands known in 1979 as 5, 7 and 9 St. Joseph Street, for a distance of 9.1 metres southerly from the front lot line, a height of 16.7 metres;
(ii) on the lands known in 1979 as 11 St. Joseph Street, for a distance of 9.1 metres southerly from the front lot line, a height of 14.9 metres;
(iii) on the lands known in 1979 as 5, 7 and 9 St. Joseph Street, 9 St. Nicholas Street and 11 St. Nicholas Street, a height formed by an angular plane having an angle of 55 degrees from the horizontal plane, commencing at an elevation of 11.6 metres above grade at the lot line abutting the easterly limit of St. Nicholas Street and proceeding easterly therefrom, provided the height does not exceed 23 metres; and
(iv) on the lands known in 1979 as 11 St. Joseph Street and 3 Phipps Street, a height formed by an angular plane having an angle of 55 degrees from the horizontal plane, commencing at an elevation of 11.6 metres above grade at the lot line abutting the westerly limit of St. Nicholas Street and proceeding westerly therefrom, provided the height does not exceed 23 metres.
83. No person shall use the lot known in 1978 as 187 King Street East for the purpose of offices unless that use continues to be in the building existing on the lot in 1978.
84. (a) No person shall, on a lot fronting on the west side of Church Street between Hayden Street and Charles Street East, erect a building or structure closer to the front lot line than three metres;
(b) No person shall, on a lot fronting on the north side of Charles Street East between a point 42 metres east of Yonge Street and Church Street, erect a building or structure closer to the front lot line than six metres.
85. No person shall, on lands designated C3 V3 within the area hereinafter referred to, use land or erect or use a building or structure for the purpose of a motor vehicle repair shop, class $B$.

The following is the area:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of Lots 29 to 48 inclusive, 62A, 62 to 86 inclusive, that part of Lot 101 lying to the north of a line parallel to and at the perpendicular distance of 6.78 metres north of the southerly limit thereof, and Lots 102 to 123 inclusive, all according to registered Plan 840 York.

This exception does not prevent the extension or enlargement of a motor vehicle repair shop, class $B$ existing within the area described on October 1, 1978, provided the motor vehicle repair shop, class $B$ as extended or enlarged is confined to the lot occupied by it on that date.

This paragraph does not apply to the lands known in 1979 as 521,523 and 525 Keele Street.
86. No person shall, on the lands known in 1979 as 559 Avenue Road, erect or use a building or structure for any of the following uses:
(i) a private detached dwelling house, including the keeping therein of:
A. not more than two roomers or boarders;
B. not more than three foster children; or
C. not more than four foster children each of whom is a brother-german or a sister-german of all the others;
(ii) the office of a physician or dentist in the basement or on the first floor of the private detached dwelling house that the physician or dentist regularly uses as his private residence;
(iii) a private garage incidental and subordinate to a private detached dwelling house and on the same lot;
(iv) a privately-owned outdoor swimming pool;
nor shall a person erect or use a building or structure on those lands that exceeds a height of 15 metres above grade.
87. No person shall use the building known in 1979 as Women's College Hospital at 76 Grenville Street for the purposes of a public hospital unless the owner or occupant of that public hospital provides and maintains motor vehicle parking facilities in a parking lot building on the north side of Grenville Street between Bay Street and Surrey Place to the extent of at least 223 parking spaces.
88. No person shall, on a lot fronting on the streets referred to below, erect a building or structure closer to the lot line abutting the street allowance of those streets than six metres.
The following are the streets:
The east side of Spadina Avenue between the southerly limit of Harbord Street and the northerly limit of Willcocks Avenue.
The east side of Huron Street between the southerly limit of Sussex Avenue and the northerly limit of Harbord Street.
The west side of St. George Street between the southerly limit of Sussex Avenue and the northerly limit of College Street.
The east side of St. George Street between the southerly limit of Bloor Street and the northerly limit of College Street.
The west side of Devonshire Place between the southerly limit of Bloor Street and the northerly limit of Hoskin Avenue.
The east side of Devonshire Place between the southerly limit of Bloor Street and the northerly limit of Hoskin Avenue.
The north side of Hoskin Avenue between the westerly limit of Queen's Park Crescent West and the easterly limit of St. George Street;

The south side of Hoskin Avenue between the westerly limit of Queen's Park Crescent West and the easterly limit of Tower Road;
The north side of Charles Street West between the easterly limit of Queen's Park and the westerly limit of the property known in 1979 as 110 Charles Street West.
The south side of Charles Street West between the easterly limit of Queen's Park and the easterly limit of the property known in 1979 as 63 Charles Street West.
The south side of St. Mary's Street between the westerly limit of St. Mary's Street and a line parallel to and 30.5 metres distant from the westerly limit of Bay Street.

The north side of St. Joseph Street between the easterly limit of Queen's Park Crescent East and a line parallel to and 30.5 metres distant from the westerly limit of Bay Strcet.
The south side of St. Joseph Street between the easterly limit of Queen's Park Crescent East and a line 30.5 metres west of the westerly limit of Bay Street.
The north of side Gould Street between the westerly limit of Mutual Street and a line parallel to and 55.17 metres westerly from the westerly limit of Church Street.
89. No person shall, on a lot fronting on the streets referred to below, erect a building or structure closer to the lot line abutting the street allowance of those streets than nine metres.
The following are the streets:
Queen's Park.
The west side of Queen's Park Crescent West.
The east side of Queen's Park Crescent East.
90. No person shall, on the lands in the area bounded by a line parallel to and nine metres southerly from the southerly limit of Gould Street, the easterly limit of O'Keefe Lane, a line parallel to and 27.6 metres southerly from the southerly limit of Gould Street, and a line parallel to and nine metres westerly from the westerly limit of Church Street, erect a building or structure, where the height of the building or structure exceeds an angular plane having a vertical angle of 60 degrees, commencing at an elevation of 13.7 metres above grade and at a line parallel to and nine metres southerly from the southerly limit of Gould Street, provided the height does not exceed 46 metres.
91. No person shall, on lands designated R3 Z3 within the area bounded on the north by Queen Street West, on the west by Shaw Street, and on the east by Bathurst Street, erect or use a residential building on a lot except in accordance with the following provision: where a proposed residential building is to be erected on an inside lot between existing residential buildings or structures having their front lot lines on the same street, no part of the proposed building or structure shall be closer to the front lot line than the average of the shortest distance by which the main front walls of the existing buildings or structures are set back from their front lot lines or six metres, whichever is less.
92. No person shall, on a lot within an area in South-East Spadina designated R3 Z4, erect or use a building or structure having a gross floor area exceeding 1.5 times the area of the lot, provided this paragraph does not apply if the owner of the lot agrees with the Corporation pursuant to section 5 of The City of Toronto Act, 1975 (No. 2), as amended from time to time, to provide at least 25 per cent of the dwelling units for the purpose of assisted housing.
For the purposes of this paragraph, "assisted housing" means assisted housing as defined in By-law 99-80.
93. No person shall, on R3 lands within South-East Spadina, erect or use a residential building on a lot except in accordance with the following provisions:
(i) where a proposed residential building is to be erected on an inside lot between existing residential buildings or structures having their front lot lines on the same street, no part of the proposed building or structure shall be closer to the front lot line than the average of the shortest distance by which the main front walls of the existing buildings or structures are set back from their front lot lines or six metres, whichever is less;
(ii) where a proposed residential building is to be erected on a corner lot abutting lots upon which there are existing residential buildings, no part of the proposed building or structure shall be closer to the front lot line or flank of the lot than the respective distances by which the main front walls of the existing buildings or structures are set back from their front lot lines or six metres, whichever is less.
94. No person shall, on land abutting Berkeley Street, between Queen Street East and King Street East, erect or use a building or structure within a distance of 12 metres from the east and west limits of Berkeley Street having a height exceeding 12 metres.
95. No person shall, on lands abutting the portions of streets hereinafter described, erect or use a building or structure a portion of which projects through a plane constructed at a vertical angle of 45 degrees above the horizontal over the lot at a height of 18 metres above the front lot line, and in no case shall a building or structure exceed a height of 23 metres.

The following are the portions of the streets:
The south side of Eastern Avenue, between Parliament Street and St. Lawrence Street.
The east side of St. Lawrence Street, between Eastern Avenue and King Street.
The south side of King Street, between St. Lawrence Street and a point in the south side of King Street at the southerly production of the easterly limit of River Street.
96. No person shall, on lands within King-Parliament, erect or use a residential building on a lot except in accordance with the following provision:
where a proposed residential building is to be erected on an inside lot between existing residential buildings or structures having their front lot lines on the same street, no part of the proposed building or structure shall be closer to the front lot line than the average of the shortest distance by which the main front walls of the existing buildings or structures are set back from their front lot lines or six metres, whichever is less.
97. No person shall, on I1 lands within the area bounded by Richmond Street East, Parliament Street, King Street East, and Sherbourne Street, erect or use a building or structure for any of the following uses:
(i) personal grooming establishment, a dressmaker's shop, a dry-cleaning shop, a locksmith's or gunsmith's shop, a newsstand, a branch of a bank or financial institution, a post office, a service and repair shop, a tailor's shop, provided the uses are at, partly above or partly below, grade;
(ii) a clinic, a craft school, a day nursery, a nursery school, a public park not including a stadium or arena, a union hall;
(iii) a use accessory to any of the foregoing uses;
having a gross floor area exceeding two times the area of the lot.
98. No person shall, in the CR district within the area bounded by Queen Street East, Power Street, King Street East and Jarvis Street, use a lot, or erect or use a building or structure on a lot fronting on Berkeley Street or fronting on the west limit of Parliament Street for the purpose of senior citizens' housing or a hostel.
99. No person shall, on CR lands within the area bounded by Queen Street East, River Street, King Street East, and Power Street, erect or use a building or structure on a lot for the purpose of senior citizens' housing exceeding 400 units per hectare.
100. (a) No person shall, within the area on either side of Scollard Street, west of Bay Street, and designated CR L. 2 U150, erect or use a building in which the nonresidential gross floor area exceeds 1.5 times the area of the lot, unless:
(i) the area of the lot is less than 139.35 square metres;
(ii) the building contains at least 50 dwelling units per hectare; or
(iii) in the case of a lot to which section 8(3) PART I 8 or 9 applies, the building contains a minimum residential gross floor area at least .5 times the area of the lot, or at least 50 dwelling units per hectare, provided at least one dwelling unit is contained in the building.
(b) No person shall, within the area on either side of Scollard Street, west of Bay Street, and known in 1979 as 68 to 124 , inclusive, and 79 to 125 , inclusive, Scollard Street, erect or use a building or structure for any of the following uses:
(i) Municipal baths and swimming pool; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a bathing station; a Bible Institute; a clinic or treatment centre operated by the Alcoholism and Drug Addiction Research Foundation; The Salvation Army; a fire hall; a police station; an armoury or drill hall;
(ii) an eating establishment, a box lunch shop; a tavern or public house, a drycleaning shop, a dry-cleaner's distribution station; a laundry shop; a pet shop, an auctioneer's premises; a locksmith's or gunsmith's shop; a taxidermist's shop; an upholster's shop; a spotting and stain removing establishment, ; a duplicating shop;
(iii) a laboratory, class $A$; a motion picture studio; a printing plant in which not more than 10 persons are employed; a billiard or pool room; a bowling alley; a club, a place of amusement, commercial baths;
(iv) an automobile service station, a taxicab stand or station, a parking lot, a parking station, a private parking garage, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class $A$, an automobile service and repair shop;
(v) a cold storage locker plant; an undertaker's establishment; an animal hospital; a massage establishment.
101. No person shall, in CR districts within the areas hereinafter described, erect or use a part of a building above the first floor for a non-residential use.
The following are the CR districts:
The CR L1 U40 district on both sides of Carlton Street between Sherbourne Street and west of Parliament Street.
The CR L1 U40 district on both sides of Gerrard Street between Sherbourne Street and west of Parliament Street.
The CR L1 U40 district on Dundas Street between George Street and west of Parliament Street.
102. No person shall, on R lands within the South of Carlton area, erect or use a building containing dwelling units with a gross floor area in excess of 1394 square metres unless 25 per cent of the gross floor area is constructed in the form of dwelling units containing two or more bedrooms.
This paragraph does not apply to buildings containing only senior citizens' housing.
103. No person shall, within the area designated R2 Z2 abutting either side of Avenue Road north of St. Clements Avenue, erect a building or structure exceeding 11 metres in height.
104. No person shall erect or use a building on a lot comprising all or part of the lands hereinafter described having a greater height above grade than 15.2 metres.
The lands referred to are known as 62 to 78 Rosehill Avenue and 73 to 89 Pleasant Boulevard and may be described as follows:

In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of part of Lot 17 on the north side of Richmond Street, now Richmond Street West, according to Plan D-111 registered in the Land Registry Office for the Registry Division of Toronto (No. 63) the land being designated as PART 1 on a plan of survey of record in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan 66R-5523.

SAVING AND EXCEPTING thereout and therefrom that part of Lot 17 designated as PART 1 on a plan of survey of record in the said Land Registry Office as Plan 66R10692.
105. No person shall erect or use a building or structure on the lands known in 1980 as 1185 and 1245 Dupont Street and designated CR L0.6 U100 by By-law 389-80, for any of the following uses:
(i) senior citizens' housing, single persons' housing, or one or more dwelling units in a building containing uses permitted in CR districts; a one-family dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, a converted dwelling house, row housing, an apartment house;
(ii) one or more dwelling rooms in a building used for purposes permitted in CR districts; a nursing home, convalescent home or rest home; a residential care facility occupying the whole of a fully detached building, provided it is at least 245 metres from another residential care facility, a crisis care facility, that occupies the whole of a fully detached building or, in the case of a mixed-use building, occupies the whole of the residential portion of the building, provided it is at least 245 metres from a residential care facility in an R district;
a monastery, a nunnery or religious retreat, a residence owned and controlled by The Salvation Army, Y.M.C.A., Y.W.C.A., Y.M.H.A., or Y.W.H.A.; a boarding or lodging house; a home for the aged; a hostel; a university residence;
(iii) a private garage or parking station incidental and subordinate to a residential use referred to in subparagraphs (i) or (ii), and on the same lot; a use that is accessory to a residential use referred to in subparagraphs (i) and (ii);
106. No person shall, within an area referred to in the schedule hereinafter set forth, bounded generally by south of Queen Street East and between Lee Avenue and Nursewood Road and more particularly shown on maps 1 of 2 and 2 of 2 attached hereto and forming part of this by-law, erect or use a private detached dwelling house, semi-detached dwelling house, row housing, duplex dwelling house, triplex dwelling house, double duplex dwelling house or double triplex dwelling house on a lot having a lesser lot frontage than that set out in the schedule below in the area in which the lot is located.
The following is the schedule:
Type or Nature of Dwelling House
private detached dwelling house
semi-detached
dwelling house
row housing (individual unit)
duplex dwelling house

Area 1
7.5 metres
6.0 metres
6.0 metres
10.5 metres

Area 2
10.5 metres
7.5 metres
7.5 metres
10.5 metres

| triplex dwelling house <br> double duplex dwelling <br> house per each <br> duplex dwelling house | 10.5 metres | 10.5 metres |
| :--- | :--- | :--- |
| double triplex dwelling <br> house per each <br> triplex dwelling house | 7.5 metres | 7.5 metres |

The foregoing provisions do not apply to a lot having a lot frontage less than that prescribed for it if a conveyance of the lot was registered before February 4, 1980.
This paragraph does not prevent the erection and use of a private detached dwelling house on the portion of the lands formerly comprising 15 Beech Avenue and now known as 19 Beech Avenue and described as follows:

In the City of Toronto, in the Municipality of Metropolitan Toronto, and being composed of all that portion of Lot 10, according to registered Plan 1047, designated as PART 1 on a reference plan deposited in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan 63R-2078.

MAP I OF 2


MAP 2 OF 2

107. No person shall, on lands within the Yonge-Lawrence Commercial Area.
(i) erect or use a building or structure on a lot for the purpose of senior citizens' housing.
(ii) within a CR L. 2 U200 district, erect or use a building or structure on a lot for the purpose of:
A. a billiard or pool room;
B. commercial baths;
C. a car washing establishment;
D. a sales or hire garage, excepting those lawfully in existence on January 21, 1980, on lands known as 3130 Yonge Street and 3143-3147 Yonge Street;
E. a hotel;
F. a tourist or guest home;
G. a cold storage locker plant.
(iii) within a CR L0.5 U250 district, erect or use a building or structure on a lot for the purpose of:
A. a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop, a pet shop, a real estate sales office; a travel agency; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment; a duplicating shop, an industrial computer service, a data processing establishment, a security service;
B. a public house;
C. a custom workshop, a laboratory, class A, an artist's studio, a film or recording studio, a motion picture studio, a T.V. studio, a printing plant in which not more than 10 persons are employed;
D. a billiard or pool room, a bowling alley, a club, a place of amusement, commercial baths, a pinball or electronic game machine installation;
E. a taxicab stand or station, a parking lot, a car washing establishment, a sales or hire garage unless lawfully in existence on January 21, 1980, on lands known as 2746 Yonge Street, 2851 Y onge Street or 3020 Yonge Street; a motor vehicle repair shop, class $A$, an automobile service and repair shop;
F. a hotel excepting the hotel existing on January 21, 1980, on lands known as 2900 Yonge Street, a tourist or guest home, a cold storage locker plant, a commercial school, a clinic, an animal hospital, a massage establishment, an ornamental structure, a craft school, a trade school, a radio or television broadcasting station, studio or theatre;
(iv) erect or use a building or structure on a lot where a portion of the building or structure:
A. is within 6.1 metres of a lot in an R district or;
B. projects beyond a 60 degree angular plane constructed over the lot from the lot line facing an R district and from a point 10.06 metres from the lot line facing a public highway.
(v) erect or use a non-residential building or structure or mixed-use building or structure on a lot where a portion of the building wall of the first storey above grade of a building or structure, is within 0.15 metres of, or more than 1.5 metres from, the lot line facing a public sidewalk;
(vi) on lands known as 6 Glen Echo Road, erect or use a building or structure other than a building or structure containing the residential uses permitted in a CR district;
(vii) on lands known as 20 Glen Echo Road, erect or use a building or structure other than a building or structure permitted in an R1F district;
(viii) erect or use a mixed-use building without providing, with respect to the required number of residential parking spaces, in accordance with the following schedule:

Type of Dwelling
one bedroom or
bachelor dwelling unit
two bedroom
dwelling units
three or more bedroom dwelling units
a mixed-use building containing 25 dwelling units or more

Minimum Required Parking Facilities<br>0.5 parking space per unit<br>0.85 parking space per unit<br>1.0 parking space per unit

1.0 parking space for each four dwelling units or fraction thereof for visitors.
Where the calculation of the sum of the total number of parking spaces to be provided results in a fraction of a parking space or a whole number of parking spaces and a fraction of a parking space, the fraction, if equal to or greater than 0.5 , shall be taken to be 1.0 and added to the whole number of parking spaces required or, if less than 0.5 , shall be deleted.
108. No person shall, on a lot within the portion of the Yonge-Lawrence Commercial Area located firstly beyond a distance of 33.5 metres east of the easterly limit of Yonge Street in the block bounded by Golfdale Road on the north and by Snowdon Avenue on the south or located secondly beyond a distance of 51 metres east of the easterly limit of Yonge Street in the block bounded by Ranleigh Avenue on the north and by Wanless Avenue on the south, erect or use a building or structure, except a building or structure that is accessory to a building or structure on those lands on January 21, 1980, or except for a residential building permitted in a CR district.
109. No person shall, on certain of those lands in the I2 district in the Dufferin-Davenport Area hereinafter described and comprising the premises known in 1984 as 5 to 33 Brandon Avenue and 25 Lightbourn Avenue, use land or erect or use a building or structure for the following uses:
an automobile service and repair shop;
a contractor's shop, class B;
a courier service;
a dry-cleaner's distributing station;
a motor vehicle repair shop, class $A$;
a private commercial garage;
a sales or hire garage;
a car washing establishment;
a taxicab stand or station.
The following are the lands:
COMMENCING at the intersection of the southerly limit of Brandon Avenue with the westerly limit of Lightbourn Avenue;

THENCE easterly along the southerly limit of Brandon Avenue to its intersection with the easterly limit of Lot 10 in Block A according to registered Plan 646 York;
THENCE southerly along the easterly limit of Lot 10 to the southerly limit thereof;
THENCE westerly along the southerly limits of Lots $10,11,12,13,14,15,16,17$ and 18 in Block A according to Plan 646 York to the south-westerly angle of Lot 18, being the north-easterly angle of Lot 22 in Block A according to Plan 646 York;
THENCE southerly along the easterly limit of Lot 22 to the south-easterly angle thereof;
THENCE westerly along the southerly limit of Lot 22 to the south-westerly angle thereof, being a point in the easterly limit of Lightbourn Avenue;
THENCE westerly in a straight line to the south-easterly angle of Lot 3 in Block $H$ according to Plan 646 York, the angle being a point in the westerly limit of Lightbourn Avenue;
THENCE northerly along the last-mentioned limit to the point of commencement.
110. (a) No person shall, within Area 1, Area 2, or Area 3 shown delineated by heavy lines on the map designated "Moore Park Minimum Lot Frontages", following, erect or use a building of the class set forth in the following schedule on a lot having a lesser lot frontage than that set out opposite that class of building.


The following is the schedule:

Class of Building
Area 1 all dwelling houses
Area 2 private detached dwelling house duplex dwelling house double duplex dwelling house
semi-detached dwelling house

Area 3 private detached dwelling house duplex dwelling house double duplex dwelling house
semi-detached dwelling house

Minimum Lot Frontage
7.5 metres

9 metres
9 metres
9 metres for each duplex dwelling house
7.5 metres

12 metres
12 metres
12 metres for each duplex dwelling house
9 metres.
(b) Paragraph (a) does not apply to a lot having a lot frontage less than that prescribed for it if a conveyance of the lot was registered before January 29, 1981.
(c) Notwithstanding paragraphs (a) and (b), no person shall, within the area on the north side of Moore Avenue east of the westerly lot line of premises known in 1986 as 174 Moore Avenue to the City Limit, erect or use a dwelling house on a lot having a lesser lot frontage than 9.0 metres; but this paragraph does not apply to a lot in the area described above having a lesser lot frontage than 9.0 metres if a conveyance of the lot was registered before April 7, 1986.
111. (a) No person shall erect or use a building or structure on the lands hereinafter described unless:
(i) subject to subparagraph (ii), the building or structure is set back above grade at least 4.5 metres from the Bay Street lot line;
(ii) the exterior face of the exterior wall of the building or structure is set back no less than 7.5 metres from the Bay Street lot line and no more than 9.5 metres from the Bay Street lot line for a height of not less than 3 metres and not more than 6 metres above grade and provided the exterior face of the exterior wall may be set back more than 9.5 metres from the Bay Street lot line for a length not exceeding 25 per cent of the total Bay Street lot line of the lot; and
(iii) a clear width, free of obstructions including pillars and supports, of not less than three metres is provided and maintained between the exterior face of the exterior wall described in subparagraph (ii) and the setback line referred to in subparagraph (i).
The lands referred to are:
Any lot fronting or flanking the east limit of Bay Street between a point therein distant 55.62 metres north of the north limit of Edward Street to the south limit of Gerrard Street West.

Any lot fronting or flanking the west limit of Bay Street between the north limit of Hagerman Street and the south limit of College Street.
(b) Paragraph (a)(i) does not apply to:
(i) a building or structure lawfully on a lot on the lands described in paragraph (a)(i), as of January 1, 1980;
(ii) a lot with an area of 335 square metres or less;
(iii) the lands known in 1980 as 100 Dundas Street West and 101 Dundas Street West;
(iv) the buildings and structures erected or to be erected under By-law 427-79.
112. No person shall, within the area hereinafter described, erect a building part of which extends further back than 14 metres from the main front wall of the building.
The following is the area:
The area designated R1F Z2 lying to the north of Roselawn Avenue and west of Yonge Street.
113. (a) No person shall, in an area designated 12 in the Dovercourt Park Neighbourhood, erect or use a building or structure for any of the following uses:
(i) a clinic, a craft school, a day nursery, a nursery school, a public park not including a stadium or arena, a union hall;
(ii) an automobile service station, a personal grooming establishment, a car washing establishment, a dressmaker's shop, a dry-cleaning shop, a fire hall, a locksmith's or gunsmith's shop, a newsstand, a branch of a bank or financial institution, a police station, a post office, a service and repair shop, a tailor's shop, an eating establishment not exceeding a gross floor area of 475 square metres, a tavern or public house not exceeding a gross floor area of 475 square metres, a trade school, a taxicab stand or station;
(iii) a use that is accessory to any of the foregoing uses;
(iv) a motor vehicle repair shop, class $A$, an automobile service and repair shop, a sales or hire garage.
(b) No person shall, in the Dovercourt Park Neighbourhood, erect a residential building or structure on an inside lot between existing buildings or structures, unless no part of the proposed building or structure will be closer to the front lot line than the average of the shortest distances by which the main front walls of the adjacent buildings are set back from their front lot lines, or six metres, whichever is less.
114. No person shall erect or use a residential building on an inside lot in an R3 Z3 area of Kensington between existing residential buildings or structures on lots the front lot lines of which are on the same street as the proposed building or structure, unless no part of the proposed building or structure will be closer to the front lot line than the average of the shortest distances by which the main front walls of the existing buildings or structures are set back from their front lot lines; and where the proposed residential building or structure is to be erected on a lot having only one residential building or structure on either adjacent lot, no part of the proposed building or structure shall be closer to the front lot line than a distance equal to the distance by which the existing adjacent building or structure is set back from its front lot line; except that in measuring the distance of setback for either the existing or proposed buildings or structures, stairs, verandahs, balconies and bay windows protruding from the main front walls of the buildings or structures shall be excluded.
115. (a) No person shall, in an R3 Z3 area of Kensington, erect or use a residential building or structure on a lot having a lot frontage less than 4.57 metres.
(b) This section does not apply to a lot having a lot frontage less than that prescribed for it if a conveyance of the lot was registered before March 12, 1981.
116. No person shall, in a part of the Dovercourt Park Neighbourhood designated CR LI U150, erect or use a building permitted by section 8(3) PART I 7, respecting senior citizens' housing.
117. (a) No person shall, in South of Eastern, erect a residential building or structure on an inside lot between existing buildings or structures unless no part of the proposed building or structure will be closer to the front lot line than the average of the shortest distances by which the main front walls of the adjacent buildings are set back from their front lot lines, or six metres, whichever is less.
(b) No person shall, in South of Eastern, erect a residential building or structure on a corner lot that abuts lots upon which there are existing residential buildings or structures unless no part of the proposed building or structure will be closer to the front lot line or flank of the corner lot than the respective distances by which the main front walls of the adjacent existing buildings or structures are set back from their front lot lines, or six metres, whichever is less.
118. No person shall, in Yonge-Eglinton:
(i) erect or use a building or structure on a lot for the purpose of:
A. a car washing establishment;
B. a sales or hire garage;
C. a hotel;
D. a tourist or guest home;
E. a cold storage locker plant;
(ii) erect or use a building or structure on a lot in a CR L2 U250 district that abuts Mount Pleasant Road for the purpose of:
A. a grocery shop, a bake-shop, a butcher shop, a delicatessen, a variety or smoke shop, a newsstand, a hardware shop, a box lunch shop, a tavern or public house, a shoe repair shop, a tailor's shop, a dry-cleaning shop, a drycleaner's distributing station, a laundry shop, a barber shop, a ladies' hairdressing establishment, a book store, a florist shop;
B. a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop, a pet shop, a real estate sales office, a photographer's shop, a travel agency, a sample or showroom, an auctioneer's premises, a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment, a duplicating shop, an industrial computer service, a data processing establishment, a security service;
C. a government office, a newspaper plant;
D. a custom workshop, a laboratory, class $A$, a film or recording studio, a motion picture studio, a T.V. studio, a printing plant;
E. a billiard or pool room, a bowling alley, a club, a place of amusement, commercial baths;
F. a taxicab stand or station, a parking lot, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class $A$, an automobile service and repair shop;
G. a hotel, a tourist or guest home, a cold storage locker plant, an undertaker's establishment, a commercial school, a clinic, an animal hospital, a massage establishment, an ornamental structure, a craft school, a trade school.
(iii) subject to section 8(3) PART I 9, erect or use a mixed-use building or structure on a lot in a CR district where the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
B. $\quad 100$ times the number of dwelling units in the mixed-use building
is greater than the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. the constant prescribed below for the density zone in which the lot is located:
Density Zone Constant
L2 U200
2.5

L2 U250
2.5

L3 U150
3.0

L3 U200
3.0

L3 U250
3.0

L3 U300
5.0

L4 U300
5.0
(iv) erect or use a mixed-use building without providing with respect to the required number of residential parking spaces, parking spaces in accordance with the following schedule:

Type of Dwelling Unit
one bedroom or
bachelor dwelling unit
two bedroom
dwelling unit
three or more
bedroom dwelling unit
a mixed-use building containing 25 dwelling units or more

Minimum Required
Parking Spaces
0.5 parking spaces
per dwelling unit
0.85 parking spaces
per dwelling unit
1.0 parking spaces per dwelling unit
1.0 parking spaces for each 4 dwelling units or fraction thereof for visitors.

Where the calculation of the sum of the total number of parking spaces to be provided results in a fraction of a parking space or a whole number of parking spaces and a fraction of a parking space, the fraction, if equal to or greater than 0.5 shall be taken to be 1.0 and added to the whole number of parking spaces required or, if less than 0.5 , shall be deleted.
119. No person shall, in Yonge-Eglinton, except with respect to buildings or structures existing on June 18, 1981:
(i) erect or use a building or structure within the area bounded by Yonge Street, Eglinton Avenue West, Duplex Avenue and Berwick Avenue exceeding a height above grade of:
A. 69 metres for the portion of those lands within 149 metres of the south limit of Eglinton Avenue West;
B. 56 metres for the portion of those lands within 122 metres of the north limit of Berwick Avenue;
and those height limits do not prevent the erection and use of:
C. 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 those elements, provided:
I the maximum height of the top of those elements or the enclosure is no higher than the sum of five metres and the height limit applicable to the lot.
II the aggregate horizontal area of those elements, including the area within an enclosure, measured at any point above the level of the height limit, does not exceed 30 per cent of the area of the roof of the building; and
III the width of any such elements, including the width of any enclosure, 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;
D. a structure, on the roof of the building, used for recreation, safety or wind protection purposes, provided:

I the maximum height of the top of the structures is no higher than the sum of three metres and the height limit applicable to the lot; and
II no part of the structure is less than two metres from an adjacent outside wall or a vertical projection of such wall;
(ii) erect or use a building or structure in an R district in a zone 1, 2 or 3 area on an inside lot between existing buildings or structures on lots the front lot lines of which are on the same street, unless the proposed building is set back from the front lot line the average distance by which the main front walls of the existing buildings or structures are set back from their front lot lines, or six metres, whichever is less;
(iii) erect or use a building or structure on a lot in a CR district, unless the building or structure is at least 6.1 metres from a lot in an R district;
(iv) erect or use a non-residential building or structure or a mixed-use building or structure on a lot where a portion of the building wall of the first storey above grade of a building or structure, is within 0.15 metres of, or more than 1.5 metres from, the lot line facing a public sidewalk except:
A. in a CR L4 U300 district where the setback is at least 1.5 metres but may not exceed 3.0 metres;
B. notwithstanding clause A, where the lot abuts Holly Street, in which case the entire building wall facing Holly Street shall be set back a minimum of 6.1 metres from the lot line facing Holly Street;
C. where the lot is in a CR district and abuts the west side of Bayview Avenue between the south limit of Hillsdale Avenue East and the north limit of Davisville Avenue, or south of Merton Street, in which case the building wall of the building or structure shall be set back three metres from the street line of Bayview Avenue;
(v) erect or use a building or structure on a lot in a CR L2 U200 or CR L2 U250 district where a portion of the building or structure projects beyond a 60 degree angular plane constructed over the lot from the lot line facing an R district and from a line 10.0 metres from the lot line facing a public highway, except for a lot in a CR L2 U250 district on the west side of Mount Pleasant Road between Merton Street and Millwood Road;
(vi) erect or use a building or structure on a lot within the area bounded by Yonge Street, Eglinton Avenue West, Duplex Avenue and Berwick Avenue, where a portion of the building or structure:
A. projects beyond a 45 degree angular plane constructed over the lot from a line 10 metres from the lot line facing Berwick Avenue, and on Duplex Avenue commencing at the intersection of Duplex Avenue with the projection of the centre line of Duplex Crescent, and continuing southerly to the intersection of Duplex Avenue with the north street line of Berwick Avenue;
B. projects beyond a 60 degree angular plane constructed over the lot from a line 10 metres from the lot line facing Duplex Avenue and commencing at the intersection of Duplex Avenue with the projection of the centre line of Duplex Crescent with the south street line of Eglinton Avenue West;
(vii) erect or use a building or structure on a lot with a front lot line on Helendale Avenue that projects beyond a 30 degree angular plane constructed over the lot from a point 10 metres from the south street line;
(viii) erect or use a building or structure on a lot with a front lot line on Duplex Avenue north of Eglinton Avenue that projects beyond a 45 degree angular plane constructed over the lot from a point 10 metres from the east street line;
(ix) erect or use a building or structure on a lot in a CR L4 U300 district containing a retail use unless vehicular and pedestrian access to the lot is restricted to either Yonge Street or Eglinton Avenue.
120. (a) No person shall, on the lot hereinafter described, known in 1981 as 75 Simcoe Street, erect or use a building containing dwelling units, unless the building existing on the lot in 1981 and known as St. Andrew's Church, remains on the lot. However, if the building remains, or if the building is destroyed by an Act of God, fire, or explosion, up to 750 dwelling units per hectare may be erected on the lot;
(b) No person shall, on the lot hereinafter described, erect a building containing a non-residential gross floor area exceeding 916 square metres.

The following is the lot.
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of part of Lot 11 on the south side of King Street, now King Street West, according to the Town of York Plan, the parcel of land being designated as PART 1 on a plan of survey deposited in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan 63R-2198.

The easterly limit of Simcoe Street, southerly limit of King Street West and westerly limit of Emily Street were confirmed under The Boundaries Act by Plan BA- 1325 registered on 26 July 1978 as Instrument CT308070.
121. No person shall, on the lot hereinafter described and comprising the premises known in 1984 as 150 King Street West, erect or use a building containing more than 30 dwelling units.

The following is the lot.
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of Lots 5 and 6 according to Plan 736 E , the public lane according to Plan 35 lying to
the south and east of Lot 5 according to Plan 736E, and parts of Lots 9 and 10 on the north side of King Street West according to the Town of York Plan, the plans being registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the parcel of land being designated as PARTS 1 and 2 on Plan 63R-2348 and PART 1 on Plan 63R-2046 both being plans of survey deposited in the Land Registry Office.
The northerly limit of King Street West, the easterly limit of University Avenue, the southerly limit of Pearl Street and the westerly limit of York Street were confirmed under The Boundaries Act by Plan BA-1325 registered on 26 July 1978 as Instrument CT308070.
122. (a) No person shall, on the lot hereinafter described, erect or use a building containing dwelling units, unless the building designated "Old Manse" on the plan labelled "St. Andrew's Church Manse" attached to and forming part of Bylaw 417-81 remains on the lot.
However, if the building remains, or if the building is destroyed by an Act of God, fire or explosion, up to 750 dwelling units per hectare may be erected on the lot.
(b) No person shall, on the lot hereinafter described and comprising the premises known in 1984 as 73 Simcoe Street, erect or use a building containing nonresidential gross floor area for commercial purposes. However, this does not prevent the replacement or reconstruction of the buildings existing on the lot shown on the plan attached to By-law 417-81 with a building or buildings containing a total of up to 1903 square metres of non-residential gross floor area provided the building or buildings are used exclusively for one or more of the following services and facilities:
a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot, a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres; a use that is accessory to a use otherwise permitted by this subparagraph;
or for a religious library or reading room, or for a public hall for use for lectures, meetings or for art exhibits, concerts or other displays or performances of a cultural nature, and provided the existing building designated "Old Manse" on the plan remains on the lot, unless the building is destroyed by an Act of God, fire or explosion.

The following is the lot known as 73 Simcoe Street:
In the City of Toronto, in the Municipality of Metropoitan Toronto, being composed of part of Lot 11 on the north side of Market Street, now Wellington Street West and part of Lot 11 on the south side of King Street, now King Street West, both lots being according to the Town of York Plan, the parcel of land being designated as PART 2 on a plan of survey deposited in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan 63R-2198.
The westerly limit of Emily Street and easterly limit of Simcoe Street were confirmed under The Boundaries Act by Plan BA-1325 registered on 26 July 1978, as Instrument CT308070.
123. No person shall, on the lot hereinafter described and comprising the premises known in 1984 as 200 King Street West, erect or use a building containing more than 70 dwelling units.

The following is the lot.

## Firstly:

In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of Lot 1 according to Plan E-736, Lots 1, 2, 3 and 4 on the east side of Simcoe Street, Lots 25, 26, 27, 28, 29 and part of Lot 24 on the south side of Boulton Street, now Pearl Street, Lots 1, 2, 3, 4, 5, 6 and 7 on the north side of King Street, now King Street West, the lane lying to the west of the westerly limit of Lot 29 and part of the lane lying to the north of the northerly limits of Lots 1 to 7 inclusive and to the north of the northerly limit of Lot 1, Plan E-736, the lots and parts of lanes being according to Plan 35, both the plans being registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the lanes being closed by By-laws 3600, 18322 and $610-$ 79 registered in the Land Registry Office as Instruments CT390356, 33379E.S. and CT394372 respectively, the parcel of land being designated as PART 1 on a plan of survey deposited in the Land Registry Office as Plan 63R-1959.

The northerly limit of King Street West, the westerly limit of University Avenue and the southerly limit of Pearl Street were confirmed under The Boundaries Act by plan BA-1325 registered on 26th July 1978 as Instrument CT308070.
Secondly:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being the whole of Parcel $1-3$ in the Register for Section Y-1 in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).

The northerly limit of King Street West was confirmed under The Boundaries Act by Plan BA1325 registered on 21st August, 1978 as Plan D533 (Instrument A710021).
124. No person shall, in any part of the Wallace-Emerson Neighbourhood designated CR L1 U150, erect or use a building permitted by section 8(3) PART I 7, respecting senior citizens' housing, as amended from time to time.
125. No person shall erect or use a building or structure on a lot in an I2 district in the Junction Triangle for the purpose of a motor vehicle repair shop, class A, except on the lands known in 1981 as $2-12$ (even, inclusive), 19, 21, 25 and 36 Cariboo Avenue and 88 Osler Street.
126. No person shall erect or use an apartment house on a lot in the area of Kensington designated CR L2 U150 by By-law 190-81 as amended.
127. (a) No person shall, within the area delineated on the map designated "Roxborough Street West Minimum Lot Frontages" following hereafter and forming part of this paragraph, erect or use a building of the class set forth in the following schedule on a lot having a lesser lot frontage than that set out opposite the class of building.


The following is the schedule:

| Class of Building | Minimum Lot Frontage |
| :---: | :---: |
| all dwelling houses except double duplex dwelling houses or double triplex dwelling houses | 7.5 metres |
| double duplex dwelling house, double triplex dwelling house | 15 metres. |

(b) Paragraph (a) does not apply to a lot having a lot frontage less than that prescribed for it if a conveyance of the lot was registered before November 5, 1981.
128. No person shall, on a lot on the streets hereinafter set out, erect or use a building or portion thereof that is used or is proposed to be used for commercial purposes unless the primary entrance to the building or portion thereof is directly accessible to the sidewalk by means other than one or more steps or directly accessible to the sidewalk by a ramp inclined at a slope not exceeding 2 per cent to the horizontal plane.
The following are the streets:
Both sides of Yonge Street from Front Street to the CPR tracks south of Summerhill.
Both sides of Bloor Street from Bathurst Street to Church Street.
Both sides of Queen Street from University Avenue to Bathurst Street.
Both sides of Church Street from Alexander Street to Gloucester Street.
Both sides of Carlton Street from Jarvis Street to Parliament Street.
Both sides of Parliament Street from Wellesley Street to Gerrard Street.
129. No person shall, on the lot hereinafter described and comprising the premises known in 1984 as 176 Logan Avenue, erect or use a building or structure or a portion of a building or structure that exceeds a density of two times the area of the lot.
The following is the lot:
In the City of Toronto, in the Municipality of Metropolitan Toronto being:

## FIRSTLY:

The whole of Parcel 24-1 in the Register for Section M-19 in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).
SECONDLY:
Part of Lot 26 on Plan M-19 registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), designated as PART 4 on the plan of survey deposited in the same Land Registry Office as Plan 66R-14084.
Being part of Parcel 26-1 in the Register for Section M-19.
THIRDLY:
The whole of Parcel 26-2 in the Register for Section M-19 in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).
130. No person shall, within the building known in 1982 as 1650 Yonge Street, erect or use floor space other than on the first floor of the building for the purpose of medical or dental offices or for the purpose of offices of a chiropractor, osteopath, psychologist, chiropodist, naturopath, homeopath or any practitioner of the healing arts.
131. No person shall, within the CR L2 U150 district encompassing Church Street between Alexander and Gloucester Streets:
(i) erect or use a building or structure or a part of a building or structure having a non-residential gross floor area exceeding 1.7 times the area of the lot;
(ii) notwithstanding subparagraph (i), an additional non-residential gross floor area of .3 times the area of the lot is permitted provided the non-residential gross floor area is used for the purpose of street-related retail and service uses;
(iii) use a building, structure or lot for the erection or display of:
A. a flashing sign;
B. an illuminated sign larger than 0.5 square metres in area that is located higher than 8 metres above grade;
C. an illuminated sign larger than 0.5 square metres in area that faces Gloucester, Dundonald, Maitland or Alexander Streets.
132. No person shall, within the area described in section $4(5)(a)$, use land, or erect or use a building or structure, for the purpose of a parking lot or private commercial garage, but this paragraph does not apply:
(i) to prevent a charge being made for the use of parking spaces that are provided solely for the purpose of complying with the other requirements of section 4(5), provided charging for such parking is permitted by other provisions of this by-law in the district in which the parking is located; or
(ii) to prevent a parking lot provided the parking lot is a surface parking facility only; or
(iii) notwithstanding subparagraph (ii), to prevent the use for the purpose of a parking lot or private commercial garage of parking spaces in excess of the maximum number of parking spaces permitted by section 4(5) in a building lawfully erected on March 7, 1983 or in a building lawfully erected pursuant to a permit issued before that date, except where the building is in an R district.
133. No person shall, on the lot hereinafter described, erect or use a building containing any of the non-residential uses listed later in this paragraph, except as provided by section 3 of By-law 250-85.

The following is the lot:
The whole of Parcel 7-2, in the Register for Section A-3-A, in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).
The following are the non-residential uses:
(i) a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres;
(ii) a private academic, philanthropic or religious school; a technical school, a vocational school, a college or university; a UOS use; a military academy; the Conservatory of Music; a Bible Institute, a religious library or reading room; a polytechnical institute; a private hospital, a public hospital, a psychiatric hospital, facilities operated by the Alcoholism and Drug Addiction Research Foundation, a doctor's office in a building operated by or on behalf of one or more of
them; a public hall for use for lectures, meetings or for art exhibits, concerts or other displays or performances of a cultural nature; a public library, a public art gallery or a public museum having a non-residential gross floor area greater than 1394 square metres; a police station, a fire hall, an armoury or drill hall, an observatory; premises of a charitable institution or non-profit institution other than those described in subparagraph (i); and a seminary or religious mission; in the case of a college or university (including The Royal Conservatory of Music) a use that is naturally and normally incidental, subordinate and devoted to the principal use of the college or university (including The Royal Conservatory of Music); and in the case of any other general institution, a use that is accessory to it.
(iii) a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop, a newsstand, a hardware shop; a branch of a bank or financial institution; an eating establishment, a box lunch shop, a tavern or public house; a shoe repair shop, a tailor's shop, a dry-cleaning shop, a drycleaner's distributing station, a laundry shop; a personal grooming establishment, a book store, a florist shop;
(iv) a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop, a pet shop, a real estate sales office; a photographer's shop, a travel agency; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment; a duplicating shop, an industrial computer service, a data processing establishment, a security service;
(v) an office, a government office, a business office, a newspaper plant, a post office, an administrative office of a non-profit institution of a regligious, educational, recreational, fraternal or philanthropic nature;
(vi) a custom workshop, a laboratory, class $A$, an artist's or photographer's studio, a film or recording studio, a motion picture studio, a T.V. studio, a printing plant in which not more than 10 persons are employed;
(vii) a billiard or pool room, a bowling alley, a private art gallery, a club, a place of amusement, commercial baths, a pinball or electronic game machine installation;
(viii) an automobile service station, a taxicab stand or station, a parking lot, a parking station, a private parking garage, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class $A$, an automobile service and repair shop;
(ix) a hotel, a tourist or guest home, a cold storage locker plant, an undertaker's establishment, a commercial school, a clinic, an animal hospital, a massage establishment, an ornamental structure, a craft school, a trade school, a radio or television broadcasting station, studio or theatre;
(x) a wall sign, window sign, projecting sign, ground sign, a banner sign or other sign, notice or advertising device;
(xi) a use that is accessory to any of the uses referred to in subparagraphs (i) to (ix), inclusive.
134. No person shall, on the lot hereinafter described, erect or use a building containing any of the residential uses listed later in this paragraph.

The following is the lot:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of:

## FIRSTLY:

Lot 2 on the south side of Lot Street, now Queen Street East, according to Plan 22-A registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the parcel of land being designated as PART 2 on a plan of survey deposited in the Land Registry Office as 63R-2395.

## SECONDLY:

The whole of Parcel 1-1 in the Register for Section A-22A in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).
The following are the residential uses:
(i) senior citizens' housing, single persons' housing, or one or more dwelling units in a building containing uses permitted in CR districts; a one-family dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex $d$ welling house, a triplex dwelling house, a double triplex dwelling house, a converted dwelling house, row housing, an apartment house;
(ii) one or more dwelling rooms in a building used for purposes permitted in CR districts; a nursing home, convalescent home or rest home; a residential care facility occupying the whole of a fully detached building, provided it is at least 245 metres from another residential care facility, a crisis care facility that occupies the whole of a fully detached building or, in the case of a mixed-use building, occupies the whole of the residential portion of the building, provided it is at least 245 metres from a residential care facility in an R district;
(iii) a monastery, a nunnery or religious retreat, a residence owned and controlled by The Salvation Army, Y.M.C.A., Y.W.C.A., Y.M.H.A., or Y.W.H.A.; a boarding or lodging house, a home for the aged; a hostel; a university residence;
(iv) a private garage or parking station incidental and subordinate to a residential use referred to in subparagraphs (i) or (ii), and on the same lot; a use that is accessory to a residential use referred to in subparagraphs (i) and (ii).
135. No person shall, on the lot hereinafter described and designated Lot A and known as 121 King Street West, erect or use a building containing more than six dwelling units, nor shall a person on the lot hereinafter described and designated Lot B, erect or use a building containing more than 15 dwelling units.

The following are the lots.
Lot A
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of part of Lot 8 on the south side of King Street West according to the Town of York Plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the parcel of land being designated as PARTS 1 and 2 on a plan of survey deposited in the Land Registry Office as Plan 63R-1538.

The easterly limit of York Street was confirmed under The Boundaries Act by Plan BA-1121 registered in the Land Registry Office on January 6, 1978 as Instrument CT273419.

## Lot B

In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of:

## FIRSTLY:

Part of Lot 8 on the south side of King Street West according to the Town of York Plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the parcel of land being designated as PARTS 1 and 2 on a plan of survey deposited in the Land Registry Office as Plan 63R-1538.

## SECONDLY:

Part of Lot 8 on the south side of King Street West according to the Town of York Plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the parcel of land being designated as PART 1 on a plan of survey deposited in the Land Registry Office as Plan 63R-1538.
The easterly limit of York Street was confirmed under The Boundaries Act by Plan BA-1121 registered in the Land Registry Office on January 6, 1978 as Instrument CT273419.
136. No person shall, on the lot hereinafter described and known as 123-125 Wellington Street West, erect or use a building containing more than 460 square metres of nonresidential gross floor area.
The following is the lot.
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of part of Lot 3 according to Plan 699E and parts of Lots 1 and 2 on the south side of Wellington Street, now Wellington Street West, Lots 5, 6 and part of Lot 4 on the west side of York Street and part of Back Road lying to the west of Lots 4,5 and 6, closed by City of Toronto By-law 21773 registered as Instrument 55295E.S., the Lots and Back Road being according to Plan 86, both the plans being registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the parcel of land being designated as PARTS 1 and 2 on a plan of survey deposited in the Land Registry Office as Plan 63R-2668.
The easterly limit of University Avenue, southerly limit of Wellington Street West and westerly limit of York Street were confirmed under The Boundaries Act by Plan BA490 registered in the Land Registry Office on October 29, 1973 as Instrument CT28695.
137. No person shall, within an area shown delineated by a heavy line on the maps below, use land or erect or use a building or structure for the purpose of an eating establishment, a tavern or public house, a billiard or pool room, a club, or a place of amusement.


138. No person shall, in an I2 zone within Wabash-Sorauren, use land or erect or use a building for any of the following uses:
(i) a clinic, a craft school, a day nursery, a nursery school, a public park not including a stadium or arena, a union hall;
(ii) an automobile service station, a personal grooming establishment, a car washing establishment, a dressmaker's shop, a dry-cleaning shop, a fire hall, a locksmith's or gunsmith's shop, a newsstand, a branch of a bank or financial institution, a police station, a post office, a service and repair shop, a tailor's shop, an eating establishment not exceeding a gross floor area of 475 square metres, a tavern or public house not exceeding a gross floor area of 475 square metres, a trade school, a taxicab stand or station;
(iii) a use that is accessory to any of the foregoing uses;
139. No person shall, within the Wabash-Sorauren area zoned I2 D2 bounded by Wabash Avenue, Sorauren Avenue, MacDonell Avenue and the south limit of the I2 D2 zone north of Wright Avenue, use land or erect or use a building or structure for the purpose of a builder's supply yard, an equipment yard of a decorator, interior decorator, display designer or sign erector, a city yard, class $A$, or an open storage yard.
140. No person shall, within Wabash-Sorauren in an area zoned I2 D2 other than the triangle of land bounded on the north by Dundas Street and on the east and west by railway rights-of-way, use land or erect or use a building or structure for the following purposes:
a carpet cleaning establishment, a wholesale dyeing plant.
141. No person shall, on lands within the area delineated by a heavy line on Plan A as set forth in section 12(1)115, erect or use a building or structure for the purpose of a use specified for an I1 or I2 district.
142. (a) No person shall, within an area bounded by a heavy line shown on Map 1 or Map 2 below, erect or use a private detached dwelling house, one-family dwelling house (other than a one-family dwelling house referred to in paragraph (c)); duplex dwelling house, triplex dwelling house or semi-detached dwelling house on a lot have a lesser frontage than that prescribed in the schedule for such dwelling house.
The following is the schedule:

|  | Minimum |
| :--- | :--- |
| Type of Dwelling House | Lot Frontage |
| private detached dwelling house | 13.5 metres |
| one-family dwelling house | 13.5 metres |
| duplex dwelling house | 13.5 metres |
| triplex dwelling house | 13.5 metres |
| semi-detached dwelling house | 9.0 metres |

(b) No person shall, on land within an area bounded by a heavy line shown on Map 1 or Map 2 below, erect or use row housing comprising more than three attached one-family dwelling houses, but this paragraph does not prevent:
(i) the use of row housing comprising more than three attached one-family dwelling houses if the row housing was lawfully used for that purpose on September 10, 1982; or
(ii) the replacement of row housing comprising more than three attached onefamily dwelling houses if the row housing was lawfully used for that purpose on September 10, 1982, provided the dwelling houses are erected on the same lots and comply with the other provisions of this by-law, as amended, that were applicable to row housing immediately before September 10, 1982.
(c) Notwithstanding this exception, no person shall, within an area shown on Map 1 or Map 2 below, erect or use row housing comprising a group of three attached one-family dwelling houses on lots having a lesser combined frontage than 27.0 metres or where the middle lot has a lesser frontage than 7.5 metres.
(d) Paragraphs (a), (b) and (c) do not apply to a lot having a frontage of less than that prescribed for it if a conveyance of the lot was registered before September 10, 1982.
(e) This exception does not prevent the erection or use of one pair of semi-detached dwelling houses on the property known in 1981 as 31 Oriole Road and one pair of semi-detached dwelling houses on the property known in 1981 as 37 and 37A Gormley Avenue, and one pair of semi-detached dwelling houses on the property known in 1981 as 32-34 Duggan Avenue and one pair of semi-detached dwelling houses on the property known in 1983 as $30-32$ Lonsdale Road and one pair of semi-detached dwelling houses on the property known in 1983 as 39 Oriole Road and one pair of semi-detached dwelling houses on the property known in 1983 as 41 Oriole Road.
(f) For the purpose of this paragraph, "frontage" means the width of a lot between the side lot lines measured along a line at right angles to the centre line of the lot through a point therein where it is intersected by a line parallel to and at the perpendicular distance of six metres from the front lot line; for the purposes of this definition, the centre line of the lot means a line across the lot from the front lot line and equidistant from the side lot line $s$ and the productions thereof at all points along its length.

143. No person shall, within an area delineated by a heavy line on the map below, use land or a building within the area bounded by Queen, York and Simcoe Streets and a line 24.4 metres south of Queen Street, for the display or location of a sign, poster, poster board, banner or other advertising matter or material, except the name of the building and the names of the occupants thereof, and of their respective businesses or undertakings, in metal letters, metal panels or carved stone.

144. No person shall, on the lands hereinafter described and designated "Area D" on the following map, use lands or erect or use a building or structure except for the following purposes:
accessory motor vehicle parking and loading facilities, landscaping, vehicular access routes, recreational facilities such as tennis courts.

The following are the lands referred to as "Area D";
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of the lands designated as a PART on a reference plan deposited in the Land Registry Office for the Registry Division of Toronto (No. 63), all as set out in the following Schedule:

PART
Reference Lot/Block
$\begin{array}{ll}6 & 63 R-2845 \\ 7 & 63 R-2845\end{array}$

Registered Plan/
Concession
277-York
277-York.


145. No person shall, on the lands hereinafter described and designated "Area E" on the map referred to in exception 144, use lands except for landscaping purposes;
The following are the lands referred to as "Area E":
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of the lands designated as a PART on a reference plan deposited in the Land Registry Office for the Registry Division of Toronto (No. 63), all as set out in the following Schedule:

| PART | Reference <br> Plan | Lot/Block | Registered Plan/ <br> Concession |
| :---: | :--- | :--- | :--- |
| 8 | 63R-2845 | Pts. Lots | 662-York. |
|  |  | $17,18 \& C$ |  |

146. No person shall, within the area delineated by a heavy line on the map below, use land or erect or use a building or structure other than for any of the following uses:
(i) senior citizens' housing, single persons' housing, or one or more dwelling units in a building containing uses permitted in CR districts; a one-family dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, a converted dwelling house, row housing, an apartment house;
(ii) one or more dwelling rooms in a building used for purposes permitted in CR districts; a nursing home, convalescent home or rest home; a residential care facility occupying the whole of a fully detached building, provided it is at least 245 metres from another residential care facility, a crisis care facility that occupies the whole of a fully detached building or, in the case of a mixed-use building, occupies the whole of the residential portion of the building, provided it is at least 245 metres from a residential care facility in an R district;
a monastery, a nunnery or religious retreat, a residence owned and controlled by The Salvation Army, Y.M.C.A., Y.W.C.A., Y.M.H.A., or Y.W.H.A.; a boarding or lodging house; a home for the aged; a hostel; a university residence;
(iii) a private garage or parking station incidental and subordinate to a residential use referred to in subparagraphs (i) or (ii), and on the same lot; a use that is accessory to a residential use referred to in subparagraphs (i) and (ii).
This paragraph does not apply to the buildings existing in 1983 and known as 27 Carlton Street and 21 Carlton Street.


DEPARTMENT OF PUBLIC WORKS
SURVEY AND MAPPING SECTION
TORONTO APRIL. 1983
147. No person shall erect or use a building or structure on lands known in 1983 as 101 McGill Street for the purpose of a non-residential use unless the non-residential use is wholly below grade.
148. No person shall erect or use a building or structure on lands known as 96,98 and 100 Granby Street and 225 Mutual Street for any of the following uses:
an eating establishment, a place of amusement, a hotel, a club, an automobile service station, a taxicab stand or station, a parking lot, a parking station, a private parking garage, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class $A$, or an automobile service and repair shop.
This paragraph does not prevent the erection or use of a building or structure or portion thereof for the purpose of providing parking spaces required for permitted uses on these lands and, in the case of 225 Mutual Street, for commercial parking provided the commercial parking is wholly below grade.
149. No person shall, on a lot that abuts both Yonge and Granby Streets or both Yonge and McGill Streets, erect an illuminated sign having an area in excess of 0.5 square metres, or use the lot or building thereon for the display of such a sign, unless the sign faces only Yonge Street.
150. No person shall, on a lot that abuts both Mutual Street and the southerly limit of Carlton Street, erect an illuminated sign having an area in excess of 0.5 square metres, or use the lot or building thereon for the display of such a sign, unless the sign faces only Carlton Street.
151. No person shall, on the land known in 1983 as 225 Mutual Street, erect an illuminated sign having an area in excess of 0.5 square metres, or use the lands or a building thereon for the display of such a sign.
152. No person shall, on a lot that abuts both Mutual Street and the northerly limit of Gerrard Street East, erect an illuminated sign having an area in excess of 0.5 square metres, or use the lot or building thereon for the display of such a sign, unless the sign faces only Gerrard Street East.
153. No person shall, on a lot that abuts both McGill Street and Church Street or both Granby Street and Church Street, erect an illuminated sign having an area in excess of 0.5 square metres, or use the lot or building thereon for the display of such a sign, unless the sign faces only Church Street.
154. No person shall, within the lot delineated on the map designated "Lands on the west side of Bathurst Street west of the intersection of Nina Street and Bathurst Street" forming part of this paragraph:
(i) erect or use a building or structure on the lot for the purpose of:
A. a tavern or public house, a dry-cleaning shop, a laundry shop, an eating establishment;
B. a retail store, a pawnbroker's shop, a second hand shop, a dressmaker's shop, a pet shop, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment; a duplicating shop, an industrial computer service, a data processing establishment, a security service;
C. a newspaper plant;
D. a custom workshop, a laboratory, class A, an artist's or photographer's studio, a film or recording studio, a motion picture studio, a T.V. studio, a printing plant in which not more than 10 persons are employed;
E. a billiard or pool room, a bowling alley, a private art gallery, a club, a place of amusement, commercial baths, a pinball or electronic game machine installation;
F. an automobile service station, a taxicab stand or station, a parking lot, a parking station, a private parking garage, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class $A$, an automobile service and repair shop;
G. a hotel, a tourist or guest home, a cold storage locker plant, an undertaker's establishment, a commercial school, a clinic, an animal hospital, a massage establishment, an ornamental structure, a craft school, a trade school, a radio or television broadcasting station, studio or theatre;
H. a use that is accessory to any of the foregoing prohibited uses;
I. more than five offices of a professional person or persons such as a physician, barrister, engineer, architect, Ontario Land Surveyor;
(ii) erect or use a mixed-use building or structure on the lot in which the nonresidential gross floor area exceeds 569 square metres and the residential gross floor area exceeds 1362 square metres;
(iii) erect or use a building or structure on the lot unless vehicular ingress to the lot is restricted to Alcina Avenue and vehicular egress is restricted to Bathurst Street.

155. No person shall, on the lands known in 1983 as 48 Pine Crest Road, erect or use a building or structure for the purpose of an apartment house;
156. No person shall, on lands within Trefann Court.
(i) erect or use a building or structure on a lot for the purpose of senior citizens' housing that relies on section 8(3) PART 17 for an increase in dwelling units beyond what is permitted by section 8(3) PART 12 and 3(a);
(ii) within a CR L1 U150 district, erect or use a building or structure on a lot for the purpose of a sample or showroom, an auctioneer's premises, a laboratory, class $A$, a film or recording studio, a motion picture studio, a printing plant, a club, a place of amusement, commercial baths, a taxicab stand or station, a parking lot, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class $A$, an automobile service and repair shop, a cold storage locker plant or the erection or display of a roof or ground sign;
(iii) within a CR L2 U200 district, erect or use a building or structure on a lot for the purpose of an automobile service station, a taxicab stand or station, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class $A$, an automobile service and repair shop, or the erection or display of a roof or ground sign;
(iv) within an IC district, erect or use a building or structure on a lot for the purpose of an automobile service station, a taxicab stand or station, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class $A$, an automobile service and repair shop, a sales or hire garage.
157. No person shall, within the lot designated as CR L1 U250 on the north side of Bloor Street West between Clendenan Avenue and Kennedy Park Road erect or use:
(i) a non-residential building having a greater non-residential gross floor area than 1.0 times the area of the lot; or
(ii) a residential building having a greater number of dwelling units than 250 units per hectare of lot area; or
(iii) notwithstanding subparagraph (ii), a residential building containing only dwelling units that are owned by or leased to a government agency exclusively for the purpose of senior citizens' housing having a greater number of dwelling units than 625 units per hectare of lot area; or
(iv) a mixed-use building where the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the mixed-used building and
B. $\quad 100$ times the number of dwelling units in the mixed-use building
is greater than the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. 3.0 ;
provided the non-residential gross floor area therein does not exceed 1.0 times the area of the lot and the number of dwelling units does not exceed 250 units per hectare; or
(v) notwithstanding subparagraph (iv), a mixed-use building containing only senior citizens' housing as its residential component where the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the mixed-used building and
B. 44 times the number of dwelling units in the mixed-use building
is greater than the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. 3.0 ;
provided the non-residential gross floor area therein does not exceed 1.0 times the area of the lot and the number of dwelling units does not exceed 625 units per hectare;
(vi) signs except as follows:
A. one or more facial or wall signs indicating the nature of the non-residential occupancy or occupancies of the building provided each sign:
I if illuminated, is of a non-flashing type;
II does not exceed one metre in height;
III does not project more than . 1424 metres from the wall on which it is erected or displayed; and
IV is erected and displayed only on the non-residential portion of the Bloor Street West facade of the building or buildings;
B. one or more facial or wall signs indicating access to loading and parking areas provided each sign:
I if illuminated, is of a non-flashing type;
II does not exceed . 6 metre in height;
III does not project more than .1424 metres from the wall on which it is erected or displayed; and
IV is not erected on the north facade of the building or buildings;
C. one or more facial or wall signs indicating the nature of the residential occupancy or occupancies of the building or buildings provided each sign:
I if illuminated, is of a non-flashing type;
II does not exceed one metre in height;
III does not project more than .1424 metres from the wall on which it is erected or displayed; and
IV is not erected on the north facade of the building or buildings; and
D. a temporary non-illuminated sign advertising the sale, rental or lease of the building or space therein, not exceeding 2.5 square metres in area.
158. No person shall, on the lot shown within the heavy line shown on the plan forming part of this paragraph, erect or use any building or structure except for any one or more of the non-residential uses permitted section 8(1)(f) and further provided
(i) the non-residential gross floor area of the building does not exceed 3275 square metres; and
(ii) no addition is made to the building existing on the lot on June 17, 1985, which building has been designated under the Ontario Heritage Act by By-law No. 8276.

159. No person shall, within the area designated R1A Z2 located south of Queen Street East, east of Silver Birch Avenue:
(i) use land or erect or use a building or structure for an apartment house or a double duplex dwelling house; or
(ii) alter or convert a private detached dwelling house pursuant to section 6(2) 10(a) or (b) unless the dwelling house as altered or converted contains no more than two dwelling units.

This exception does not apply to the lot known in 1985 as 2 Nursewood Road.
160. No person shall on the lands known in 1981 as 501-523 Yonge Street and 11 Maitland Street use or erect and use any building or buildings except for any one or more of the non-residential uses permitted by section 8(1)(f) and further provided
(i) the non-residential gross floor area of the building or buildings, in total, does not exceed 6503 square metres, and
(ii) vehicular access to and from parking and loading facilities is provided and maintained from both Alexander and Maitland Streets.
161. No person shall, on the lands designated CR L3 U300 south of Lakeshore Boulevard West and west of Stadium Road, known as $2,6,10,14,40$ and 50 Stadium Road, erect or use any building or structure or buildings or structures unless the total nonresidential gross floor areas and residential gross floor areas of all such buildings or structures, does not exceed the area of the above-cited lands.
162. No person shall, on the lot hereinafter described and known as 21 St . Joseph Street, erect or use any residential building containing dwelling units that are not part of an assisted housing program pursuant to section 5 of the City of Toronto Act, 1975 (No. 2), as amended.

The following is the lot.
In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of parts of Lots 75, 76 and 77 according to Plan D3 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), designated as PART 3 on a dlan of survev deposited in the said Land Registry Office

## (3) ROAD WIDENINGS AND OTHER REQUIREMENTS AS CONDITIONS OF CERTAIN DEVELOPMENTS OR REDEVELOPMENTS

(a) As a condition of development or redevelopment of land or buildings comprising, or located, or to be located on a lot within any area hereinafter referred to, the Council requires the provision of the following facilities and matters:
(i) where immediately preceding the development or redevelopment of a lot or one or more buildings on a lot the lot abuts one of the highways listed in the schedule set out below in this subparagraph and the allowance of the highway has a width of less than 4.88 metres, a widening taken from the lot with a width equal to onehalf the difference between the actual width of the allowance in question and 4.88 metres;

## SCHEDULE

## CENTRAL AREA BY-LAW

RESIDENTIAL LANES WITH ALLOWANCE LESS THAN 16 FEET (4.88 METRES)

|  | STREET NAME |  | FROM |  | TO |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 21.3 S of | Queen St E |  | George St | 44.2 E of | George St |
| 44.2 E of | George St |  | Britain St | 12.2 N of | Britain St |
| 36.6 E of | Jarvis St |  | Shuter St | 54.9 N of | Shuter St |
| 65.5 N of | Dundas St E | 33.5 W of | George St |  | George St |
| 27.4 W of | George St | 51.8 N of | Dundas St E | 65.5 N of | Dundas St E |
| 27.4 S of | Gerrard St E | 15.2 E of | George St | 27.4 E of | George St |
| 30.2 E of | George St |  | Genholme Pl | 15.2 N of | Glenholme Pl |
| 57.3 E of | Yonge St | 42.1 S of | McGill St |  | McGill St |
| 33.8 N of | Phoebe St | 91.4 E of | Huron St |  | Huron St |
| 33.8 N of | Phoebe St |  | Huron St | 97.5 W of | Huron St |
| 32.0 N of | Sullivan St | 24.4 E of | Huron St |  | Huron St |
| 26.5 W of | Huron St | 30.5 N of | Grange Av | 30.5 S of | Dundas St W |
| 24.4 E of | Huron St | 21.3 N of | Dundas St W | 45.7 N of | Dundas St W |
| 36.6 N of | Grange Av | 36.9 E of | Huron St |  | Huron St |
| 30.5 N of | Grange Av | 26.5 W of | Huron St |  | Larch St |
| 37.2 W of | McCaul St | 35.4 N of | D'Arcy St | 48.8 N of | D'Arcy St |
| 30.5 S of | Dundas St W | 26.5 W of | Huron St |  | Larch St |
| 45.7 N of | Dundas St W | 45.7 W of | Beverley St | 95.4 E of | Huron St |
| 45.7 W of | Beverley St | 43.9 N of | Baldwin St |  | Cecil St |
| 34.4 W of | Huron St | 58.5 S of | Cecil St | 36.6 S of | Cecil St |
| 35.4 N of | D'Arcy St |  | McCaul St | 39.6 W of | McCaul St |
| 36.6 E of | Huron St | 42.7 N of | Cecil St | 112.8 N of | Cecil St |
| 48.2 N of | D'Arcy St | 76.2 W of | Beverley St |  | Huron St |
| 21.0 W of | Glasgow St |  | Cecil St | 89.9 N of | Cecil St |
| 37.0 N of | Baldwin St |  | McCaul St |  | Henry St |
| 39.6 N of | Cecil St | - | Ross St |  | Huron St |
| 105.2 S of | College St |  | Huron St |  | Glasgow St |
| 43.3 N of | Earl St |  | Huntley St | 15.2 E of | Huntley St |
| 36.6 N of | Isabella St | 40.2 W of | Huntley St |  | Huntley St |
| 30.2 E of | Huntley St |  | Earl St | 40.2 N of | Earl St |
| 40.2 W of | Huntley St | 36.6 N of | lsabella St | 106.7 N of | Isabella St |
| 24.4 N of | Irwin Av | 30.5 W of | Yonge St |  | St Nicholas St |
| 45.7 E of | Bay St |  | Inkerman St | 24.4 N of | Inkerman St |
| 36.6 N of | Sussex Av | 36.6 W of | Huron St | 97.5 W of | Huron St |
| 36.6 W of | Huron St |  | Sussex Av |  | Washington Av |
| 39.6 N of | Washington Av | 36.3 W of | Huron St | 99.1 W of | Huron St |
| 36.3 W of | Huron St |  | Washington Av | 77.7 N of | Washington Av |
| 29.0 N of | Asquith Av |  | Church St | 51.8 E of | Church St |
| 30.5 E of | Park Rd |  | Church St |  | Collier St |
| 15.2 W of | Park Rd |  | Collier St | 73.2 N of | Collier St |


| 105.5 W of | Yonge St |  | Cumberland St | 24.4 N of | Cumberland St |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 30.5 N of | Scollard St | 45.7 E of | Hazelton Av |  | Hazelton Av |
| 185.9 N of | Yorkville Av |  | Hazelton Av | 48.8 W of | Hazelton Av |
| 36.6 S of | Blackmore St | 25.9 W of | McMurrich St | 38.1 W of | McMurrich St |
| 30.2 E of | Hazelton Av | 42.7 S of | Scollard St |  | Scollard St |
| 48.8 W of | Hazelton Av | 185.9 N of | Yorkville Av | 207.3 N of | Yorkville Av |
| 36.6 W of | McMurrich St | 27.4 S of | Blackmore St | E end | Blackmore St |
| 48.5 S of | Roxborough St | 30.5 W of | Yonge St | 408.4 W of | Yonge St |
| 32.9 W of | McMurrich St | 45.1 S of | McAipine St |  | McAlpine St |
| 35.4 N of | Chicora Av | 36.6 W of | Avenue Rd | 208.8 W of | Avenue Rd |
| 44.8 N of | Roxborough St | 30.5 W of | Yonge St |  | Molson St |
| 43.9 N of | Roxborough St |  | Molson St | 39.3 E of | Avenue Rd |
| 24.4 E of | Davenport Rd |  | McAlpine St | 30.5 N of | McAlpine St |
| 46.0 N of | Dupont St | 36.0 W of | Avenue Rd | 110.0 W of | Avenue Rd |
| 30.2 W of | Davenport Rd | 38.1 S of | New St |  | New St |
| 33.5 W of | Avenue Rd | 26.2 S of | Bernard Av |  | Bernard Av |
| 36.6 E of | Avenue Rd | 36.6 N of | Davenport Rd |  | Pears Av |
| 30.5 W of | Yonge St |  | Ramsden Park | Rd | Gibson Av |
| 36.6 W of | Avenue Rd |  | Pears Av |  | Chicora Av |
| 30.5 W of | Yonge St |  | Gibson Av |  | Roxborough St |
| 36.6 W of | Avenue Rd |  | Chicora Av | 35.4 N of | Chicora Av |
| 50.6 W of | Avenue Rd | 35.4 N of | Chicora Av |  | Dupont St |
| 217.9 W of | Molson St | 51.8 S of | Macpherson Av |  | Macpherson Av |
| 36.0 W of | Avenue Rd |  | Dupont St | 46.0 N of | Dupont St |
| 36.6 N of | Davenport Rd |  | Bedford Rd |  | Dupont St |
| 35.1 W of | St George St | 195.1 S of | Dupont St |  | Dupont St |
| 19.8 N of | Macpherson Av | 51.8 E of | Avenue Rd | 185.9 E of | Avenue Rd |
| 51.8 E of | Avenue Rd |  | Macpherson Av | 19.8 N of | Macpherson Av |
| 143.3 E of | Yonge St | 29.3 S of | Price St |  | Price St |
| 29.3 S of | Price St | 85.3 E of | Yonge St | 157.0 E of | Yonge St |

(ii) where, immediately preceding the development or redevelopment of a lot or one or more buildings on a lot, the lot abuts one of the highways listed in the schedule set out below in this subparagraph and the allowance of the highway has a width of less than 6.1 metres, a widening taken from the lot with a width equal to one-half the difference between the actual width of the allowance in question and 6.1 metres;

## SCHEDULE

CENTRAL AREA BY-LAW
COMMERCIAL LANES WITH ALLOWANCE OF 20 FEET OR LESS (6.10 METRES)

|  | STREET NAME | 51.8 N of |
| :---: | :---: | :---: |
|  | Farquars La |  |
|  | Farquars La |  |
|  | Scott La |  |
| 30.5 N of | Wellington St |  |
| 29.0 W of | Church St | 30.5 N of |
| 11.9 W of | Market St | 28.7 S of |
| 35.4 S of | King St E |  |
| 25.0 N of | Colborne St | 29.0 E of |
| 32.0 E of | Yonge St | 32.0 S of |
| 30.5 N of | King St E |  |
| 98.5 E of | Victoria St |  |
| 29.9 E of | Yonge St |  |
| 27.7 N of | Adelaide St E | 98.5 E of |
| 25.0 W of | Church St | 27.7 N of |
| 33.5 W of | Sherbourne St | 42.7 S of |

FROM
The Esplanade 51.8 N of The Esplanade Scott St
Leader La 29.0 W of Wellington St King St E Church St Leader La Adelaide St E Victoria St Adelaide St E Adelaide St E Victoria St Adelaide St E Richmond St E

TO
The Esplanade Front St E E end Scott La Church St Colborne St King St E Church St Church St Adelaide St E Toronto St Lombard St Adelaide St E Church St Lombard St Richmond St E

| 32.9 N of | Lombard St |
| :---: | :---: |
| 30.2 S of | Queen St E |
| 24.4 W of | Jarvis St |
| 28.0 S of | Queen St E |
| 34.1 W of | Church St |
|  | Stonecutters La |
| 44.2 E of | Yonge St |
| 32.0 W of | University Av Heenan PI |
| 36.0 E of | Bay St |
| 79.2 N of | Front St W |
| 50.0 E of | York St |
| 29.9 W of | York St |
| 39.6 E of | Simcoe St |
| 33.5 W of | Yonge St |
| 27.4 N of | King St W |
| 27.4 N of | King St W |
| 91.4 N of | King St W |
| 27.4 W of | York St |
| 25.9 N of | Pearl St |
| 25.6 N of | Pearl St |
| 50.3 E of | Bay St |
| 33.8 N of | Adelaide St W |
| 25.9 W of | York St |
| 25.0 N of | Adelaide St W |
| 28.0 E of | Simcoe St |
| 24.4 N of | Adelaide St W |
| 79.2 W of | Yonge St |
| 25.0 N of | Adelaide St W |
| 39.6 W of | Simcoe St |
| 27.1 S of | Richmond St W |
| 32.0 W of | Duncan St |
| 27.4 S of | Richmond St W |
| 23.2 E of | John St |
| 30.5 S of | Queen St W |
| 27.4 W of | Bay St |
| 35.1 W of | Simcoe St |
| 35.1 W of | Duncan St |
| 29.3 W of | John St |
| 42.7 W of | John St |
| 29.0 E of | Widmer St |
| 41.8 E of | Peter St |
| 44.2 W of | Peter St |
| 36.6 S of | Wellington St |
| 30.5 N of | Wellington St |
| 36.6 N of | Clarence Sq |
| 30.5 S of | King St W |
| 30.8 E of | Spadina Av |
| 36.6 S of | King St W |
| 30.5 S of | King St W |
| 27.4 W of | Peter St |
| 57.9 W of | Peter St |
| 25.9 N of | King St W |
| 25.9 N of | King St W |
| 45.0 N of | King St W |
| 44.2 N of | King St W |
| 44.2 N of | King St W |
| 46.3 N of | King St W |
| 38.1 S of | Adelaide St W |
| 28.7 N of | Adelaide St W |
| 44.2 N of | Adelaide St W |
| 30.8 S of | Richmond St W |

34.1 W of
38.1 S of
66.1 S of
47.9 S of
27.4 W of 42.7 N of
50.3 E of
27.4 N of 25.9 W of
65.5 S of
39.6 W of
25.0 W of
25.0 N of
35.1 W of
25.0 N of
30.5 S of
15.2 S of
43.9 N of
45.0 N of
37.8 N of
44.2 N of
97.5 E of
54.9 E of
42.7 S of
42.7 S of
24.4 E of
44.2 W of
44.2 W of
120.4 E of

| Church St | 67.1 W of | Church St |
| :---: | :---: | :---: |
| Church St | 137.2 E of | Church St |
| Lombard St |  | Richmond St E |
| Berti St |  | Church St |
| Lombard St | 24.4 N of | Lombard St |
| Britain St |  | Queen St E |
| Richmond St E |  | Richmond St E |
| Front St W | 79.2 N of | Front St W |
| York St |  | University Av |
| Wellington St |  | Wellington St |
| University Av | 57.9 W of | University Av |
| Piper St |  | Wellington St |
| Heenan Pl | 15.8 S of | Wellington St |
| Wellington St |  | Wellington St |
| Wellington St |  | Melinda St |
| York St |  | University Av |
| King St W | 79.2 N of | King St W |
| University Av | 57.9 W of | University Av |
| Bay St |  | Bay St |
| King St W |  | Pearl St |
| York St |  | University Av |
| University Av | 30.5 W of | University Av |
| Adelaide St W | 33.2 S of | Adelaide St W |
| University Av |  | Simcoe St |
| Pearl St | 25.9 N of | Pearl St |
| Simcoe St |  | Duncan St |
| Pearl St | 25.6 N of | Pearl St |
| Yonge St | 55.5 E of | Bay St |
| Adelaide St W |  | Temperance St |
| Duncan St | 32.0 W of | Duncan St |
| Adelaide St W |  | Nelson St |
| Simcoe St |  | Duncan St |
| Adelaide St W |  | Nelson St |
| Duncan St | 35.1 W of | Duncan St |
| Nelson St |  | Nelson St |
| Simcoe St |  | Duncan St |
| Temperance St |  | Richmond St W |
| Nelson St |  | Richmond St W |
| Nelson St | 27.4 S of | Richmond St W |
| Adelaide St W |  | Adelaide St W |
| King St W |  | Adelaide St W |
| King St W |  | Adelaide St W |
| King St W |  | Adelaide St W |
| King St W |  | Adelaide St W |
| Windsor St |  | Peter St |
| John St |  | Peter St |
| Spadina Av |  | Spadina Av |
| John St |  | Peter St |
| Adelaide St W | 44.2 N of | Adelaide St W |
| Peter St | 97.5 E of | Spadina Av |
| Spadina Av |  | Spadina Av |
| Queen St W | 24.4 S of | Queen St W |
| Queen St W | 24.4 S of | Queen St W |
| Widmer St |  | Widmer St |
| Widmer St | 13.7 W of | Widmer St |
| John St |  | Widmer St |
| Widmer St |  | Peter St |
| Peter St |  | Charlotte St |
| Charlotte St |  | Spadina Av |
| Peter St |  | Charlotte St |
| Drummond Pl |  | Peter St |
| Spadina Av | 30.8 E of | Spadina Av |
| Widmer St | 26.8 | Widmer St |


| 30.8 S of | Richmond St W |  | Widmer St | 26.8 W of | Widmer St |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 30.5 N of | Richmond St W |  | John St |  | Peter St |
| 45.7 N of | Richmond St W |  | Peter St | 121.9 W of | Peter St |
| 24.4 S of | Queen St W | 27.4 W of | Peter St | 57.9 W of | Peter St |
| 33.5 E of | Mutual St | 30.5 N of | Queen St E |  | Shuter St |
| 32.0 N of | Queen St E |  | Mutual St |  | Jarvis St |
| 91.0 N of | Shuter St |  | Mutual St |  | Jarvis St |
| 33.0 E of | Mutual St |  | Shuter St | 32.0 N of | Shuter St |
| 29.0 S of | Dundas St E |  | Mutual St |  | Jarvis St |
| 44.0 N of | Gerrard St E |  | Mutual St | 44.0 E of | Mutual St |
| 33.5 E of | Mutual St | 21.3 S of | Gerrard St E |  | Gerrard St E |
| 21.3 E of | Bay St |  | Albert St | 27.4 N of | Albert St |
| 30.5 S of | Elm St | 61.0 W of | Yonge St | 18.3 E of | Bay St |
| 21.3 W of | Simcoe St | 15.2 S of | Dundas St W |  | Dundas St W |
| 61.0 W of | Yonge St | 50.6 S of | Elm St | 30.5 S of | Elm St |
| 61.0 W of | Yonge St | 30.5 S of | Elm St |  | Elm St |
| 18.3 E of | Bay St | 30.5 S of | Elm St |  | Elm St |
| 26.8 W of | Yonge St | 24.4 S of | Walton St |  | Walton St |
| 26.8 W of | Yonge St |  | Walton St | 24.4 N of | Walton St |
| 33.5 W of | Yonge St |  | Gerrard St W |  | Hayter St |
| 30.5 W of | John St | 64.0 N of | Queen St W |  | Stephanie St |
| 32.9 N of | Queen St W | 32.0 W of | Beverley St |  | Soho St |
| 42.7 W of | McCaul St | 39.6 S of | College St | 30.5 S of | College St |
| 33.5 E of | Spadina Av | 64.0 S of | College St | 36.0 S of | College St |
| 30.5 S of | College St | 42.7 W of | McCaul St | 70.1 W of | McCaul St |
| 36.0 S of | College St | 45.7 E | of Spadina Av |  | Spadina Av |
| 27.7 N of | Alexander St | 12.2 W | of Alexander P |  | Alexander Pl |
| 27.1 E of | Church St |  | Alexander St | 30.5 N of | Alexander St |
| 33.5 N of | Wellesley St E |  | Church St | 38.1 E of | Church St |
| 26.5 W of | Church St |  | Wellesley St E | 50.3 N of | Wellesley St E |
| 38.1 E of | Yonge St |  | Wellesley St E | 48.8 N of | Wellesley St E |
| 37.2 E of | Yonge St | 48.8 N of | Wellesley St E |  | Dundonald St |
| 51.8 N of | Isabella St | 30.5 E of | Yonge St | 57.9 E of | Yonge St |
| 45.7 E of | Yonge St |  | Gloucester St |  | 1sabella St |
| 51.8 W of | Church St | 50.0 S of | Charles St E |  | Charles St E |
| 145.7 W of | Church St | 50.0 S of | Charles St E |  | Charles St E |
| 30.5 E of | Yonge St | 55.5 S of | Charles St E |  | Charles St E |
| 29.9 E of | Yonge St |  | Charles St E | 45.7 N of | Charles St E |
| 33.5 E of | Yonge St |  | Hayden St | 15.2 N of | Hayden St |
| 42.4 E of | Church St | 25.3 S of | Hayden St |  | Hayden St |
| 38.4 W of | Yonge St |  | College St |  | Grenville St |
| 26.2 N of | College St | 44.2 E of | Elizabeth St |  | Elizabeth St |
| 41.8 N of | Grenville St | 43.9 W of | Yonge St | 81.4 W of | Yonge St |
| 38.4 W of | Yonge St |  | Grenville St | 41.8 N of | Grenville St |
| 42.0 N of | Grosvenor St | 39.0 W of | Yonge St | 53.0 E of | Bay St |
| 36.6 E of | Bay St |  | Grenville St | 41.8 N of | Grenville St |
| 36.6 E of | Bay St | 41.8 N of | Grenville St |  | Grosvenor St |
| 39.0 W of | Yonge St |  | Grosvenor St |  | Breadalbane St |
| 94.8 N of | Irwin Av | 30.5 W of | Yonge St |  | St Nicholas St |
| 53.0 E of | Bay St |  | Grosvenor St |  | Breadalbane St |
| 79.2 S of | Bloor St W | 48.8 E of | Balmuto St |  | Balmuto St |
| 38.4 W of | Yonge St |  | Breadalbane St | 36.6 N of | Breadalbane St |
| 23.5 W of | Yonge St |  | Wellesley St W | - 25.9 N of | Wellesley St W |
| 30.5 W of | Bay St | 67.1 N of | Wellesley St W | - 33.5 S of | St Joseph St |
| 28.0 W of | Yonge St | 12.2 S of | St Joseph St |  | St Joseph St |
| 32.3 W of | Yonge St |  | Irwin Av | 39.6 N of | Irwin Av |
| 30.5 W of | Yonge St | 39.6 N of | Irwin Av | 94.8 N of | Irwin Av |
| 34.4 W of | Yonge St | 18.3 S of | St Marys St |  | St Marys St |
| 36.6 W of | Yonge St | 79.2 S of | Bloor St W | 70.1 S of | Bloor St W |
| 30.5 E of | Park Rd |  | Asquith Av |  | Church St |
| 36.6 N of | Asquith Av | 29.3 W of | Church St |  | Church St |
| 36.6 E of | Yonge St | 91.4 S of | Baxter St |  | Baxter St |
| 36.6 E of | Yonge St |  | Baxter St |  | Aylmer Av |


|  | Mayfair Mews |  | Bloor St W | 48.8 N of | Bloor St W |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 48.8 N of | Bloor St W |  | Mayfair Mews |  | Bay St |
| 48.8 N of | Bloor St W |  | Bay St |  | Bellair St |
|  | Critchley La |  | Bellair St | 94.5 W of | Bellair St |
| 44.5 W of | Yonge St | 35.1 S of | Yorkville Av |  | Yorkville Av |
|  | Genoa St | $S$ end | Genoa St |  | Yorkville Av |
| 24.4 N of | Cumberland St | 44.5 W of | Yonge St | 121.9 W of | Yonge St |
| 30.5 N of | Davenport Rd |  | Avenue Rd | 76.2 W of | Avenue Rd |
| 24.1 E of | Bay St | 51.8 S of | Davenport Rd |  | Davenport Rd |
| 112.8 W of | Avenue Rd | 30.5 S of | Davenport Rd |  | Davenport Rd |
| 29.0 W of | Spadina Av |  | Wellington St | 33.5 N of | Wellington St |
| 51.8 E of | Portland St | 36.6 N of | Wellington St | 54.9 N of | Wellington St |
| 36.3 N of | Front St W |  | Spadina Av | 62.5 W of | Spadina Av |
| 29.3 W of | Spadina Av | 35.1 S of | Adelaide St W |  | Adelaide St W |
| 26.8 E of | Brant St | 57.9 N of | King St W | 30.5 S of | Adelaide St W |
| 26.5 E of | Portland St | 63.1 N of | King St W | 31.1 S of | Adelaide St W |
| 36.6 N of | Wellington St | 51.8 E of | Portland St |  | Portland St |
| 29.3 E of | Portland St |  | Adelaide St W |  | Richmond St W |
|  | McDougall La |  | Richmond St W | 36.6 N of | Richmond St W |
| 26.2 S of | King St W | 61.6 E of | Portland St |  | Portland St |
|  | McDougall La | 36.6 N of | Richmond St W |  | Queen St W |
| 27.4 W of | Augusta Av |  | Richmond St W |  | Rush La |
| 27.4 W of | Augusta Av |  | Rush La |  | Queen St W |
| 27.4 E of | Portland St |  | Richmond St W |  | Rush La |
| 27.4 E of | Portland St |  | Rush La |  | Queen St W |
| 57.0 N of | King St W | 61.0 E of | Portland St |  | Portland St |
| 57.9 N of | King St W | 26.8 E of | Brant St |  | Brant St |
| 30.5 S of | Adelaide St W | 26.8 E of | Brant St |  | Brant St |
| 27.4 S of | Adelaide St W | 24.7 E of | Morrison St |  | Morrison St |
| 27.4 S of | Adelaide St W |  | Morrison St | 24.7 W of | Morrison St |
| 31.1 S of | Adelaide St W | 26.5 E of | Portland St |  | Portland St |
| 28.7 N of | Richmond St W |  | Spadina Av |  | Mc Dougall La |
| 30.2 S of | Queen St W |  | Mc Dougall La |  | Augusta Av |
|  | Rush La |  | Augusta Av |  | Portland St |
| 35.1 E of | Bathurst St |  | Niagara St |  | Wellington St |
| 35.1 N of | Niagara St | 85.3 E of | Bathurst St | 35.1 E of | Bathurst St |
| 28.3 S of | King St W |  | Portland St | 97.5 W of | Portland St |
|  | Brown's La | 32.0 E of | Bathurst St |  | Bathurst St |
| 28.7 E of | Bathurst St | 53.3 S of | Richmond St W |  | Richmond St W |
| 109.7 E of | Bathurst St |  | Richmond St W | 29.9 S of | Queen St E |
| 30.5 N of | Richmond St W |  | Portland St | 64.0 W of | Portland St |
| 29.9 S of | Queen St E | 109.7 E of | Bathurst St |  | Bathurst St |
| 30.5 E of | Yonge St |  | Price St. | 30.5 N of | Price St |

(iii) where, immediately preceding the development or redevelopment of a lot or one or more buildings on a lot, the lot abuts one of the highways listed in the schedule set out below in this subparagraph and the allowance of the highway has a width of less than 6.1 metres:
A. if the lot is within an R or G district, a widening taken from the lot with a width equal to one-half the difference between the actual width of the allowance in question and 4.88 metres; or
B. if the lot is within a district other than an R or G district, a widening taken from the lot with a width equal to the difference between the aggregate of the actual width of the allowance in question and the width of the widening that would be required to be provided pursuant to clause A if the lot on the opposite side of the allowance is developed or redeveloped, and 6.1 metres;

## SCHEDULE

|  | STREET NAME |  | FROM |  | TO |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 30.5 N of | Gerrard St E | 30.5 E of | Yonge St | 60.4 E of | Yonge Street |
| 48.8 E of | Spadina Av |  | Phoebe St | 33.8 N of | Phoebe St |
| 33.5 W of | Beverley St | 38.1 S of | Sullivan St |  | Sullivan St |
| 94.5 W of | Beverley St | 28.0 S of | Sullivan St |  | Sullivan St |
| 36.9 E of | Huron St | 36.6 N of | Grange Av |  | Dundas St W |
| 30.5 E of | Spadina Av |  | Grange Av |  | Dundas St W |
| 30.5 N of | Grange Av |  | Larch St | 30.5 E of | Spadina Av |
| 38.7 E of | Beverley St | 48.8 N of | D'arcy St |  | Baldwin St |
| 30.5 S of | Dundas St W |  | Larch St | 30.5 E of | Spadina Av |
| 45.7 N of | Dundas St W |  | McCaul St | 134.1 W of | McCaul St |
| 42.7 N of | Dundas St W |  | Beverley St | 45.7 W of | Beverley St |
| 37.8 W of | McCaul St | 164.6 N of | Baldwin St | 201.2 N of | Baldwin St |
| 38.4 W of | McCaul St | 80.8 S of | College St | 42.7 S of | College St |
| 48.8 N of | D'Arcy St |  | McCaul St | 38.7 E of | Beverley St |
| 57.0 N of | Baldwin St | 45.7 W of | Beverley St | 109.7 W of | Beverley St |
| 39.6 S of | College St |  | McCaul St |  | Henry St |
| 47.2 N of | Maitland St | 42.7 E of | Church St | 109.7 E of | Church St |
| 40.2 N of | Earl St | 30.2 E of | Huntley St | 81.7 E of | Huntley St |
| 42.7 E of | Church St |  | Maitland St | 47.2 N of | Maitland St |
| 45.7 E of | Church St | 42.7 N of | Gloucester St |  | Isabella St |
| 37.5 W of | Jarvis St | 36.6 S of | Charles St E |  | Charles St E |
| 41.8 N of | Grenville St | 30.5 W of | Bay St | 64.0 W of | Bay St |
| 23.5 W of | Bay St |  | Grenville St |  | Grosvenor St |
| 35.1 E of | Huron St | 45.7 N of | College St | 70.1 N of | College St |
| 45.7 N of | College St | 33.5 E of | Huron St |  | Huron St |
| 42.7 S of | Bloor St W | 79.2 E of | Huron St |  | Huron St |
| 24.4 S of | Davenport Rd | 97.5 W of | Avenue Rd | 125.0 E of | Bedford Rd |
| 36.6 N of | Davenport Rd | 26.8 W of | North-View Ter | 36.6 E of | Avenue Rd |
| 22.9 W of | Davenport Rd | 36.0 S of | Berryman St |  | Berryman St |
| 33.5 W of | Davenport Rd |  | Berryman St | 18.3 N of | Berryman St |
| 36.6 E of | Avenue Rd |  | Pears Av | 31.7 N of | Pears Av |
| 30.5 W of | Yonge St |  | Roxborough St |  | Macpherson Av |
| 30.5 W of | Yonge St |  | Macpherson Av | 36.6 N of | Macpherson Av |
| 36.6 W of | Yonge St |  | Marlborough Av | 65.5 N of | Marlborough Av |
| 53.0 N of | Marlborough Av | 36.6 W of | Yonge St | 67.1 W of | Yonge St |
| 30.5 N of | Price St | 30.5 E of | Yonge St | 61.0 E of | Yonge St |

provided that in each case in which a widening is required by subparagraph (i), (ii) or (iii) and the lot is a corner lot, an additional widening is required to be provided from the lot comprising the portion of the lot that is within an isosceles triangle whose apex is represented by the intersection of the lot lines assuming that the widening referred to in subparagraphs (i), (ii) or (iii) has been provided and that the isosceles triangle has its equal sides 1.53 metres in length;
(iv) off-street vehicular parking areas to the extent required by section 4 (4)(b) in cases where parking spaces are to be provided in a parking station, or a parking lot other than a building, or a public garage other than a building, that is a parking station, parking lot or public garage on the lot on which the development or redevelopment in question is to be located;
(v) off-street vehicular loading areas to the extent required by section 4(6) and (8) in cases where loading spaces are to be provided on the lot on which the development or redevelopment in question is to be located;
(vi) where the lot that is to be developed or redeveloped:
A. has frontages of at least 12 metres on two parallel streets;
B. is on a block in a CR or QR district within the Central Core where the block has frontages of at least 120 meters on the same two parallel streets;
C. includes an area at least 3 metres wide the length of which is perpendicular to the same parallel streets; and
D. is within 15 metres of the centre line of the block drawn parallel to a limit of such area; and
E. where no other walkway has been provided on the block pursuant to this by-law,
a walkway between the parallel streets on which the lot fronts that satisfies the following specifications:
F. is at or within two metres of grade;
G. is directly accessible from the public sidewalks located in the allowances of the two parallel streets on which the lot fronts;
H. is lit to a minimum intensity of an average maintained horizontal illumination on its surface of 10 lux; and

1. is open to pedestrians at least between the hours of 8:00 a.m. and 6:00 p.m. each day of each week;
(vii) where common outdoor space is to be provided on the portion of a lot that is immediately adjacent to a public sidewalk located on a street allowance, pedestrian access from the sidewalk in the form of a continuous ramp or stairs for a distance equal to one-half the length of the lot line that abuts the common outdoor space and is immediately adjacent to the public sidewalk;
(viii) plans drawn to a scale of at least $1: 250$ showing the location of all buildings and structures to be erected on the lot and the location of the following facilities required to be provided on the lot by this by-law:
A. off-street vehicular parking areas referred to in subparagraph (iv);
B. off-street vehicular loading areas referred to in subparagraph (v);
C. exterior walkways referred to in subparagraph (vi);
D. the pedestrian access referred to in subparagraph (vii);
(ix) in the cases of industrial and commercial buildings and residential buildings containing 25 or more dwelling units or mixed-use buildings that, if they contain residential uses, contain 25 or more dwelling units, a perspective drawing drawn from a point 1.7 metres above grade that shows the principal facade of the building to be erected on the lot and the existing buildings or structures, if any, erected on the lots that are immediately adjacent thereto;
(x) in the cases of industrial and commercial buildings and residential buildings containing 25 or more dwelling units or mixed-use buildings that, if they contain residential uses, contain 25 or more dwelling units, elevation drawings drawn to a scale of at least 1:200 showing:
A. the form of the elements of the facade of the building to be erected on the lot;
B. the materials with which the building to be erected on the lot is to be clad; and
C. the form of the fenestration, balconies, if any and entranceways of the building to be erected on the lot;
(xi) in the cases of industrial and commercial buildings and residential buildings containing 25 or more dwelling units or mixed-use buildings that, if they contain residential uses, contain 25 or more dwelling units, drawings drawn to a scale of at least 1:200 showing two vertical cross-sections drawn at right angles throughout the entire length and depth of the building to be erected on the lot that show:
A. the location of walkways within the building;
B. the location of walkways adjacent to the building;
C. the relationship of the entranceways to the building to the public sidewalk;
D. the location of the common outdoor space and the shared recreation space, if any, to be provided on the lot or within the building;
E. the location of parking spaces and loading facilities within the building;
F. the proposed disposition of uses for all major levels within the building;
G. sky lights, if any;
(xii) in the cases of industrial and commercial buildings and residential buildings containing 25 or more dwelling units or mixed-use buildings that, if they contain residential uses, contain 25 or more dwelling units, plans drawn to a scale of 1:200 of the building to be erected on the lot showing:
A. all parking levels;
B. loading spaces to be provided within the building;
C. walkways to be provided within the building including elevators, stairs, escalators or ramps which they abut; and
D. the relationship of the levels and facilities referred to in this clause, to the major uses within the building.
The following are the areas above referred to:
390 George Street.
325 Jarvis Street.
274 Unwin Avenue.
151 Cherry Street.
41 to 45 Baldwin Street.
(b) As a condition of development or redevelopment of land or buildings comprising, or located or to be located on a lot within any area to which paragraph (a) applies, the Council requires that:
(i) the facilities and/or matters, required to be provided by paragraph (a) shall be maintained to a reasonable standard of maintenance from and after they have been provided;
(ii) the walkways required to be provided pursuant to paragraph (a)(vi) shall be open to pedestrians at least between the hours of 8:00 a.m. and 6:00 p.m. each Monday through Friday, inclusive, with the exception of statutory holidays; and
(iii) the walkways required to be provided pursuant to paragraph (a)(vi) are lit to a minimum intensity of an average maintained horizontal illumination on their surfaces of 10 lux.
(c) The facilities and matters required by paragraph (a) shall be provided and maintained by the owner of the land at the sole risk and expense of the owner and to the satisfaction of the Corporation and in default thereof the provisions of section 325 of the Municipal Act, R.S.O. 1980, Chap. 302 shall apply.
(d) The owner of land within an area referred to in paragraph (a) is required as a condition of development or re-development of land or buildings to enter into one or more agreements with the Corporation dealing with the facilities and matters referred to in this by-law.
(e) No building permit shall be issued until the plans required by paragraph (a)(viii), (ix), (x) and (xi) have been approved by the Corporation and until the agreements required by paragraph (d) have been entered into.
(f) No building permit shall be issued until the agreements required by paragraph (d) have been entered into.
(g) The invalidity of one or more subparagraphs or clauses of paragraph (a), or of one or more of paragraphs (b), (c), (d), (e) and (f), shall not affect the validity of the other subparagraphs or clauses of paragraph (a), or the validity of paragraphs (b), (c), (d), (e) and (f), as the case may be, nor shall it affect the validity of the other provisions of this by-law; and the invalid clause or clauses, subparagraph or subparagraphs, paragraph or paragraphs, shall be severed from the balance of this subsection.
(h) For the purpose of this subsection, "redevelopment" means the removal of buildings or structures from land and the construction or erection of other buildings or structures thereon.
(4) BY-LAWS 645-76 AND 772-77 DEEMED NOT TO REPEAL CERTAIN BY-LAWS
(a) Nothing in By-laws 645-76 or 772-77 is deemed to repeal By-laws 21670, 21852, 21853, 21855, 22080, 22195, 22601, 22638, 22740, 251-67, 285-67, 331-67, 379-67, 419-67, 462-$67,100-68,379-68,182-72,130-74,131-74,164-75,309-75,380-75,363-76,364-76,366-$ 76, 367-76, 395-76, 623-76, 624-76, 272-77.
(b) Nothing in By-laws 645-76 or 772-77 is deemed to repeal the relevant provisions of Bylaw 20623 as amended by By-law 19-74 to the extent necessary to support the continued existence and validity of any of the by-laws referred to in paragraph (a).
(5) EFFECT OF BY-LAWS 35-76, 430-76 AND 831-78 ON OTHER BY-LAWS
(a) If there is a conflict between the provisions of this by-law and the provisions of the site-specific by-laws referred to herein, the provisions of the site-specific by-laws shall prevail.
The following are the site-specific by-laws referred to: By-laws 21004, 22636, 259-68, 182-71, 375-75 as amended by By-law 538-75, 666-77 as amended by By-law 675-77, Bylaws 755-77, 646-78, and 231-79.
(b) Subject to paragraph (c) nothing in By-law 35-76 is deemed to have repealed in whole or in part section 16(4) of By-law 20623 as amended, which subsection is deemed to have continued to apply in respect of the use of land and the erection and use of buildings or structures until the date of the passing of By-law 35-76.
For the avoidance of doubt, section 16(4) of By-law 20623 applied from the date of its enactment until the date of the passing of By-law 35-76 and applications for building permits made during that period must have complied with section 16(4).
(c) (i) Nothing in By-laws $35-76$ or $430-76$ is deemed to have repealed any of By-laws 267-73, 35-74, 48-74, 108-74, 209-74, 253-74, 255-74, 275-74, 308-74, 313-74, $377-$ 74 as amended by By-law 58-75, By-laws 418-74, 34-75, 167-75, 181-75, 191-75,

217-75, 218-75, 235-75 as amended by By-law 468-75, By-laws 258-75, 274-75, 276-75 as amended by By-law 443-75, By-laws 278-75, 302-75, 303-75, 311-75, $312-75,313-75,362-75,373-75,375-75$ as amended by By-law 538-75, By-laws $389-75,393-75,419-75,436-75,479-75,560-75,561-75,582-75$ as amended by Bylaw 133-76, By-laws 584-75, 585-75, 25-76, 26-76, 27-76, 28-76, 29-76, 31-76, 3276; and (517-76, S2) (603-79, S7)
(ii) Nothing in By-laws $35-76$ or $430-76$ is deemed to have repealed the relevant provisions of By-law 20623 as amended by By-law $49-75$ as amended, to the extent necessary to support the continued existence and validity of the by-laws referred to in subparagraph (i); and
(iii) Notwithstanding subparagraphs (i) and (ii), where there is a conflict between the provisions of any of the District Maps in Appendix 'A' of By-law 20623 as amended by any of the by-laws referred to in subparagraph (i), and the provisions of By-law 35-76 as amended by By-law 430-76, the provisions of By-law 35-76 as amended by By-law 430-76 shall prevail.
(d) Nothing in By-law 35-76 is deemed to have repealed By-law 20623, as amended, as it applied to the following lands immediately before the date of passing By-law 35-76;

180 Bloor Street West.<br>1-77 Queens Quay West, known as Harbour Square.<br>1 Dundas Street West, known as Eaton Centre.<br>393 and 401 University Avenue.<br>55 University Avenue.<br>55 Avenue Road, known as Hazelton Lanes.<br>257 Victoria Street.<br>789 Yonge Street, Metro Reference Library.

(e) (i) Nothing in By-laws $35-76$ or $430-76$ prevents the erection or use of a residential building or mixed-use building as permitted in a CR L3 U192 district, on any of the lands described in subparagraph (ii), provided the height of the building does not exceed the height limit applicable to those lands.
(ii) The following are the lands referred to in subparagraph (i):

110 Bloor Street West.
10 and 40 Bloor Street West.
1152-1172 Bay Street.
(f) Nothing in By-laws 35-76 or 430-76 prevents the use of the premises known in 1976 as 582 Sherbourne Street for the purposes of a club.
(g) For the purposes of sections 4(2)(b); 6(3) PART XI 7; 8(3) PART I 16(a); 8(3) PART I 20(a); 9(3) PART XI 10; 9(3) PART XI 16 and 17; 11(1)(a)4 and 7; and 11(1)(b)3; a building or structure is deemed to be lawfully erected if, on the applicable date specified for such purpose in the relevant subsection or paragraph:
(i) the building or structure was lawfully under construction;
(ii) a valid building permit authorized the erection of the building or structure, that subsequently was lawfully erected; or
(iii) a judicial order to compel the issuance of a building permit to authorize the erection of the building or structure had been or might have been obtained, and the building or structure subsequently was lawfully erected.
(h) If there is a conflict between one or more of the provisions of By-law $831-78$ and the provisions of one or more of the by-laws referred to below in this paragraph, the provisions of the by-laws referred to below shall prevail.

| By-law 78-76 | 116-134 Yorkville Avenue. |
| :---: | :---: |
| By-law 566-76 | - Certain lands between College Street and Oxford Street, west of Spadina Avenue |
| By-law 590-76 | - Certain lands on the north side of Queen Street West between Beverley Street and John Street |
| By-law 616-76 | - Lands at the north-east corner of Dundas Street East and Sherbourne Street |
| By-law 620-76 | - 12-14 Spadina Road |
| By-law 196-77 | - Lands at the south-east corner of Bloor Street West and Huron Street |
| By-law 277-77 | - 142 Pears Avenue |
| By-law 350-77 | - Lands bounded by College Street, Elizabeth Street, Gerrard Street West and University Avenue |
| By-law 353-77 | - Certain lands between Elizabeth Street and La Plante Avenue, north of Gerrard Street West |
| By-law 378-77 | - 159 Bleeker Street |
| By-law 436-77 | - 582 Sherbourne Street |
| By-law 499-77 | - 8-54 Bloor Street West |
| By-law 501-77 | - 9-11 Hazelton Avenue |
| By-law 507-77 | - Certain lands at Church Street and Isabella Street |
| By-law 512-77 | - 560 Bay Street |
| By-law 516-77 | - 102-110 Dupont Street |
| By-law 551-77 | - 11 Irwin Avenue |
| By-law 560-77 | - 32 Park Road |
| By-law 617-77 | - 14 St. Joseph Street |
| By-law 626-77 | - 188 Spadina Avenue |
| By-law 661-77 | - 55 Gould Street and 125 Bond Street |
| By-law 666-77 | - Certain lands at the south-west corner of Bloor Street West and Queen's Park |
| By-law 711-77 | - 90 Adelaide Street East |
| By-law 755-77 | - Certain lands within the block bounded by Shuter Street, Bond Street, Queen Street East and Victoria Street |
| By-law 39-78 | - 20 Albert Street |
| By-law 57-78 | - 99-113 Maitland Street |

By-law 407-78 - $\quad \begin{aligned} & \text { Lands on the east side of } \\ & \text { Pembroke Street north of Shuter Street }\end{aligned}$ (831-78, S43) (511-79, S11)
By-law 151-78 - 74 McGill Street
By-law 230-78 - 18 Cumberland Street
By-law 258-78 - 136 Beverley Street
By-law 273-78 - Lands between McCaul Street and St. Patrick Street, north of Queen Street West
By-law 311-78 - 1121 Bay Street
By-law 363-78 - 90-92 Isabella Street
By-law 383-78 - 114 and 118 Shuter Street
By-law 402-78 - 355 College Street
By-law 474-78 - 575 Jarvis Street
By-law 481-78 - Certain lands on the west side of Augusta Avenue between College and Oxford Streets
By-law 486-78

- 110 Bloor Street West

By-law 512-78 - Certain lands in the block bounded by Richmond Street West, Sheppard Street, Adelaide Street West and York Street

By-law 532-78 - Certain lands within the area bounded by Shuter Street, River Street, Queen Street East and Trefann Street
By-law 534-78 - Certain lands within the area bounded by Shuter Street, River Street, Queen Street East and Trefann Street
By-law 542-78 - 194 and 196 Davenport Road
By-law 559-78 - 1110 Bay Street
By-law 574-78 - 346 Dundas Street East
By-law 584-78 - 182 and 184 Davenport Road
By-law 660-78 - 55 Belmont Street
By-law 613-78 - 21-23 Pembroke Street
By-law 626-78 - 12 and 14 Cumberland Street
By-law 646-78 - 10 King's College Road and 35 St. George Street
By-law 661-78 - 610-620 Spadina Avenue
By-law 758-78

- 27 Wellesley Street East

By-law 792-78 - 447 Church Street
By-law 796-78 - 171 Dundas Street West

By-law 860-78 - 187 King Street East
By-law 874-78 - 200 Avenue Road
By-law 878-78 - South-East corner Gloucester Street and Church Street
By-law 885-78 - 18 St. Joseph Street
(6) EFFECT OF CERTAIN CONVEYANCES FOR HIGHWAY PURPOSES ON BY-LAW COMPLIANCE ON REMAINDER OF LOT
Notwithstanding any other provision of this by-law, where lands are conveyed for the purpose of widening, realigning, opening or extending a public highway or for the purpose of a reserve strip, and provided:
(i) in the case of an existing building or structure so long as the principal building or structure continues to be on the remaining portion of the lot; or
(ii) in the case of a proposed building or structure or portion thereof, where the plans for the proposed building or structure or portion thereof have been approved by Council before the date of the conveyance and so long as the principal building or structure continues to be on the remaining portion of the lot;
the following matters shall be calculated as hereinafter set out:
A. the lot area as it existed before the conveyance shall be used for calculating the permissible:
I. gross floor area;
II. number of dwelling units;
III. non-residential gross floor area;
IV. residential gross floor area; or
V. in the case of a mixed-use building or structure, the combination of residential and non-residential use density;
B. the landscaped open space and common outdoor space requirements shall be reduced by an amount equivalent to the area of the portion of the lot conveyed; and
C. the location of the building or structure or part thereof, existing or proposed to be erected with respect to lot line setbacks, distances and angular plane requirements shall be measured from the lot lines as they existed before the conveyance.

## SECTION 12A <br> SPECIAL PROVISIONS RELATING TO THE YONGE-ST. CLAIR AREA <br> (1) AREA TO WHICH THIS SECTION APPLIES

This section applies only in the Yonge-St. Clair Area or in some portion of the Yonge-St. Clair Area as is in this section set forth.

## (2) SECTION 8(3) PART I 1(b) DOES NOT APPLY

Section 8(3) PART I 1(b) does not apply in the Yonge-St. Clair Area .
(3) SECTION 8(3) PART I 3(a) DOES NOT APPLY
(a) Section 8(3) PART I 3(a) does not apply in the Yonge-St. Clair Area, but this subsection applies in the Yonge-St. Clair Area instead.
(b) Notwithstanding section 8(3) PART I 1(a) and 2, no person shall, on a lot in a U40, U60 or U120 zone in the Yonge-St. Clair Area, erect or use a mixed-use building where the sum of
(i) a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
(ii) 100 times the number of $d$ welling units in the mixed-use building
is greater than the product of
(iii) a number equal to the number of square metres comprising the area of the lot multiplied by
(iv) the constant prescribed below for the density zone in which the lot is located:

| Density Zone | Constant |
| :--- | :--- |
| L1 U100 | 1.5 |
| L1 U150 | 2.5 |
| L3 U100 | 3.0 |
| L2 U150 | 3.0 |
| L3 U150 | 3.0 |
| L1 U300 | 3.8 |
| L2 U300 | 4.25 |
| L7 U300 | 7.0 |
| L5 U300 | 8.0. |

(4) SECTION 8(3) PART I 7 DOES NOT APPLY
(a) Section 8(3) PART I 7 does not apply in the Yonge-St. Clair Area, but this subsection applies in the Yonge-St. Clair Area instead.
(b) Section 8(3) PART I 2 and 3(a) does not prevent the erection or use on a lot of a residential building or a mixed-use building containing a greater number of dwelling units than that permitted by those paragraphs, provided:
(i) the dwelling units in the building are erected and used exclusively for the purpose of senior citizens' housing by a government agency;
(ii) the number of dwelling units in the building does not exceed the number specified below for the density zone in which the lot is located:

| Density Zone | No. of Senior Citizens' <br> Housing Dwelling Units |
| :--- | :--- |
| L1 U100 | $370 \quad$dwelling units per hectare of <br> lot area or one dwelling unit for <br> every 27 square metres of lot area |
| L1 U150 and | $500 \quad$dwelling units per hectare of <br> lot area or one dwelling unit for <br> every 20 square metres of lot area |
| L2 U100 U150 and | $620 \quad$dwelling units per hectare of <br> lot area or one dwelling unit for <br> every 16 square metres of lot area |
| L3 U150 U300 | 740dwelling units per hectare of <br> lot area or one dwelling unit for <br> every 13.5 square metres of lot area |

L2 U300

L5 U300 and
L7 U300

860 dwelling units per hectare of
lot area or one dwelling unit for every 11.5 square metres of lot area
990 dwelling units per hectare of lot area or one dwelling unit for every 10 square metres of lot area;
(iii) in the case of a mixed-use building, the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
B. 44 times the number of dwelling units in the mixed-use building does not exceed the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. the constant prescribed below for the density zone in which the lot is located:

| Density Zone | Constant |
| :--- | :--- |
| L1 U100 | 1.8 |
| L1 U150 | 2.5 |
| L3 U100 | 3.0 |
| L2 U150 | 3.0 |
| L3 U150 | 3.0 |
| L1 U300 | 3.8 |
| L2 U300 | 4.25 |
| L7 U300 | 7.0 |
| L5 U300 | 8.0. |

## (5) SECTION 8(3) PART 19 (ii) DOES NOT APPLY IN CERTAIN COMPUTATIONS

In computing the number of dwelling units permitted by section 8(3) PART I 9, section 8(3) PART I 9(ii) does not apply in the Yonge-St. Clair Area, but this subsection is substituted for section 8(3) PART I 9(ii):
(ii) the residential gross floor area and the sum of the residential gross floor area and the non-residential gross floor area do not exceed the areas prescribed below for the density zone in which the lot is located:

|  |  | Sum of Residential Gross |
| :---: | :---: | :---: |
| Density | Residential Gross | Floor Area plus Non-Resi- |
| Zone | Floor Area | dential Gross Floor Area |
| L1 U100 | 1.0 times the area of the lot | 1.5 times the area of the lot |
| L1 U150 | 1.5 times the area of the lot | 2.5 times the area of the lot |
| L3 U100 | 1.0 times the area of the lot | 3.0 times the area of the lot |
| L2 U150 | 1.5 times the area of the lot | 3.0 times the area of the lot |
| L3 U150 | 1.5 times the area of the lot | 3.0 times the area of the lot. |

(6) SPACE INCLUDED IN OR EXCLUDED FROM GROSS FLOOR AREA

Notwithstanding the definition of gross floor area, in computing the gross floor area of a C building or C structure in the Yonge-St. Clair Area, gross floor area:
(i) includes all commercial floor space below grade; but
(ii) excludes any such space below grade used for heating equipment, storage, parking and other accessory uses; and
(iii) excludes electrical and mechanical penthouse areas above grade.
(7) PARKING AREAS ABOVE GRADE IN BUILDINGS OVER SUBWAY NOT INCLUDED IN NON-RESIDENTIAL GROSS FLOOR AREA

Notwithstanding the definitions of "non-residential gross floor area" and "residential gross floor area', in the Yonge-St. Clair Area non-residential gross floor area, in the case of buildings above the right-of-way of the subway of the Toronto Transit Commission, does not include areas above grade used for parking motor vehicles.

## (8) CERTAIN PROVISIONS OF SECTION 8(1) DO NOT APPLY

The provisions of section 8(1) permitting certain non-residential uses in CR districts do not apply in the Yonge-St. Clair Area but the following uses are permitted instead:
(i) a public elementary school, a separate elementary school; a community centre, including a municipal community centre; a playlot; a community health centre; a day nursery, a nursery school, a church; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service including, but not limited to, employment, immigration, counselling, welfare and legal services; and any use that is accessory to a use otherwise permitted by this sub-paragraph;
(ii) municipal baths and swimming pool, Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A., a private academic, philanthropic or religious school; a Bible Insitute, a religious library or reading room; a clinic or treatment centre operated by the Alcoholism and Drug Addiction Research Foundation; The Salvation Army; a public library, a public art gallery or a public museum having a gross floor area no greater than 1400 square metres; a fire hall; a police station; a public hall for use only for lectures and meetings and for art exhibits, concerts and other displays or performances of a cultural nature;
(iii) a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop, a newsstand, a hardware shop, a place of business of a bank, trust company, savings and loan or credit union that provides service to the public; an eating establishment, a box lunch shop; a shoe repair shop, a shoe shine shop, a tailor's shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop; a personal grooming establishment; a book store, a florist shop;
(iv) a retail store, a pawnbroker's shop, a dressmaker's shop, a pet shop, a real estate sales of fice; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholster's shop, a spotting and stain removing establishment, a duplicating shop;
(v) an office, a government office, a business office (except a newspaper plant, a television broadcasting station, studio or theatre); an administrative office of a nonprofit institution of a religious, educational, recreational, fraternal or philanthropic nature;
(vi) a custom workshop, an artist's studio;
(vii) a private art gallery, a gallery, a photographer's shop, a photographer's studio, a club;
(viii) a commercial school, a clinic, a massage parlour operated by or under the direct supervision of a member of the Society of Registered Remedial Masseurs of Ontario, an ornamental structure;
(ix) a sign or bulletin board that is permitted in an R1 district;
(x) one or more facial signs on a non-residential building, including the nature of the occupancy or occupancies of the building subject to the following conditions and limitations:
A. each sign, if illuminated, shall be of a non-flashing type;
B. each sign shall consist only of letters not exceeding 0.5 metres in height;
C. no portion of a sign shall project above the roof of the building in the case of a flat-roofed building or above the eaves in the case of a pitched-roof building and in no event more than 7.5 metres above grade;
D. no sign shall project more than 0.5 metres out from the wall upon which it is erected or displayed;
E. no sign shall be erected or displayed other than on the main front wall of the building, except that where the building is on a corner lot, one non-illuminated facial sign complying with the requirements of clauses $B, C$ and $D$ may be erected and displayed on the side of the building facing on the flank of the lot;
(xi) one or more free-standing signs on the same lot as a nonresidential building, indicating the nature of the occupancy or occupancies of the building, subject to the following conditions and limitations:
A. in the case of an inside lot, not more than one such sign may be erected between the front lot line and the main wall of such building located opposite the front lot line, and not more than one such sign may be erected between the rear lot line and the main wall of such building located opposite the rear lot line in the case where the rear lot line coincides with a street line;
B. in the case of a corner lot, one such sign, in addition to the signs referred to in clause A, may be erected between the main wall of such building located opposite a flank of the lot and the flank;
C. no such sign shall exceed 1.7 square metres in area, be more than 0.3 metres thick or exceed a height of one metre, excluding supports, which shall not exceed 0.6 metres in height;
D. each sign, if illuminated, shall have soft internal illumination and shall be of a non-flashing type;
E. each sign shall be inscribed only with letters, symbols or numbers, or with all or any of them, not exceeding 230 millimetres in height;
F. each sign shall be constructed of masonry, tile, plastic, stainless steel or other rust-proof metal, or of all or any of them;
(xii) a directional sign or signs referred to in section 7(2) 19 (viii);
(xiii) a temporary, non-illuminated sign, not exceeding 2.3 square metres in area, advertising the sale, rental or lease of a building, or space therein; and
(xiv) in respect of an apartment house as described in section 6(3) PART 11 11(j), a sign or signs permitted thereby.
(xv) a parking lot, a parking station;
(xvi) a use that is accessory to any of the uses referred to in sub-paragraphs (i) to (xiv), inclusive.

## (9) USES PROHIBITED IN CR(a) AND CR(c) DISTRICTS

Notwithstanding sections 8(1); 8(2) I, 3, 4, 6, 7, 9, I0, II, 12, 14, 23 and 25; 8(3) PART I II to 16 , inclusive; 8(3) PART II 1 and 2; 8(3) PART III 2 and 3; or subsection (8) of this section; no person shall, in a district within the Yonge-St. Clair Area designated on a District Map as $C R(a)$ or $C R(c)$, use land or erect or use a building or structure for any of the following purposes:
a grocery shop, a bake-shop, a butcher shop, a delicatessen, a pharmacy, a variety or smoke shop, a newsstand, a hardware shop, a shoe repair shop, a shoe shine shop, a tailor's shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop; a barber shop, a ladies' hairdressing establishment; a book shop, a florist shop;
a retail store, a pawnbroker's shop, a dressmaker's shop, a pet shop, a real estate sales office; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment, a duplicating shop.

## (10) USES PROHIBITED IN CR(c) DISTRICTS ONLY

Notwithstanding sections 8(1); 8(2) 1, 3, 4, 6, 7, 9, 10, 11, 12, 14, 23 and 25; 8(3) PART I II to 16 , inclusive; 8(3) PART II 1 and 2; 8(3) PART III 2 and 3 ; or subsection (8) of this section; no person shall in a district within the Yonge-St. Clair Area designated on a District Map as CR(c) use land or erect or use a building or structure for any of the following purposes:
municipal baths and swimming pool, Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A., a private academic, philanthropic or religious school, a Bible Institute, a religious library or reading room; a clinic or treatment centre operated by the Alcoholism and Drug Addiction Research Foundation; The Salvation Army; a public hall for use only for lectures and meetings and for art exhibits, concerts and other displays or performances of a cultural nature;
a place of business of a bank, trust company, savings and loan company or credit union that provides service to the public;
an office, a government office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal or philanthropic nature;
a commercial school (other than a commercial school giving instruction in the performing arts, music or fine art), a clinic, a massage parlour operated by or under the direct supervision of a member of the Society of Registered Remedial Masseurs of Ontario.
(11) CERTAIN USES OTHERWISE PROHIBITED THAT ARE PERMITTED IN CR(b) AND CR(c) DISTRICTS
Notwithstanding anything in this by-law, neither this by-law nor any restrictive by-law as defined in section 14 prevents the use of land or the erection or use of a building or structure in the Yonge-St. Clair Area for any of the following purposes:
(i) in the case of a lot in a district designated on a District Map as CR(b), for the purpose of an automobile service station; or
(ii) in the case of a lot in a district designated on a District Map as CR(c), for a retail store dealing only in one or more of the following items: antiques, custom design goods, fireplace accessories for domestic fireplaces, crafts, artists' supplies, musical instruments or musicians' supplies; a wholesaling operation accessory to a sheet music publisher's office or store; a store for the sale of furniture including light manufacture, repair and assembly of furniture; welding operations in a sculpture studio used for artistic purposes.

## (12) SECTION 8(3) PART I 11(i) DOES NOT APPLY

Section 8(3) PART I 11 applies mutatis mutandis in the Yonge-St. Clair Area provided, however, section 8(3) PART I 11 (i) does not apply in the Yonge-St. Clair Area, but the provisions hereinafter set forth in this subsection apply in the Yonge-St. Clair Area instead of section 8(3) PART I 11 (i):
(i) the additional non-residential gross floor area is used for the purposes of one or more of the following uses:
a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres; any use that is accessory to a use otherwise permitted by this subparagraph;
and does not exceed the relevant floor area as set out below:
0.2 times the lot area in a building on a lot in an LO.5, L1, L1.5 or L2 zone; or
0.3 times the lot area in a building on a lot in an L3 zone; or
0.5 times the lot area in a building on a lot in an L5 zone; or
0.7 times the lot area in a building on a lot in an L7 zone.
(13) LIMITATION OF AMOUNT OF NON-RESIDENTIAL GROSS FLOOR AREA FOR RETAIL USES IN CR DISTRICT
Notwithstanding anything herein contained, in the Yonge-St. Clair Special Area in a district designated CR on a District Map, non-residential gross floor area used for the purposes of retail stores or other retail use shall not exceed 0.9 times the area of the lot, and the floor level of the area used for the purposes of a retail store or other retail use shall be no higher than one metre above grade and no lower than one metre below grade.
(14) NUMBER OF DWELLING UNITS DEPENDENT ON SETBACK

Notwithstanding this by-law, no person shall, after November 10, 1976, in the Yonge-St. Clair Area, in an area designated " R " on a District Map, erect a building or structure containing $25 d$ welling units or more, unless the minimum front lot line setback of structures below grade is six metres.

## (15) SETBACK REGULATIONS

No person shall, within the portion of the Yonge-St. Clair Area designated on a District Map as Yonge-St. Clair Special Area erect or use a building or structure except in compliance with the following regulations relating to setbacks:
(i) the lowest 4.5 metres of a building or structure above the average level of the sidewalk on the frontage of the building or structure on Yonge Street or St. Clair Avenue shall be set back at least three metres from the limit of the street and shall be free from any column, or other structure (including a free-standing sign);
(ii) the portion of the building or structure constituting at least the storey above the lowest 4.5 metres above the average level of the sidewalk of the frontage on those streets must be set back not more than 0.3 metres, nor less than 150 millimetres, from the limit of the street;
(iii) the portion of the building or structure more than 17 metres above the average level of the sidewalk of the frontage on those streets, must be set back a distance of not less than six metres from the limit of the street;
(iv) notwithstanding anything herein, in respect of buildings fronting on the east side of Yonge Street between the southerly limit of St. Clair Avenue and the northerly limit of Rosehill Avenue, and fronting on the east side of Yonge Street between the northerly limit of St. Clair Avenue and a point 88 metres north from that northerly limit, the following regulations prevail:
A. the lowest 4.5 metres of a building or structure above the average level of the sidewalk on the frontage of the building or structure on Yonge Street or St. Clair Avenue shall be set back at least six metres from the easterly limit of Yonge Street as it was on November 10, 1976, and shall be free from any column or other structure (including a free-standing sign);
B. the portion of the building or structure constituting at least the storey above the lowest 4.5 metres above the average level of the sidewalk shall be set back neither less than three metres nor more than 3.2 metres from the easterly limit of Yonge Street as it was on November 10, 1976;
C. the portion of the building or structure more than 17 metres above the average level of the sidewalk shall be set back not less than nine metres from the easterly limit of Yonge Street as it was on November 10, 1976;
(v) notwithstanding anything herein, in respect of buildings fronting on the east side of Yonge Street from a point 88 metres north of the northerly limit of St. Clair Avenue to the southerly limit of Heath Street, the following regulations prevail:
A. the lowest 4.5 metres of a building or structure above the average level of the sidewalk on the frontage of the building or structure on Yonge Street shall be set back at least 3.5 metres from the easterly limit of Yonge Street as it was on November 10, 1976, and shall be free from any column, or other structure (including a free-standing sign);
B. the portion of a building or structure constituting at least the storey above the lowest 4.5 metres above the average level of the sidewalk shall be set back neither less than 0.6 metres nor more than 0.8 metres from the easterly limit of Yonge Street as it was on November 10, 1976;
C. the portion of a building or structure more than 17 metres above the average level of the sidewalk shall be set back at least six metres from the easterly limit of Yonge Street as it was on November 10, 1976.

## (16) REGULATIONS AS TO APARTMENT HOUSES

Notwithstanding anything herein, no apartment house shall be erected in the Yonge-St. Clair Area in an R district designated on a District Map from and after November 10, 1976 unless at least 25 per cent of the dwelling units in the apartment house contain two or more bedrooms, and all the dwelling units shall be so located on storeys that the lowest floor of the $d$ welling unit is no higher than three storeys above grade, and the principal means of ingress and egress to the dwelling units shall be provided by means other than an elevator, escalator or other mechanical device.

## (17) LIMITATION OF GROSS FLOOR AREA FOR RETAIL USES IN CIS DISTRICT

Notwithstanding anything herein, in the Yonge-St. Clair Special Area in a district designated C1S on a District Map, the gross floor area used for the purposes of retail stores or other retail use shall not exceed 0.9 times the area of the lot, and the floor level of the area used for the purposes of a retail store or other retail use shall be no higher than one metre above grade, and shall be no lower than one metre below grade.

## (18) SECTION 7(1) DOES NOT APPLY IN RESPECT OF SIGNS

The provisions of section 7(1) permitting certain signs in Cls districts do not apply in the Yonge-St. Clair Area, but in a CIS district in the Yonge-St. Clair Area the erection and use of signs are subject to subsection (8).

## (19) CERTAIN EXCESSIVE NON-RESIDENTIAL GROSS FLOOR AREA PERMITTED

(a) In the case of a building or structure on a lot in the Yonge-St. Clair Area that, on November 10, 1976, had a greater gross floor area used for commercial purposes than the non-residential gross floor area permitted by this by-law, this by-law does not prevent the use of the building or structure for commercial purposes that are permitted by this by-law in respect of the district in which the building or structure is located, provided:
(i) either the building or structure was lawfully erected on the lot on November 10, 1976; or, a bona fide application for a building permit for the erection of the building or structure on the lot had been made before November 10, 1976, and a building permit had thereafter been lawfully issued and the owner of the lot had proceeded bona fide with the lawful erection of the building or structure in accordance with the terms of the building permit; and
(ii) the gross floor area used for commercial purposes is not increased beyond the gross floor area used for commercial purposes on November 10, 1976.
(b) A building or structure on a lot in the Yonge-St. Clair Area that, on November 10, 1976, had a gross floor area used for commercial purposes greater than the nonresidential gross floor area permitted by this by-law, may be replaced or reconstructed if the building or structure is razed or damaged, wholly or partly, by fire, explosion, tempest or other act of God, provided:
(i) either the building or structure was lawfully erected on the lot on November 10, 1976; or, a bona fide application for a building permit for the erection of the building or structure on the lot had been lawfully made before November 10, 1976, and a building permit had thereafter been lawfully issued and the owner of the lot had proceeded bona fide with the lawful erection of the building or structure in accordance with the terms of the application for building permit; and
(ii) the gross floor area used for commercial purposes and the height of the rebuilt or reconstructed building or structure does not exceed the gross floor area used for commercial purposes and the height on November 10, 1976, of the building or structure that was razed or damaged, wholly or partly, by fire, explosion, tempest or other act of God; and
(iii) the rebuilt or reconstructed building or structure is in the same position relative to the lot lines as the former building or structure.
(c) In this subsection, "commercial purposes" means government office and all the following uses:
(i) a private hospital, a commercial school (except a trade school); an eating establishment, including therein a tavern, but excluding therefrom a dairy bar or refreshment room or stand;
(ii) a retail store, including therein a custom workshop as an accessory use, an eating establishment, including therein a tavern, but excluding therefrom a dairy bar or refreshment room or stand;
(iii) a private art gallery;
(iv) a retail store, a sample or showroom, a delicatessen shop, a box lunch shop, a caterer's shop, a bake-shop, an eating establishment, an auctioneer's premises, a commercial lending library, a pawnbroker's shop, a photographer's shop, secondhand shop, a tailor's shop, a pet shop, a sales or hire garage;
(v) a dressmaker's shop, a motor vehicle repair shop, class $A$, a locksmith's or gunsmith's shop, a shoe repair shop, a taxidermist's shop, an upholsterer's shop, a laboratory, class $A$, a custom workshop, a private commercial garage;
(vi) a business office; an office building, a film exchange, an artist's or photographer's studio, a motion picture studio, a commercial school, a clinic, an undertaker's establishment;
(vii) a service and repair shop, a barber's shop, a ladies' hairdressing establishment, a shoe shine shop, a massage establishment, a dry-cleaner's distributing station, a spotting and stain removing establishment, a dry-cleaning shop, a laundry shop, an automobile service station, a parking lot, a parking station, a taxicab stand or station, a car washing establishment, a cold storage locker plant, an animal hospital, a duplicating shop, a printing plant in which not more than 10 persons are employed;
and gross floor area has the meaning given to it by section 2 as varied by subsection (6) of this section in respect of $C$ buildings and $C$ structures.

## (20) CERTAIN EXCESSIVE HEIGHT PERMITTED

(a) This by-law does not prevent the use of a building or structure on a lot in the YongeSt. Clair Area that, on November 10, 1976, had a height greater than that permitted by this by-law, for a use permitted by this by-law in respect of the district in which the building or structure is located provided:
(i) either the building or structure was lawfully on the lot on November 10, 1976; or, a bona fide application for a building permit for the erection of the building or structure on the lot had been made before November 10, 1976, and a building permit had thereafter been lawfully issued and the owner of the lot had proceeded bona fide with the lawful erection of the building or structure in accordance with the terms of the application for building permit; and
(ii) the non-residential gross floor area, or the residential gross floor area, as the case may be, that is so used does not exceed the non-residential gross floor area, or the residential gross floor area, as the case may be, so used on November 10, 1976, or the non-residential gross floor area, or the residential gross floor area, as the case may be, permitted by this by-law, whichever is the greater.
(b) A building or structure on a lot in the Yonge-St. Clair Area that, on November 10, 1976, had a height greater than that permitted by this by-law may be replaced or reconstructed if the building or structure is razed or damaged, wholly or partly, by fire, explosion, tempest, or other act of God, provided:
(i) either the building or structure was lawfully on the lot on November 10, 1976; or, a bona fide application for a building permit for the erection of the building or structure on the lot had been made before November 10, 1976, and a building permit had thereafter been lawfully issued and the owner of the lot had proceeded bona fide with the lawful erection of the building or structure in accordance with the terms of the application for building permit;
(ii) the height of the rebuilt or reconstructed building or structure does not exceed the height of the building or structure that was so razed or damaged;
(iii) the non-residential gross floor area, or the residential gross floor area, as the case may be, in the rebuilt or reconstructed building or structure does not exceed the non-residential gross floor area, or the residential gross floor area, as the case may be, so used on November 10, 1976, or the non-residential gross floor area, or the residential gross floor area, as the case may be, permitted by this by-law, whichever is the greater; and
(iv) the rebuilt or reconstructed building or structure is in the same position relative to the lot lines as the former building or structure.
(21) SETBACKS AT VARIANCE WITH SETBACKS PRESCRIBED BY SUBSECTION (15)
(a) This by-law does not prevent the use of a building or structure on a lot in the YongeSt. Clair Area that, on November 10, 1976, had setbacks at variance with the setbacks prescribed by subsection (15), for a use permitted by this by-law in respect of the district in which the building or structure is located provided:
(i) either the building or structure was lawfully erected on the lot on November 10, 1976; or, a bona fide application for a building permit for the erection of the building or structure on the lot had been made before November 10, 1976, and a building permit had thereafter been lawfully issued and the owner of the lot had proceeded bona fide with the lawful erection of the building or structure in accordance with the terms of the application for building permit; and
(ii) the non-residential gross floor area, or the residential gross floor area, as the case may be, that is so used, does not exceed the non-residential gross floor area or the residential gross floor area, as the case may be, so used on November 10, 1976.
(b) A building or structure on a lot in the Yonge-St. Clair Area that, on November 10, 1976, had setbacks at variance with the setback prescribed by subsection (15), may be replaced or reconstructed if the building or structure is razed or damaged, wholly or partly, by fire, explosion, tempest or other act of God, provided:
(i) either the building or structure was lawfully on the lot on November 10, 1976; or, a bona fide application for a building permit for the erection of the building or structure on the lot had been made before November 10, 1976, and a building permit had thereafter been lawfully issued and the owner of the lot had proceeded bona fide with the lawful erection of the building or structure in accordance with the terms of the application for building permit;
(ii) the height of the rebuilt or reconstructed building or structure does not exceed the height of the building or structure that was so razed or damaged;
(iii) the non-residential gross floor area, or the residential gross floor area, as the case may be, in the rebuilt or reconstructed building or structure does not exceed the non-residential gross floor area, or the residential gross floor area, as the casc may be, so used on November 10, 1976, in the building or structure that was so razed or damaged; and
(iv) the rebuilt or reconstructed building or structure is in the same position relative to the lot lines as the former building or structure.

## (22) CERTAIN BUILDINGS VACANT ON NOVEMBER 10, 1976 DEEMED TO HAVE BEEN USED ON THAT DATE

For the purposes of subsections (19), (20) and (21), where a building or structure on a lot in the Yonge-St. Clair Area was vacant in whole or in part on November 10, 1976, it is deemed to have been lawfully used on that date for the purpose or purposes referred to in subsections (19), (20) and (21) if the last use of the whole or part of the building or structure was for a purpose or purposes so permitted on November 10, 1976.
(23) SECTION 11(1)(b)3(b) DOES NOT APPLY

Section 11(1)(b)3(b) does not apply in the Yonge-St. Clair Area.
(24) PROVISIONS RELATING TO SPECIFIC PROPERTIES IN THE YONGE-ST. CLAIR AREA
(a) Neither this by-law nor any restrictive by-law as defined in section 13(a) prevents the use of land or the erection on the property known in 1976 as 1639 Yonge Street for the purposes of an undertaker's establishment; provided, however, whether or not a portion of that property is used for the purpose of an undertaker's establishment, no portion of the property more than 45 metres distant from the front lot line of the property is used for any purposes except for residential uses permitted in a CR district in the Yonge-St. Clair Area, and uses accessory to those non-residential uses.
(b) Neither this by-law nor any restrictive by-law as defined in section 14 prevents the use of land or the erection or use of a building or structure on the property known in 1976 as 1501 Yonge Street for the purposes of a motion picture theatre, provided the seating capacity of the motion picture theatre does not exceed the seating capacity of the motion picture theatre on the property on November 10, 1976.
(c) Neither this by-law nor any restrictive by-law as defined in section 14 prevents the use of land or the erection or use of a building or structure on the property known in 1976 as 1521 Yonge Street for the purposes of a motion picture theatre, provided the seating capacity of the motion picture theatre does not exceed the seating capacity of the motion picture theatre on the property on November 10, 1976.
(d) Neither this by-law nor any restrictive by-law as defined in section 14 prevents the erection or use of an addition to the bakery building existing in 1976 within the C2 V1 district fronting on the north side of Alcorn Avenue, provided the addition does not exceed the height of the highest portion of the bakery building existing on the date of the passing of this by-law, and the addition does not, in any event, exceed a height of 15 metres above grade, provided the addition is erected or used on the portion of the property that is distant not more than 24 metres from the northerly limit of Alcorn Avenue, and the addition is in all other respects subject to all provisions of this by-law pertaining to the district in which the addition is located.
(e) Neither this by-law nor any restrictive by-law as defined in section 14 prevents the use of the lands known in 1979 as 22-24 Birch Avenue and 13-17 Alcorn Avenue for the purpose of a hardware store and showroom, including the following ancillary uses: storage and warehousing, a business office, a workshop for refinishing and repairing hardware.

## (25) NO EATING ESTABLISHMENT IN CERTAIN AREA ON EITHER SIDE OF BALMORAL AVENUE

No person shall, within the area on either side of Balmoral Avenue designated CR(b) L1 U100 by this section, erect or use a building or structure for the purpose of an eating establishment.
(26) QUALIFIED PERMISSION FOR EATING ESTABLISHMENTS IN CERTAIN AREA ON EITHER SIDE OF YONGE STREET
No person shall, within the area on either side of Yonge Street south of St. Clair Avenue designated CR(b) L2 U150 by this section, use a building or structure for the purpose of an eating establishment unless that use, including any accessory use, occupies less than 150 square metres of floor area.

|  |  |
| :---: | :---: |
| TORONTO BY-LAW NUMBER | $1986-0438$ |
| BOX NUMBER | $P 023439$ |
| Produced acco of electronic re Spadina <br> The images created during and correct Clerk's | standards for the creation ty of Toronto Archives, 255 Ontario, M5R 2V3. <br> electronic document were rse of business and are true ginals retained by the City of Toronto Archives. |
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## SECTION 13-CERTAIN EXISTING BY-LAWS TO PREVAIL

The by-laws set out in the schedule hereto and each of the provisions thereof shall continue in full force and effect and wherever there is a conflict between a provision of this by-law and a provision of any of those by-laws, the latter provision shall prevail.

## SCHEDULE

By-law 13409 ,imposing certain restrictions on the use of land fronting or abutting on University Avenue, passed November 2, 1931, as amended by By-law 13861, passed March 6, 1933, By-law 14098, passed April 30, 1934, By-law 14124, passed June 11, 1934, By-law 15203, passed August 11, 1939, By-law 15986, passed September 7, 1943, By-law 16367, passed June 25, 1945, By-law 17192, passed March 8, 1948, By-law 19647, passed April 9, 1956, By-law 19950, passed April 1, 1957, By-law 19978, passed April 29, 1957, By-law 20196, passed December 9, 1957, By-law 20272, passed March 17, 1958, By-law 20814, passed November 23, 1959, By-law 21003, passed June 6, 1960, By-law 22164, passed May 25, 1964, By-law 22522, passed June 25, 1965, and By-law 22798, passed March 16, 1966, and By-law 48-79, passed December 18, 1978, and as such By-law 13409 is further amended by By-law $78-84$ (79-84), except with respect to By-law 270-81, or By-law 697-82, or By-law $531-81$ or $312-83$, or By-law 273-84, which shall prevail;
By-law 16825, restricting use for offices and certain other purposes only lands and buildings within the areas adjacent to east, west and north sides of the proposed Civic Square, passed February 3, 1947, as amended by By-law 16980, passed June 23, 1947, By-law 20057, passed June 25, 1957 and By-law $60-75$, passed November 10, 1976, By-law $650-80$, passed August 18, 1980, By-law 788-80, passed October 14, 1980, By-law 594-82, passed September 23, 1982, By-law 226-85, passed March 25, 1985;

By-law 267-73, amending By-law 20623 to permit an apartment house on certain lands between McCaul Street and St. Patrick Street, north of Queen Street West, passed September 14, 1973;
By-law 42-76, amending By-law 20623 respecting certain lands on Henry, Baldwin and Cecil Streets, passed February 4, 1976;
By-law 590-76, amending By-law 20623 respecting certain lands between Beverley Strect and John Street and partly fronting on Queen Street West, passed November 10, 1976;
By-law 591-76, amending By-law 35-76, as amended by By-laws 430-76 and 517-76, to delete therefrom the lands described in By-law 590-76, passed November 10, 1976;

By-law 20-77, amending By-law 590-76 respecting certain lands between Beverley Street and John Street and partly fronting on Queen Street West, passed January 17, 1977;
By-law 625-77, amending By-law 35-76, as amended, respecting certain lands known as 199 Spadina Avenue, passed October 11, 1977;
By-law 272-78, amending By-law 35-76, as amended, respecting certain lands between McCaul Street and St. Patrick Street, north of Queen Street, passed April 24, 1978;
By-law 273-78, amending By-law 20623 respecting certain lands between McCaul Street and St. Patrick Street, north of Queen Street, passed April 24, 1978;
By-law 257-78, amending By-law 35-76, as amended by By-laws 430-76, 517-76 and 683-76 to delete therefrom 136 Beverley Street, passed April 24, 1978;
By-law 83-74, amending By-law 20623 respecting certain lands at the north-west corner of Yonge Street and Lawrence Avenue West, passed March 15, 1974, as amended by By-law 466-76, passed October 4, 1976;

By-law 631-76, amending By-law 16110, as amended and By-law 20623 respecting the use of 3250 Yonge Street as a secondhand shop for the sale of used clothing, passed November 10, 1976;
By-law 632-76, amending By-law 16110, as amended, and By-law 20623 respecting the use of 3402 1/2 Yonge Street as a secondhand shop respecting the exchange and sale of books and records, passed November 10, 1976;
By-law 252-74, amending By-law 20623 respecting certain lands between Richmond Street West and Adelaide Street West, east of Stafford Street;
By-law 318-76, amending By-law 136-73, as amended, respecting restrictions on the heights of buildings and structures within the Niagara Improvement Area;
By-law 396-77, amending By-law 20623 so as to permit the erection of a residential building at 707 Adelaide Street West;

By-law 417-77, amending By-law 20623 respecting certain lands between Pauline and Brock Avenues, on the south side of Wallace Avenue;
By-law 345-79, amending By-law 20623 respecting certain lands within the area bounded by King Street West, Tecumseth Street, Wellington Street West and Bathurst Street;

By-law 216-80, amending By-law 20623 respecting 1272 Dupont Street;
By-law 566-76, amending By-law 20623 to permit the erection of an apartment house for senior citizens with retail stores on certain lands abutting College and Oxford Streets between Spadina and Augusta Avenue;
By-law 482-78, amending By-law 20623 respecting certain lands on the west side of Augusta Avenue between College and Oxford Street;

By-law 20904, further amending By-laws 18642 and 20623 to permit the erection, on lots on Erskine Avenue, south side, between Redpath Avenue and 35.84 metres west of Mount Pleasant Road, of buildings containing a gross floor area not exceeding the lot area, passed February 15, 1960;

By-law 21218, amending By-law 20623 to permit the extension of Century Cleaners Limited (rear of Yonge Street, between Sherwood and Keewatin Avenues) by the use of a 7.77 metre strip of land, running northerly from Keewatin Avenue, for access driveway and parking purposes, passed April 24, 1961;
By-law 21739, amending By-law 20623 by designating as Cl V1 a certain area on the north side of Hillsdale Avenue East to the east of the Cl district on the east side of Yonge Street, now designated R2 V1, passed February 18, 1963;
By-law 22034, amending By-law 20623 respecting 23 and 55 Brownlow Avenue, passed December 9, 1963;
By-law 22036, amending By-law 20623 respecting 16 to 42 Brownlow Avenue and Nos. 75 to 91 Redpath Avenue, passed December 9, 1963;
By-law 22199, amending By-law 20623 respecting premises known as $44-66$ Holly Street, passed June 20, 1964;
By-law 22290, amending By-law 20623 respecting 211 to 287 Balliol Street and 5 to 15 Pailton Crescent, passed November 9, 1964;

By-law 22322, amending By-law 20623 respecting 18 to 52 Edith Drive, passed November 9, 1964;

By-law 22418, amending By-law 20623 respecting 25 to 73 Dunfield Avenue, 98 to 126 Soudan Avenue and 16 to 70 Lillian Street, passed March 16, 1965;

By-law 22535, amending By-law 20623 respecting 31-41, 71-125 and 157-231 Davisville Avenue and 52-166 and 204-302 Balliol Street, passed June 30, 1965;

By-law 22719, amending By-law 20623 respecting 139-159 Broadway Avenue and 852-890 Mount Pleasant Road, passed January 5, 1966, as amended by By-law 22804, passed March 16, 1966, By-law 803-78, passed October 10, 1978 and By-law 156-79, passed February 5, 1979;
By-law 23019, amending By-law 20623 respecting 21 and 23 Davisville Avenue, passed October 26, 1966;
By-law 195-67, amending By-law 20623 to reduce the amount of landscaped open space required in the erection of an apartment house at 13-25 Erskine Avenue, passed May 10, 1967;
By-law 327-67, amending By-law 20623 to permit the erection and use of a theatre at 101-105 Eglinton Avenue East without the necessity of providing motor vehicle parking facilities, passed September 14, 1967;
By-law 337-67, amending By-law 20623 by redesignating as $\mathrm{Cl} \mathrm{V1}$ certain lands on the north side of Hillsdale Avenue East to the east of the C1 district on the east side of Yonge Street, now designated R2 Z2, passed September 14, 1967, as amended by By-law 327-69, passed November 5, 1969;
By-law 362-67, amending By-law 20623 respecting certain lands within the block bounded by Keewatin Avenue, Erskine Avenue, Yonge Street and Mount Pleasant Road, passed September 27, 1967, as amended by By-law 400-67, passed October 25, 1967 and By-law 48379, passed May 28, 1979;
By-law 365-67, amending By-law 20623 respecting certain lands at the north-west and southwest corners of Pailton Crescent and Balliol Street, passed September 27, 1967;
By-law 491-67, amending By-law 20623 respecting 36-56 Soudan Avenue, passed December 15, 1967;
By-law 110-68, amending By-law 20623 respecting certain lands at the north-west corner of Yonge Street and Eglinton Avenue West, passed April 10, 1968;
By-law 165-69, amending By-law 20623 respecting certain lands at the north-east corner of Roehampton and Redpath Avenues, passed May 21, 1969;
By-law 184-69, amending By-law 20623 respecting certain lands on Duplex Avenue, between Roselawn Avenue and Montgomery Avenue, passed June 18, 1969, as amended by By-law 143-72, passed June 7, 1972;
By-law 270-69, amending By-law 20623 respecting 39 Roehampton Avenue and 46 Eglinton Avenue East, passed October 8, 1969;
By-law $325-69$, amending By-law 20623 respecting certain lands adjacent to 123 Eglinton Avenue East, passed November 5, 1969;
By-law 113-70, amending By-law 20623 respecting lands on the south side of Davisville Avenue and the north side of Balliol Street, east of Yonge Street, passed April 15, 1970;
Bv-law 99-73, prescribing minimum lot frontages for certain areas between Keewatin Avenue and Eglinton Avenue East, east of Mount Pleasant Road, passed April 16, 1973;
By-law 191-73, amending By-law 20623 respecting certain lands between Helendale Avenue and Orchard View Boulevard, West of Yonge Street, passed June 20, 1973;
By-law 217-73, prescribing minimum lot frontages for certain portions of the City of Toronto between Eglinton Avenue East, Mount Pleasant Cemetery, Yonge Street and Bayview Avenue, passed July 19, 1973, as amended by By-law 354-73 passed December 7, 1973;

By-law 357-73, prescribing minimum lot frontages for certain portions of the City of Toronto between Roselawn Avenue, Eglinton Avenue West, Eglinton Park and the east boundary of the former Village of Forest Hill, passed December 7, 1973;
By-law 162-75, amending By-law 20623 respecting 158 Soudan Avenue, passed April 30, 1975;
By-law 165-75, amending By-law 20623 respecting 168 Manor Road East, passed April 30, 1975;

By-law 467-76, amending By-law 20623, as amended, respecting certain lands at the northcast corner of Davisville Avenue and Mount Pleasant Road, passed October 4, 1976;
By-law 636-77, amending By-law 20623 respecting certain lands north of Roselawn Avenue and west of Yonge Street, passed October 11, 1977, as amended by By-law 727-78, passed October 10, 1978;
By-law 637-77, amending By-law 20623 respecting premises fronting on a portion of the east side of Cardiff Road, passed October 11, 1977;

By-law 149-78, amending By-law 20623 respecting certain lands north of Eglinton Avenue East and east of Yonge Street, passed March 13, 1978, as amended by By-law 598-78, passed August 14, 1978, and By-law 728-78 passed October 10, 1978;
By-law 375-78, amending By-law 20623 respecting premises fronting on either side of the portion of Keewatin Avenue east of Mount Pleasant Road, passed May 23, 1978;
By-law 392-78, amending By-law 20623 respecting 57 and 59 Hillsdale Avenue West, passed June 2, 1978;
By-law 615-78, amending By-law 20623, as amended by By-law 636-77, respecting 42-44 Roselawn Avenue, passed August 14, 1978;
By-law 623-78, amending By-law 636-77, respecting 85 Craighurst Avenue, passed August 16, 1978, as amended by By-law 50-79 passed December 18, 1978;

By-law 716-78, amending By-law 375-78 respecting premises fronting on either side of the portion of Keewatin Avenue east of Mount Pleasant Road, passed September 25, 1978;
By-law 882-78, amending By-law 20623 respecting certain lands on the north side of Eglinton Avenue East between Yonge Street and Redpath Avenue, passed November 7, 1978;
By-law 671-79, amending By-law 20623 respecting 230-246 Broadway Avenue, passed July 24, 1979;

By-law 75-80, amending By-law 20623 respecting certain lands west of Yonge Street and south of Chaplin Crescent, passed December 12, 1979, as amended by By-law 251-80, passed March 3, 1980;
By-law 326-80, amending By-law 20623 respecting the R1F Z2 area north of Roselawn Avenue and west of Yonge Street, and the R1F Z2 area north of Eglinton Avenue East and east of Yonge Street, passed April 14, 1980;
By-law 327-80, amending By-law 20623 respecting the depth of residential buildings in an area lying to the west of Yonge Street and north of Roselawn Avenue, passed April 14, 1980;
By-law 74-81, amending By-law 20623 respecting 783-803 Mount Pleasant Road, passed January 29, 1981;
By-law 474-77, amending By-law 20623 respecting certain lands bounded by Campbell Avenue, Antler Street, the C.N.R. Newmarket right-of-way and Dupont Street;
By-law 339-80, amending By-law 20623 respecting 2350-2360 Dundas Street West;
By-law 292-83, amending By-law 20623 respecting lands on the west side of Bathurst Street west of the intersection of Nina Street and Bathurst Street.

## SECTION 14 - OTHER BY-LAWS REPEALED

Except as provided in section 13, from and after the day of passing of this by-law, wherever the use of land or the erection or use of a building or structure is prohibited by a restrictive by-law heretofore passed by the Council of the Corporation and is permitted by this by-law, this by-law prevails and the restrictive by-law to that extent is deemed to have been repealed but otherwise remains in full force and effect.
For the purposes of this section, "restrictive by-law" means
(i) a by-law passed pursuant to any of the following statutory authorities, and amendments thereto:
A. Section 399a of The Municipal Act, R.S.O. 1914, Chapter 192, as enacted by Section 10 of The Municipal Amendment Act, 1921 (11 Geo. V, Chapter 63);
B. Section 399a of The Consolidated Municipal Act, 1922;
C. Section 398 of The Municipal Act, R.S.O. 1927, Chapter 233;
D. Section 406 of The Municipal Act, R.S.O. 1937, Chapter 266, and as re-enacted by Section 13 of The Municipal Amendment Act, 1941 ( 5 Geo. VI, Chapter 35);
E. Section 390 of The Municipal Act, R.S.O. 1950, Chapter 243;
(ii) a by-law referred to in section 13(3) of The Municipal Amendment Act, 1941 (5 Geo. VI, Chapter 35).

## SECTION 15 - INDEX OF EXCEPTIONS

Where there is a conflict between an entry in the Index of Exceptions and the effect of any enacted, in force, zoning by-law, the enacted bylaw prevails.
(1) What follows is an explanation of the Index of Exceptions which forms a part of this section.
(a) The Index of Exceptions lists Toronto streets vertically in alphabetical order. Under each street name are numbers which indicate municipal addresses on the street.
(b) Exceptions to the provisions of the preceding sections of this by-law, as it may bc amended from time to time, that apply or may apply to one or more municipal addresses are to be found by an examination of the sections and by-laws, if any, references to which are set opposite the municipal address or addresses beginning in the column headed "Exceptions" and, if necessary, continuing to the next line or lines. The exceptions are referred to as follows:
(i) The abbreviation "s. 12 " followed by a colon means section 12 of this by-law; and what follows the colon is reference to a subsection and one or more numbered exceptions under that subsection.
(ii) The abbreviation "s.12A" means section 12 A of this by-law. This reference indicates that the property under enquiry lies within the Yonge-St. Clair Area and it is necessary to examine section 12 A in its entirety.
(iii) The abbreviation "s.13" followed by a colon means section 13 of this by-law; and what follows the colon is a by-law number or numbers referred to in section 13.
(iv) The abbreviation "BL', followed by a colon means 'By-law'' or "By-laws'; and what follows the colon is a by-law number or numbers.
(c) Some of the properties represented by municipal addresses, although now wholly within the City of Toronto, were formerly partly within the City of Toronto and either the Village of Forest Hill or the Village of Swansea. Those properties are subject, therefore, not only to this by-law but also to either By-law 291-68, as amended (the Forest Hill Zoning By-law), or By-law 278-73, as amended (the Swansea Zoning Bylaw), as the case may be. Where "BL: 291-68" or "BL: 278-73"' is set opposite a municipal address in the column headed "Exceptions", it means By-law 291-68, as amended, or By-law 278-73, as amended, as the case may be.
(d) Wherever "BL: 569-80" is set opposite a municipal address in the column headed "Exceptions", it is a reference to the Harbourfront By-law and it means By-law 56980, as amended.
(e) If there are no exceptions to the preceding sections of this by-law that apply to one or more municipal addresses this is indicated by the words "No Exceptions" in the line opposite the municipal address or addresses.
(2) Tiue by-laws listed in the Index of Exceptions that were passed and in force before the passing of this by-law continue to have the same effect after the passing of this by-law that they had immediately before the passing of this by-law.
(3) Following is the Index of Exceptions.

## SECTION 15 - INDEX OF EXCEPTIONS

Where there is a conflict between an entry in the Index of Exceptions and the effect of any enacted, in force, zoning bylaw, the enacted bylaw prevails.
(1) What follows is an explanation of the Index of Exceptions which forms a part of this section.
(a) The Index of Exceptions lists Toronto streets vertically in alphabetical order. Under each street name are numbers which indicate municipal addresses on the street.
(b) Exceptions to the provisions of the preceding sections of this by-law, as it may be amended from time to time, that apply or may apply to one or more municipal addresses are to be found by an examination of the sections and by-laws, if any, references to which are set opposite the municipal address or addresses beginning in the column headed "Exceptions" and, if necessary, continuing to the next line or lines. The exceptions are referred to as follows:
(i) The abbreviation " s .12 " followed by a colon means section 12 of this by-law; and what follows the colon is reference to a subsection and one or more numbered exceptions under that subsection.
(ii) The abbreviation "s.12A" means section 12A of this by-law. This reference indicates that the property under enquiry lies within the Yonge-St. Clair Area and it is necessary to examine section 12A in its entirety.
(iii) The abbreviation " s . 13 " followed by a colon means section 13 of this bylaw; and what follows the colon is a by-law number or numbers referred to in section 13.
(iv) The abbreviation "BL" followed by a colon means "By-law" or "By-laws"; and what follows the colon is a bylaw number or numbers.
(c) Some of the properties represented by municipal addresses, although now wholly within the City of Toronto, were formerly partly within the City of Toronto and either the Village of Forest Hill or the Village of Swansea. Those propertics are subject, therefore, not only to this bylaw but also to either Bylaw 291-68, as amended (thc Forest Hill Zoning By-law), or By-law 278-73, as amended (the Swansea Zoning Bylaw), as the case may be. Where "BL: 291-68" or "BL: 278-73" is set opposite a municipal address in the column headed "Exceptions", it means Bylaw 291-68, as amended, or By-law 278-73, as amended, as the case may be.
(d) Wherever "BL: $569-80$ " is set opposite a municipal address in the column headed "Exceptions", it is a reference to the Harbourfront By-law and it means By-law 56980 , as amended.
(e) If there are no exceptions to the preceding sections of this by-law that apply to one or more municipal addresses this is indicated by the words "No Exceptions" in the line opposite the municipal address or addresses.
(2) The bylaws listed in the Index of Exceptions that were passed and in force before the passing of this bylaw continue to have the same effect after the passing of this by-law that they had immediately before the passing of this by-law.


## INDEX OF EXCEPTIONS



## INDEX OF EXCEPTIONS

| Addresses | Exceplions | Addresses | Exceplions |
| :---: | :---: | :---: | :---: |
| AFTON AV | s. 12 (2) 72. |  |  |
| 1-78 |  | $27-29$ | No Exceptions. |
|  |  | $30-40$ | $\text { s. 12: (2) } 72 \text {. }$ |
|  |  | $41$ | No Exceptions. |
| AINSWORTH RO |  | 42-44A | s.12: (2i)72. |
| 40 | s. 12. 12172 ; 8 L : 323-85. | 45 | BL: 828-80. |
|  |  | 46-48 | 5.12: 12! 72. |
|  |  | 49 | 8L: 828-80. |
| AITKEN PL |  | $50 \cdot 66$ | c. 12: (2) 72. |
| 5-29A | ¢. 12: (2) 72, (2) 132: 82: 515-76, 576-76. | 67 | BL: $828-80$. |
|  | $\begin{aligned} & 677-76,24-77, \quad 889-78, \quad 198-79,373-79,884-79 \text {, } \\ & 116-82 . \end{aligned}$ | 68 69 | $\text { 5. } 12:(2) 72$ $\text { BL: } 828-80 \text {. }$ |
|  |  | $70-76$ 77 | $\begin{aligned} & \text { 5. 12: }(2) 72 \text {. } \\ & \text { BL: } 828-80 \text {. } \end{aligned}$ |
| ALSANY AV |  | 78 | 5.12: (2) 72. |
| 9 9 5.12: (2) 132. |  |  | $\begin{aligned} & \text { s. 12: (2) } 72 \text { : } 86: 828-80 \text {. } \\ & \text { s. } 12: \text { (2) } 72 \text {. } \end{aligned}$ |
| ' 10A-245 | 5.12: (2) 53, (2) 72, (2) 132. | $80-90$91 |  |
| 246 | s. 12: (1) 52, (2) 132. |  | $\begin{aligned} & \text { S. } 12:(2) 72 . \\ & 8 L: 828-80 . \end{aligned}$ |
| 247 | s. 12: (2) 53, (2) 72, (2) 132. | 91 92 | 5. 12: (2) 72. |
| 248 | s. 12: (1) 52, (2) 132. | 97 | 84: 828-80, |
| 249 | s. 12: (2) 53, (2) 72, (2) 132. | 98-102 | $\text { s. } 12: \text { (2) } 72$ |
| 250 | s. 12: (1) 52, (2) 132. | 103-105 | No Exceptions. |
| 251 | s. 12: (2) 53, (2) 72, (2) 132. | 106 |  |
| 252 | s.12: (1) 52, (2) 132. | 107 | No Exceptions. |
| 253-271 | s.12: (2) 53, (2) 72, (2) 132. | 108 | s. 12: (2) 72. |
| 274 | s.12: (2) 72. | 109 | No Exceptions. |
| 275 | s. 12: (1) 52, (2) 132. | 110 | s. 12: (2) 72. |
| 276-354 | 5.12: (2) 72. | 111 | Ho Exceptions. |
| 355 | Mo Exceptions. | 112 | $\text { \$. 12: (2) } 72 \text {. }$ <br> No Exceptions. |
| 363 | s.12: (2) 72 ; $8 L$ : $48-85$. | $113 \cdot 117$ |  |
| 381-387 s.12: (2) 72 . |  |  |  |
|  |  | ALCOPN AV |  |
| ALBEMARLE AV |  | 8-13 | s. 12A. |
| 1-48 | s.12: (2) 72. | 19-21 | s. 12: (2) $72 ;$ s.12A. |
|  |  | 22 | s. 12: (2) 72; BL: 565-80. |
|  |  | 23 | s. 12: (2) 72: s. 12 A . |
| ALAERT FRANCX PL |  | 24 | s. 12: (2) 72: BL: 565-80. |
| 30 | $\begin{aligned} & \text { 5. 12: (2) 72, (2) 132: 8L: 515-76, 576-76, } \\ & \text { 677-76. } 24-77,116-82 . \end{aligned}$ |  | $\begin{aligned} & \text { s. 12: (2) } 72: \text { s. } 12 \mathrm{~A} . \\ & \text { s. 12: (2) } 72: B L: 565-80 . \end{aligned}$ |
|  |  | 27 | $\begin{aligned} & \text { s. 12: (2) } 72: \text { BL: } 565-80 . \\ & \text { s.12: (2) } 72 ; \text { s. } 12 \mathrm{~A} . \end{aligned}$ |
|  |  | 28 | s. 12: (2) 72; s.12A. <br> s. 12: (2) 72: 8L: 565-80. |
| AL8ERT ST |  | $\begin{aligned} & 29-31 \\ & 32 \end{aligned}$ | s. 12: (2) $72:$ s. 124. s. $12:(2) 72: ~ B L: ~ 565-80$. |
|  | s. 12: (2) 132; 8L: $38-78,39-78$. | 33 | s.12: (2) 72 ; s.12A. |
|  |  | 34 | s. 12: (2) 72: BL: 565-80. |
| $\frac{\text { ALPERTA AV }}{14-143}$ ¢ 12: (2) 72. |  | 35 | s. 12: (2) 72: s. 124. |
|  |  |  | s. 12: (2) 72: BL: 565-80. |
| 14-143 |  | 36 37 | s. 12: (2) 72: s.12A. <br> s. 12: (2) 72: BL: 565-80. |
| ALPERTA CIR |  | 39 | s. 12: (2) 72 : s. 12 A . |
| - - | No Exceptions. | 40 | s.12: (2) 72: EL: 565-80. |
|  |  | 41 | s.12: (2) 72; 5.12A. |
|  |  | 42 | s.12: (2) 72; 8L: 565-80. |
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|  |  | 21 | $\begin{aligned} & \text { s. 12: (1) } 68,(2) 72,(2)\left(12,{ }^{(2)} 118 . \text { t2, } 119 .\right. \\ & \text { s. } 13: 636-77.727-78,326-80,327-80: \end{aligned}$ |
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| 156 | S.12: (1) 145, (2) 72. | 106 | s.12: (1) 68, (2) 72, (2) 112: s. 13: 636-77: BL: 154-72, 344-73. 739-80. |
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|  |  | 112 | s.12: (1) 68, (2) 72, (2) 112; s. 13: 636-77; <br> BL: 154-72, 344-73, 739-80. |
| BRANT ST |  | 113 | $\begin{aligned} & \text { s. 12: (1) } 68, \text { (2) } 72, \text { (2) } 112, \text { (2) } 118, \text { (2) } 119: \\ & \text { s.13: } 636-77,727-78,326-80,327-80 \text {; } \end{aligned}$ |
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| 105 | 5.12: (2) 72. s.12: (2) 72 ; $\mathrm{CL}:$ 68-85. | $\frac{\text { Clemperan av }}{9}$ | No Exceptions. |  |
| 106 107 | s.12: (2) 72; BL: $68-85$. s. 12: 2 (2) 72. | 17-282 | s. 12: (2) 72. |  |
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| 130 | s. 12: (2) 72: BL: 68-85. |  | 5. 13: 217-73, 354-73; BL: | 217-73, 354-73. |
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|  |  | 78-87 | s. 12: (2) $72: \mathrm{BL}: 423-76$. s.12: (2) 72. |
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| 1069 | s.12: (2) 72, (2) 113. | 1151 | s.12: (2) 72 , (2) | 113. |
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| 1072 | s. 12: (2) 72. | 1154-11544 | s.12: (2) 72. |  |
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| 1075 | s.12: (2) 72, (2) 113. | 1157 | s.12: (2) 72, (2) | 113. |
| 1076 | s. 12: (2) 72. | 1158 | s. 12: (2) 72. |  |
| 1077 | s. 12: (2) 72.12$) 113$. | 1159 | s.12: (2) 72, (2) | 113. |
| 1078 | s. 12: (2) 72. | 1160 | 5. 12: (2) 72. |  |
| 1079 | s. 12: (2) 72. (2) 113. | 1161 | s. 12: (2) 72, (2) | 113. |
| 1060 | s.12: (2) 72. | 1162 | s. 12: (2) 72. |  |
| 1081 | s.12: (2) 72, (2) 113. | 1163 | s.12: (2) 72. (2) | 113. |
| 1082 | s. 12: (2) 72. | 1164-1164A | s.12: (2) 72. |  |
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| 431 | s. 12: (1) 66, (2) 132. | 707 | 5.12: (2) 132. |
| 432 | s. 12: (1) 66, (2) 101, (2) 132. | 750-1052A | s.12: (2) 72. |
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| 465-591 | 5. 12: (2) 72. (2) 132. | 1054-1068 | 5.12: (2) 72. |
| 620 | s. 12: (1) 128, (2) 72. (2) 132. | 1077-1083 | s. 12. (2) 60. (2) 72. |
| 736-755 | 5. 12: (2) 132. | 1087 | s.12: (2) 60. (2) 72: BL: 145-75, 193-75. |
| 777-786 | Mo Exceptions. | 1087R-1101 | s. 12: (2) 60. (2) 72. |
| 825-966 | s. 12: (2) 72. | 1102 | 5.12: (2) 60, (2) 72; 8L: 465-79, 680-79, |
| 990-998 | 5.12: (2) 72; 8L: 82-77, 287-77. |  | 324-80, 325-80. |
| 999 | s. 12: (2) 72. | 1103-1117 | s. 12: (2) 60 , (2) 72. |
| 1000 | s. 12: (2) 72; EL: 82-77, 287-77. | 1120 | s.12: (2) 60, (2) 72: BL: 465-79, 680-79, |
| 1003-1056 | s.12: (2) 72. |  | 324-80, 325-80. |
| 1105-1236 | No Exceptions. | 1128-1288 | s.12: (2) 72. |
| 1289-1457 | s.12: (2) 72. | 1289 | s.12: (2) 72; BL: 524-83. |
| 1467-1469 | s.12: (2) 72; BL: 143-71. | 1305-1520 | s. 12: (2) 72. |
| 1480-1712 | s.12: (2) 72. | 1521R | s. 12: (1) 173. (2) 72. |
| 1714 | s.12: (2) 72, (6). | 1525-1709 | s. 12: (2) 72. |
| 1715 | s.12: (2) 72. | 1717 | No Exceptions. |
| 1716 | s. 12: (2) 72, (6). | 1720-1762 | s. 12: (2) 72. |
| 1717 | s.12: (2) 72. | 1877 | s. 12: (2) 138. |
| 1718 | s.12: (2) 72, (6). | 1970-1974 | No Exceptions. |
| 1719 | s. 12: (2) 72. | 1975-1977 | s. 12: (2) 72. |
| 1721 | s. 12: (2) 72, (6). | 1978-1985 | No Exceptions. |
| 1722-1724 | s.12: (2) 72. | 1995-2100 | c. 12: (2) 72. |
| 1725 | s. 12: (2) 72, (6). | 2101 | s. 12: (1) 52. |
| 1726 | s.12: (2) 72. | 2102-2104 | s. 12: (2) 72. |
| 1727 | s. 12: (2) 72, (6). | 2107 | 5.12: (1) 52. |
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| 1731 | s. 12: (2) 72, (6). | 2113-2125 | s.12: (1) 52. |
| 1734 | s.12: (2) 72. | 2130-2134 | 5.12: (2) 72. |
| 1735 | s. 12: (2) 72, (6). | 2135 | s.12: (1) 52. |
| 1737-1981 | s. 12: (2) 72. | 2136-2138 | s.12: (2) 72. |
| 1987 | Mo Exceptions. | 2139 | 5. 12: (1) 52. |
| 2008-2110 | s. 12: (2) 72. | 2140-2144 | s. 12: (2) 72. |
|  |  | 2145 | s. 12: (1) 52. |
|  |  | 2146-2200 | 5.12: (2) 72. |
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| 1 | s. 12: (1) 114, (2) 128. (2) 132; BL: 886-78, | 2202-2237 | 5. 12: (2) 72. |
|  | 887-78. 40-79, 244-79. 71-80, 707-82, 708-82. 113-83. | $\begin{array}{ll}2238 \\ 2239 & -2251\end{array}$ | No Exeeptions 5. 12: (2) 72. |
| 100 | 113-83. s.12: (2) 132. | 2239-2251 | S. $12:$ (2) 72. No Exceptions. |
| 101 | 5.12: (2) 132; s.13: 16825, 16980, 20057. | 2255-2263 | $\text { s. 12: (2) } 72 \text {. }$ <br> No Exceptions. |
|  | 227-85. | 2264 |  |
| 108-168 | s. 12: (2) 132. | 2267-2279 | s. 12: (2) 72. |
| 171 | s. 12: (2) 72, (2) 132; 8L: 795-78, 796-78. | 2280 | No Except tons. |
| 173-207 | s.12: (2) 132. | 2283-2287 | s. 12: (2) 72. |
| 250 | s.12: (2) 132: BL: 64-83, 273-83. | 2288-2290 | No Exceptions. |
| 255-292 | s. 12: (2) 132. | 2291-2333 | s.12: (2) 72. |
| 308-314 | s. 12: (2) 60 , (2) 132. | 2340 | s.12: (1) 173; s. 13: 339-80: BL: 339-80. |
| 317 | s.12: (2) 65, (2) 132: LL: 282-71, 209-74. | 2365 | s.12: (2) 72. |
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| 326 | s. 12: (2) 80, (2) 132; BL: 308-74. | 2379-2381 | s.12: (2) 72. |
| 330 | s. 12: (2) 80, (2) 132, (6). | 2382 | 5. 12: (1) 173. (2) 125. |
| 334-336 | 5.12: (2) 80, (2) 132: BL: 275-74. | 2383-2387 | s.12: (2) 72. |
| 340 | 5.12: (2) 80, (2) 132; BL: 313-74. | 2388 | 5.12: (1) 173. (2) 125. |
| 344 | 5.12: (2) 80. (2) 132. | 2393-2439 | s. 12: (2) 72. |
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| 350 | s.12: (2) 80, (2) 132. | 2441-2453 | s. 12: (2) 72. |
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| 377-410 | 5. 12: (2) 132. | 2480-2486 | s. 12: (1) 173, (2) 125. |
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| 463 | s. 12: (2) $132,(6)$. | 26394 | 5. 12: (2) 72. |
| 466-525 | s.12: (2) 132. | 2659 | Mo Exceptions. |
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| 2720-2753 | Ho Exceptions. | 61-63 | s.12: (2) 72, (2) 118, (2) 119. |
| 2755 | BL: 483-78. | 64 | 5.12: (2) 72, (2) 78, (2) 118, (2) 119. |
| 2760 | Ho Exceptions. | 65-67 | s. 12: (2) 72, (2) $118,(2) 119$. |
| 2761-2763 | 8L: 483-78. | 68 | s. 12: (2) 72, (2) 78. (2) 118, (2) 119. |
| 2766-2788 | No Exceptions. | 69-71 | s.12: (2) 72. (2) 118. (2) 119. |
| 2789-2880 | s. 12: (2) 72. | 72 | s. 12: (2) 72, (2) 78, (2) 118, (2) 119. |
| 2881 | s.12: (2) 72: 8L: 51-80. | 73-75 | s.12: (2) 72, (2) 118, (2) 119. |
| 2884-2923 | s.12: (2) 72. | 76 | S.12: (2) 72, (2) 78, (2) 118, (2) 119. |
| 2925 | s.12: (2) 72: EL: 194-78. | 77 | s. 12: (2) 72 , (2) 118, (2) 119. |
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| 3336 | s. 12: (2) 72; BL: 148-78. | 81 | s. 12: (2) 72, (2) 118, (2) 119. |
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| 14 | S.12: (2) 72 , (2) 132. | 95 | s. 12: (2) 72, (2) 118, (2) 119. |
| 15 | s.12: (2) 132: EL: 22654. | 96 | s.12: (2) 72, (2) 78, (2) 118, (2) 119. |
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| 17 | s. 12: (2) 132. | 98 | s.12: (2) 72 , (2) 78, (2) 118, (2) 119. |
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| 20-28A | s.12: (2) 72. (2) 132. | 109 | s.12: (2) 72, (2) 118, (2) 119. |
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| 31 | s.12: (2) 72. (2) 132. | 171 | s.12: (2) 72. (2) 118, (2) 119. |
| 32 | s.12: (2) 72 , (2) 132, (6). | 172 | s.12: (2) 72, (2) 78, (2) 118, (2) 119. |
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| 34 | s.12: (2) 72. (2) 132. (6). | 174-190 | s.12: (2) 72, (2) 78, (2) 118, (2) 119. |
| 35 | s.12: (2) 72. (2) 132. | 191-240 | s. 12: (2) 72. (2) $118,(2) 119$. |
| 36 | s.12: (2) 72, (2) 132: $\mathrm{BL}: 363-80$. | 390-410 | s. 12: (2) 40, (2) 72, (2) 118, (2) 119. |
| 37-40 | s.12: (2) 72. (2) 132. | 411 | s. 12: (2) 118, (2) 119; s.13: 110-68: |
| 41 | s.12: (2) 132. |  | EL: 110-68. |
| 42 | s. 12: (2) 72, (2) 132, (6). | 412-414 | 5. 12: (2) 40, (2) 72, (2) 118, (2) 119. |
| $44 \cdot 46$ | S. 12: (2) 72, (2) 132. | 439-499 | 5. 12: (2) 72, (2) 118, (2) 119. |
| 46 | s.12: (2) 72, (2) 132. (6). | 500 | s. 12: (2) 72, (2) 118, (2) 119; s. 13: 184-63. |
| 49 | s. 12: (2) 132. |  | 143-72; BL: 184-69, 143-72. |
| 50-52 | s.12: (2) 72, (2) 132. | 545-577 | s. 12: (1) 68, (2) 72, (2) 112, (2) 118, (2) 119: s. 13: 636-77, 727-78, 326-80, 327-80: <br> BL: 154-72, 344-73, 739-80. |
|  |  | $622 \cdot 681$ 744 | s.12: (1) 68, (2) 72, (2) 112; s. 13: 636-77: <br> BL: 154-72, 344-73, 739-80. |
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| 44 | s. 12: (2) 118, (2) 119; s.13: 217-73, 354-73: 8L: 217-73. 354-73. |  |  |
| 45 | s. 12: (2) 72 , (2) 118, (2) 119: s. 13: 22418, 217-73, 354-73: BL: 22418, 217-73, 354-73. | $\frac{\text { OUPLEX CR }}{1-12}$ | s. 12: (2) $72 .(2) 118,(2) 119$. |
| 70 | s.12: (2) 118, (2) 119: s.13: 217-73, 354-73; BL: 217-73, 354-73. |  |  |
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|  | Ho Exceptions. | 93 | $\text { s. 12: (2) } 132 .$ |
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|  |  | 95 | s. 12: (2) 132. |
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| 283 | $\begin{aligned} & \text { 5. 12: (1) 69, (2) 72, (2) } 118, \text { (2) } 119 \text {; } \\ & \text { 4. 13: } 99-73,154-74,435-75,149-78,375-78 \text {, } \\ & 598-78,716-78,728-78,326-80 ; \text { \& } 99-73, \\ & \text { 154-74, } 435-75,375-78,716-78 . \end{aligned}$ | 323 | $\begin{aligned} & \text { s. 12: (1) 69, (2) } 72, \text { (2) 118, (2) } 119: \\ & \text { s. } 13: 99-73,154-74,435-75,149-78,375-78, \\ & 598-78,716-78,728-78,326-80 ; \\ & 154-74,435-75,375-78,716-78 . \end{aligned}$ |
| 284-286 | 4. 12: (1) 69, (2) 72. (2) 118, (2) 119: <br> ร. 13: 149-78, $375-78,598-78,716-78,728-78$, 326-80; 8L: 154-72, 344-73, 375-78, 716-78, 739-80. | 324 | s. 12: (1) 69, (2) 72, (2) 118, (2) 119; <br> s. 13: 149-78, 375-78, 558-78, 716-78, 728-78. 326-80: 6L: 154-72, 344-73, 375-78. 716-78, 739-80. |
| 287-289 |  | 325 | s. 12: (1) 69, (2) 72, (2) 118, (2) 119 : <br> 5. 13: 99-73, 154-74, 435-75, 149-78, 375-78, <br> 598-78, 716-78, 728-78, 326-80; BL: 99-73, <br> 154-74, 435-75, 375-78, 716-78. |
| 290 | $\begin{aligned} & \text { s. 12: (1) } 69, \quad \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 \text {; } \\ & \text { s. 13: } 149-78,375-78,598-78,716-78,728-78 \text {, } \\ & 326-80 ; \\ & 739-80 \text {. } \end{aligned}$ | 328 | ```s.12: (1) 69, (2) 72, (2) 118, (2) 119; s.13: 149-78, 375-78, 598-78, 716-78, 728-78, 326-80; BL: 154-72, 344-73, 375-78, 716-78. 739-80.``` |
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| 294 | ```s.12: (1) 69, (2) 72, (2) 118, (2) 119: s.13: 149-78, 375-78, 598-78, 716-78, 728-78, 326-80; BL: 154-72, 344-73, 375-78, 716-78, 739-80.``` | 330 | ```&. 12: (1) 69, (2) 72, (2) 118, (2) 119; s.13: 149-78, 375-78, 598-78, 716-78, 728-78, 326-80; 8L: 154-72, 344-73, 375-78, 716-78, 739-80.``` |
| 297 | $\begin{aligned} & \text { s. 12: (1) 69, (2) } 72, \text { (2) } 118, \text { (2) } 119 \text {; } \\ & \text { s. 13: } 99-73,154-74,435-75,149-78,375-78 \text {, } \\ & 598-78,716-78,728-78,326-80 ; 8 L: 99-73, \\ & \text { 154-74, } 435-75,375-78,716-78 \text {. } \end{aligned}$ | 33.1 | $\begin{aligned} & \text { s. 12: (1) } 69, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119: \\ & \text { s. 13: } 99-73,154-74,435-75,149-78, ~ 375-78 \text {, } \\ & 598-78,716-78,728-78,326-80 ; \text { 8L: } 99-73 \text {. } \\ & \text { 154-74, } 435-75,375-78,716-78 \text {. } \end{aligned}$ |
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| 307 |  | 341 | $\begin{aligned} & \text { s. 12: (1) } 69, \text { (2) } 72,(2) 118, \text { (2) } 119 ; \\ & \text { s. 13: } 99-73,154-74,435-75,149-78,375-78 \text {, } \\ & 598-78,716-78,728-78,326-80 ; 8 L: 99-73, \\ & \text { 154-74: } 435-75,375-78,716-78 \text {. } \end{aligned}$ |
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| 1236 | s. 12: (2) 70. (2) 72, (2) 74, (2) 75. | 578-590 | s.12: (2) 72. |
| 1237-1243 | s.12: (2) 70. (2) 74. (2) 75. | 591 | 5.12: (2) 3, (2) 4. |
| 1244 | s. 12: (2) 70. (2) 72. (2) 74, (2) 75: BL: 385-85. | $\begin{aligned} & 592-600 \\ & 603-621 \end{aligned}$ | $\begin{aligned} & \text { s. 12: (2) } 72 . \\ & \text { s.12: (2) } 3 .(2) 4 \text {. } \end{aligned}$ |
| 1245 | 5.12: (2) 70. (2) 74, (2) 75. | 622 | s. 12: (2) 72. |
| 1246 | 5.12: (2) 70, (2) 72, (2) 74, (2) 75 : 8L: 385-85. | $\begin{aligned} & 623-637 \\ & 646-650 \end{aligned}$ | $\begin{aligned} & \text { s. } 12: \text { (2) } 3,(2) 4 \text {. } \\ & \text { s. } 12:(2) 72 . \end{aligned}$ |
| 1250 | s. 12: (2) 70. (2) 72. (2) 74. (2) 75. | 656-682 | No Exceptions. |
| 1251 | s. 12: (2) 70. (2) 74, (2) 75: 8L: 145-68, 256-68, 346-68. | $\begin{aligned} & 691-699 \\ & 700 \end{aligned}$ | s. 12: (2) 72. Mo Exceptions. |
| -1257-1265 | s.12: (2) 70. (2) 74, (2) 75. | 701-827 | s. 12: (2) 72. |
| 1267-1269 | s.12: (2) 70, (2) 72, (2) 74, (2) 75. | 828 | 5. 12: (1) 24 , (1) 25 , (2) 72. |
| 1286 | s.12: (2) 70, (2) 74, (2) 75. | 829-855 | 5. 12: (2) 72. |
| 1301-1309 | s. 12: (2) 70, (2) 72, (2) 74, (2) 75. | 856-872 | no Exceptions. |
| 1311 | s.12: (2) 70, (2) 72, (2) 74, (2) 75; 84: 27-84. | 873 | 5. 12: (2) 72. |
| 1313-1338 | s.12: (2) 70. (2) 72, (2) 74, (2) 75. | 874-906 | Mo Exceptions. |
| 1339 | $\begin{aligned} & \text { s. 12: (2) } 70, \text { (2) } 72, \text { (2) } 74, \text { (2) } 75 \text { : } \\ & \text { 8L: } 156-74 \text {. } \end{aligned}$ | $\begin{aligned} & 907 \\ & 908-912 \mathrm{~A} \end{aligned}$ | $\text { s. 12: (2) } 72 .$ <br> Mo Exceptions. |
| 1340 | 5.12: (2) 70. (2) 72, (2) 74, (2) 75. | 915 | s. 12: (2) 72. |
| 1355 | s. 12: (2) 70. (2) 72, (2) 74, (2) 75: BL: 156-74. | $\begin{aligned} & 916 \\ & 917 \end{aligned}$ | No Exceptions. $\text { 5. 12: (2) } 72 .$ |
| 1360-1409 | s.12: (2) 70. (2) 72, (2) 74, (2) 75. | 918 | No Exceptions. |
| 1430 | $\begin{aligned} & \text { s. } 12 \text { : (1) } 24 \text {, (1) } 25 \text {, (2) } 70 \text {. (2) } 72 \text {, (2) } 74 \text {, } \\ & \text { (2) } 75 \text {. } \end{aligned}$ | $\begin{aligned} & 919 \\ & 920 \end{aligned}$ | s. 12: (2) 72 . No Exceptions. |
| 1434 | 5. 12: (2) 70. (2) 72, (2) 74, (2) 75. | 921 | 5. 12: (2) 72. |
| 1439 | s.12: (1) 24 . (1) 25 , (2) 70 , (2) 72 , (2) 74 , (2) 75 | $\begin{aligned} & 922 \\ & 923 \end{aligned}$ | No Exceptions. $\text { s.12: (2) } 72$ |
| 1447-1453 | $\text { s. 12: (2) } 70, \text { (2) } 72, \text { (2) } 74 \text {, (2) } 75$ 7: 550-83. | $\begin{aligned} & 924 \\ & 925 \end{aligned}$ | No Exceptions. $\text { s.12: (2) } 72$ |
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|  |  | 928 | Mo Exceptions. |
|  |  | $\begin{aligned} & 929 \\ & 930 \end{aligned}$ | $\text { 5. 12: (2) } 72 \text {. }$ <br> No Exceptions. |

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| 1028-1032 | No Exceptions. | 49 | 5.12: (2) 72. |
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|  |  | 59 | S. 12: (2) 72. |
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| 630 | $\begin{aligned} & \text { s. 12: (1) 163. (1) } 166 \text {. (2) 118, (2) } 119 \text {; } \\ & \text { s. 13: } 217-73.354-73 \text { : } 8 L \text { : } 217-73 \text {. } 354-73 \text {, } \\ & \text { 212-84. } \end{aligned}$ |  |  |
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|  | s. 13: 149-78, $598-78,728-78,326-80$; BL: 154-72, 344-73, 739-80. | 1049 | s. 13: 149-78, 598-78, 728-78, 326-80; <br> EL: 154-72, 344-73, 739-80. |
| 1006 | ```s.12: (1) 69, (2) 72, (2) 118, (2) 119: s.13: 149-78, 598-78, 728-78, 326-80; IL: 154-72, 344-73, 149-78, 598-78, 728-78, 326-80, 739-80.``` | 1050 | EL: 154-72. 344-73. 739-60. <br> E.12: (1) 69. (2) 72, (2) 118, (2) 119; <br> ह. 13: 149-78, 598-78, 728-78, 326-80; <br> BL: 154-72, 344-73, 149-78, 598-78, 728-78, <br> 326-80, 739-80. |
| 1007 1008 | $\begin{aligned} & \text { s. 12: (1) } 69, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 \\ & \text { s. } 13: 149-78,598-78,728-78,326-80 ; \end{aligned}$ $\text { BL: } 154-72,344-73,739-80 \text {. }$ | 1051 | $\begin{aligned} & \text { s. 12: (1) } 69, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 \text {; } \\ & \text { s. 13: } 149-78,598-78,728-78,326-80 ; \\ & \text { EL: } 154-72,344-73,739-80 . \end{aligned}$ |
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|  | s. 13: 149-78, 598-78, 728-78, 326-80; <br> BL: 154-72, 344-73, 739-80. | 1053 | $\begin{aligned} & 326-80,739-80 . \\ & \text { s. } 12:(1) 69, \quad \text { (2) } 72, \\ & \text { s. } 13: 149-78,558-78,728-78, \quad \text { (2) } 119 \text {; } 1426-80: \\ & \text { BL: } 154-72,344-73,739-80 . \end{aligned}$ |

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| 1092 | $\begin{aligned} & \text { s. 12: (1) } 69, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 \text {; } \\ & \text { s. } 13: 149-78,598-78,728-78,326-80 \text {; } \end{aligned}$ | MNITIONST |  |
|  | LL: 154-72, 344-73, 149-76, 598-78, 728-78. | 16 | No Exceptions. |
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| 6. 8 | Mo Exceptions. | 186 | No Exceptions. |
| 9 | s. 12: (2) 72. | 187-243 | $\text { s. 12: (2) } 72 \text {. }$ |
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| 141 | $\begin{aligned} & \text { s. 12: (2) } 63, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 \text { : } \\ & \text { s. 13: } 217-73,354-73: \text { BL: } 217-73,354-73 . \end{aligned}$ | 225 | s. 12: (2) 63, (2) 72, (2) 118, (2) 119: <br> s. 13: 217-73, 354-73; 8L: 217-73, 354-73. |
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| 143 | $\begin{array}{llll} \text { s. } 12: & \text { (2) } 63, & \text { (2) } 72, & \text { (2) } 118, \text { (2) } 119 \text { : } \\ \text { s. } 13: & 217-73, & 354-73: & 8 L: \\ 217-73, & 354-73 . \end{array}$ | 231-259 | $\begin{aligned} & \text { s. 12: (2) } 63, \text { (2) } 72 ; \text { (2) } 118, \text { (2) } 119 \text { : } \\ & \text { f. } 13: 217-73,354-73 ; \text { BL: } 217-73,354-73 . \end{aligned}$ |
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| 177 | $\begin{aligned} & \text { s. 12: (2) } 63,(2) 72, \text { (2) } 118, \text { (2) } 119 \text { : } \\ & \text { s. 13: } 217-73,354-73: \text { BL: } 217-73,354-73 . \end{aligned}$ | 617-703 | s. 12: (2) 63, (2) 72 , (2) 118 , (2) 119 : <br> s. 13: 217-73, 354-73: BL: 217-73, 354-73. |
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| 189 | $\begin{aligned} & \text { s. 12: (2) } 63, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 \text {; } \\ & \text { s. } 13: 217-73,354-73 \text { : } 8 L: 217-73,354-73 \text {. } \end{aligned}$ |  |  |
| 190 | $\begin{aligned} & \text { S. 12: (2) } 72, \text { (2) } 118, \text { (2) } 119 ; \text { s. 13: 217-73, } \\ & \text { 354-73; 8L: } 217-73,354-73 \text {. } \end{aligned}$ | $\frac{\text { SOUTH KIMGSU }}{4-160}$ | No Exceptions. |
| 191 | $\begin{array}{llll} \text { s. 12: (2) } 63, & \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 \text { : } \\ \text { s. } 13: & 217-73, & 354-73: & \text { BL: } \\ 217-73, & 354-73 . \end{array}$ |  |  |
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| 193 | $\begin{aligned} & \text { s. 12: }(2 ; 63, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 \text { : } \\ & \text { s. } 13: 217-73,354-73 ; 8 L: 217-73,354-73 . \end{aligned}$ |  |  |
| 194 | $\begin{aligned} & \text { s. 12: (2) 72: (2) } 118, \text { (2) 119: s. 13: } 217-73 \text {, } \\ & 354-73: 8 L: 217-73,354-73 . \end{aligned}$ | $\frac{\text { SOUTHVIEW AV }}{1-27}$ | S.12: (2) 72. (2) 113. |
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| 214 | $\begin{aligned} & \text { s. 12: (2) } 72 ; \text { (2) } 118, \text { (2) } 119 ; \text { s. } 13: 217-73 \text {. } \\ & 354-73 \text {; } 8 L: 217-73 ; 354-73 \text {. } \end{aligned}$ | $\begin{aligned} & 54 \\ & 55 \end{aligned}$ | $\text { s. 12: (2) } 3, \text { (2) } 4 \text {, (2) } 5 \text {. }$ No Exceptions. |
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| 216 | $\begin{aligned} & \text { s. 12: (2) } 72 \text {, (2) } 118, \text { (2) } 119 \text { : s. 13: } 217-73 \text {, } \\ & \text { 354-73: BL: } 217-73,354-73 \text {. } \end{aligned}$ | $\begin{aligned} & 58 \\ & 59 \end{aligned}$ | $\text { s. 12: (2) } 3, \text { (2) } 4, \text { (2) } 5 \text {. }$ <br> No Exceptions. |
| 217 | $\begin{aligned} & \text { s. 12: (2) } 63, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 \text {; } \\ & \text { s. 13: } 217-73,354-73 \text { : } 8 L: 217-73,354-73 \text {. } \end{aligned}$ | 60 | s. 12: (2) 3. (2) 4, (2) 5. No Exceptions. |
| 218 | $\begin{aligned} & \text { s. 12: (2) } 72, \text { (2) } 118, \text { (2) } 119 ; \text { s. 13: } 217-73 \text {. } \\ & 354-73 \text { : } 8 L: 217-73,354-73 . \end{aligned}$ | $\begin{aligned} & 62 \\ & 63 \end{aligned}$ | $\text { 5. 12: (2) } 3,(2) \text { 4, (2) } 5 \text {. }$ No Exceptions. |
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| 15 | 8. 12: (1) 69, (2) 72, (2) 118, (2) 119:. | 71 | s. 12: (2) 72; BL: 565-80. |
|  | s. 13: 99-73, 154-74, 435-75, 149-78, 326-80; 8L: $99-73,154-74,435-75$. | 72 | $\begin{aligned} & \text { s. } 12: \text { (2) } 72 ; \text { s. } 12 \mathrm{~A} . \\ & \text { s. } 12: \text { (2) } 72 . \end{aligned}$ |
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|  | 5. 12: (2) 72: 8L: 675-84. | 31 | 5. 12: (2) 72, (2) 132 , (2) 156; s. 13: 532-78, |
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|  |  | 32 | s. 12: (2) 72, (2) 132, (2) 156. |
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| 1670 | s．12：i2）142；s．12A． | 2076 | S．12．（1）166，（2）118，（2） 119. |
| 1700 | s．12：（2）118，（2） 119. | 2079－2081 | 5．12：（1）166，（2） 72, （2）118，（2） 119 ： |
| 1800 | E．12：（2）118，（2）119；5．13：75－80，251－80； EL：75－80．251－80． |  | $\begin{aligned} & \text { s. 13: 217-73, } 354-73: 8 \mathrm{~L}: 217-73,354-73 . \\ & 809-84 \text {. } \end{aligned}$ |
| 1815 | s．12：（1）166，（2）118，（2）119；s．13：217－73， 354－73：12：217－73，354－73． | $\begin{aligned} & 2082 \\ & 2085 \end{aligned}$ | $\begin{aligned} & \text { s. 12: (1) } 166,(2) 118,(2) 119 . \\ & \text { s. } 12:(1) 166,(2) \quad 72,(2) \quad 116,(2) 119: \end{aligned}$ |
| 1819－1835 | EL：217－73，354－73． |  | s．13：217－73，354－73；BL：217－73，354－73． |
| 1649 | s．12：（1）166，（2）118，（2）119；s．13：217－73， 354－73：82：217－73，354－73． | 2086 | $\begin{aligned} & \text { 809-84. } \\ & \text { s. 12: (1) } 166, \text { (2) } 118 \text {, (2) } 119 . \end{aligned}$ |
| 1867 | $\begin{aligned} & \text { s. 12: (1) } 166, \text { (2) } 118, \text { (2) } 119 \text {; } \text { s. } 13: 217-73 . \\ & 354-73: \text { BL: } 68-67,217-73,354-73 \text {. } \end{aligned}$ | 2087 | $\begin{aligned} & \text { s. 12: (1) } 166 .(2) 72, \text { (2) } 118, \text { (2) } 119 \text {; } \\ & \text { s. } 13: 217-73.354-73: 81: 217-73,354-73 \text {. } \end{aligned}$ |
| 1881 | 5．12：（1）166．（2） 118 ，（2）119；5．13：217－73． 354－73；时：217－73，354－73． | 2088 | $\begin{aligned} & \text { 809-64. } \\ & \text { s. } 12: \text { (1) 166. (2) 116, (2) } 119 . \end{aligned}$ |
| 1900 | 5．12：（1） 166, （2） 118, （2） 119. | 2093 | s．12：（1）166．（2）72．（2）118．（2） 119 ： |
| 1901－1909 | $\begin{aligned} & \text { s. 12: (1) } 166, \text { (2) } 118, \text { (2) } 119 \text {; s. } 13: 217-73 . \\ & 354-73: 85: 217-73,354-73 . \end{aligned}$ |  | $\begin{aligned} & \text { 5.13: 217-73. } 354-73: \text { BL: } 217+73.354-73 . \\ & \text { B09-64. } \end{aligned}$ |
| 1990 | 5．12：（1）166，（2）118，（2） 119. | 2094 | S．12：（1）166．（2）118，（2） 119. |
| 1913－1923 | $\begin{aligned} & \text { s. 12: (1) } 166, \text { (2) } 118, \text { (2) } 119: \text { s. } 13: 217-73 . \\ & 354-73: \text { BL: } 217-73,354-73 . \end{aligned}$ | 2097 | $\begin{aligned} & \text { s. 12: (1) } 166, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 \text { : } \\ & \text { s. } 13: 217-73,354-73 ; \text { BL: } 217-73,354-73 \text {. } \end{aligned}$ |
| 1924 | s．12：（1）166，（2）118，（2） 119. |  | 809－84． |
| 1925－1927 | $\begin{aligned} & \text { s. 12: (1) } 166, \text { (2) } 118, \text { (2) } 119: \text { s. } 13: \text { 217-73. } \\ & 354-73: 6 L: 217-73,354-73 . \end{aligned}$ | $\begin{aligned} & 2100 \\ & 2103-2105 \end{aligned}$ | $\begin{aligned} & \text { s. 12: (1) } 166, \text { (2) } 118, \text { (2) } 119 . \\ & \text { s.12: (1) } 166, \text { (2) } 72 \text {. (2) } 118 \text {. (2) } 119 \text { : } \end{aligned}$ |
| 1930－1940 | 5．12：（1）166，（2）118，（2） 119. |  | s．13：217－73．354－73；BL：217－73．354－73． |
| 1941 | $\begin{aligned} & \text { s. 12: (1) } 166, \text { (2) } 118, \text { (2) } 119 \text { : s. } 13: \text { 217-73. } \\ & 354-73 ; 8 L: 217-73,354-73 \text { : } \end{aligned}$ | 2106 | $\begin{aligned} & \text { 809-84. } \\ & \text { 5. 12: (1) } 166 \text {. (2) } 118, \text { (2) } 119 . \end{aligned}$ |
| 1944－1950 | 5．12：（1） 166, （2） 118, （2） 119. | 2107A－2111 | S．12：（1）166，（2）72，（2）118，（2）119： |
| 1951 | $\begin{aligned} & \text { 5. 12: (1) } 166, \text { (2) } 118, \text { (2) } 119 \text {; s. 13: 217-73, } \\ & 354-73 \text { : } 8 \mathrm{~L}: 217-73,354-73 \text {. } \end{aligned}$ |  | ```s.13: 217-73. 354-73; 暗: 217-73, 354-73. 809-84.``` |
| 1953 | 5．12：（1）166，（2）118，（2） 119. | 2112－2128 | s．12：（1）166，（2）118，（2） 119 |
| 1955 | $\begin{aligned} & \text { s. 12: (1) } 166, \text { (2) } 118, \text { (2) 119: s. } 13: \text { 217-73, } \\ & 354-73: 8 L: 217-73,354-73 \text {. } \end{aligned}$ | 2131 | s．12：（1）166，（2）72．（2）118．（2） 119 ： <br> s．13：21739，337－67，327－69，217－73，354－73． |
| 1956－1962 | 5．12：（1）166，（2）118，（2） 119. |  | BL：21739，337－67，217－73，354－73，518－83． |
| 1965－1973 | $\begin{aligned} & \text { 5. 12: (11) } 166, \text { (2) } 118, \text { (2) 119: } 5.13: \text { 217-73, } \\ & 354-73: \text { BL: } 217-73.354-73 . \end{aligned}$ | $\begin{aligned} & 2140-2146 \\ & 2149 \end{aligned}$ | $\begin{array}{lllll} \text { s. } 12: \text { (1) } 166, & \text { (2) } 118, & \text { (2) } & 119 . \\ \text { s. } 12:(1) & 166, & \text { (2) } & 118, & \text { (2) } \\ 119 ; & \text { s. } 13: & 217-73 . \end{array}$ |
| 1974 | 5．12：（1）166．（2） 118, （2） 119. |  | 354-73: BL: 217-73, 354-73, 518-83. |
| 1975－1977 | $\begin{aligned} & \text { s. 12: (1) } 166, \text { (2) } 118, \text { (2) 119: s. } 13: 217-73 \text {, } \\ & 354-73: \text { BL: } 217-73,354-73 . \end{aligned}$ | $\begin{aligned} & 2150-2160 \\ & 2161 \end{aligned}$ | $\begin{array}{lllllll} \text { s. 12: (1) } 166, & \text { (2) } 118, & \text { (2) } & 119 . \\ \text { s. } 12: & \text { (1) } & 166, & (2) & 118, & (2) & 119 ; \end{array} \text { s. } 13: \quad 217-73 .$ |
| 1978 | 5．12：（1）166，（2）118，（2）119，（6）． |  | 354－73；队 ：217－73，354－73． |
| 1980－1984 | s．12：（1）166，（2）118，（2） 119. | 2180－2190 | s．12：（1）166，（2）118，（2） 119. |
| 1985－1987 | ```s.12: (1) 166, (2) 118, (2) 119; s.13: 217-73. 354-73; 6L: 217-73, 354-73.``` | 2195 | $\begin{aligned} & \text { s. 12: (1) } 166, \text { (2) } 118, \text { (2) } 119 ; \text { s. } 13: \text { 217-73, } \\ & 354-73 \text { : } B L: 217-73,354-73 . \end{aligned}$ |
| 1992 | 5．12：（1）166，（2） 116. （2） 119. | 2200 | 5．12：（1）166，（2）118，（2） 119. |
| 1993 | $\begin{aligned} & \text { 5. 12: (1) } 166 ; \text { (2) } 118, \text { (2) } 119 ; \text { s. } 13: 217-73 \text {, } \\ & 354-73 ; \text { BL: } 217-73.354-73 . \end{aligned}$ | 2221－2245 | $\begin{aligned} & \text { s. 12: (1) } 166, \text { (2) } 118 \text {, (2) } 119 \text { : s. } 13: 217-73 \text {. } \\ & 354-73 \text { : BL: } 217-73,354-73 \end{aligned}$ |
| 1994 | 5．12：（1） 166 ，（2） 118, （2） 119. | 2263－2299 | s．12：（1） $166,(2) 118,(2) 119$. |
| 1995－1999 | $\begin{aligned} & \text { s. 12: (1) } 166, \text { (2) } 118, \text { (2) } 119 ; \text { s. } 13: 217-73 \text {. } \\ & 354-73 \text {; BL: } 217-73,354-73 \text {. } \end{aligned}$ | 2300 | s．12：（2）118，（2）119；s．13：110－68： BL：110－68． |
| 2000 | s．12：（1）166，（2）118．（2） 119. | 2301－2335 | s．12：（1） 166 ，（2） 118, （2） 119. |
| 2001－2007 | $\begin{aligned} & \text { s. 12: (1) } 166 ; \text { (2) } 118, \text { (2) } 119 ; \text { s. } 13: \text { 217-73, } \\ & 354-73 \text {; BL: } 217-73,354-73 . \end{aligned}$ | $\begin{array}{ll} 2339 \\ 2346 & -2398 \end{array}$ | $\begin{array}{llll} \text { s. 12: (2) } 72, & \text { (2) } 118, \text { (2) } 119 . \\ \text { s. 12: (1) } 166, \text { (2) } 118, \text { (2) } 119 . \end{array}$ |
| 2008 | s．12：（1） 166 ，（2） 118 ，（2） 119. | 2400 | s．12：（1）163，（1）166，（2）72，（2） 118, |
| 2009 2010 | s．12：（1）166，（2）118，（2）149：s．13：217－73， 354－73：BL：217－73．354－73． | 2401 | （2）119：BL：212－84． <br> s．12：（1）163，（1）166，（2）118，（2） 119 ； |
| 2011－2025 | 5．12：（1）166，（2）118，（2）119；s．13：217－73， | 2415－2453 | s．12：（1）166，（2）118，（2） 119. |
| 2026 | 354－73：EL： $217-73,354-73$. s．12：（1） $166, \quad$（2） 118, （2） 119. | 2454 | $\begin{aligned} & \text { s. 12: (1) } 166 \text {, (2) } 118 \text {, (2) } 119 \text { : BL: } 154-72 \text {. } \\ & 344-73,739-80 \text {. } \end{aligned}$ |
| $2027-2039$ 2042 | s．12：（1）166，（2）118，（2）119：s．13：217－73， 354－73：8L：217－73，354－73． <br> s．12：（1）166，（2） 118 ，（2） 119. | $\begin{aligned} & 2457 \\ & 2458 \\ & 2459-2465 \end{aligned}$ | ```s. 12: (1) 166, (2) 118, (2) 119. s. 12: (1) 166, (2) 118, (2) 119: BL: 154-72, 344-73. 739-80. s.12: (1) 166, (2) 110, (2) }11``` |

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| 2975 | 739-80 <br> BL: 154-72, 344-73, 739-80. | $\begin{aligned} & 69 \\ & 70 \end{aligned}$ | s. 12: (2) 24 , (2) 132: BL: 354-76. <br> s. 12: (2) 100 , (2) 132: 8L: 731-81. |
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| 3055 | 8L: 154-72, 344-73, 739-80. | 119 | s. 12: (2) 24, (2) 132. |
| 3080 | $\begin{aligned} & \text { s. 12. (1) 126, (2) } 72, \text { (2) } 407: \text { s. } 13: 83-74 \text {. } \\ & 466-76: \text { gL: } 154-72,344-73,83-74,466-76 \text {. } \end{aligned}$ | $\begin{aligned} & 120 \\ & 121 \end{aligned}$ | $\begin{array}{llll} \text { s. 12: (2) } 24, & \text { (2) } 132: \text { BL: } 78-76,79-76 \\ \text { s. 12: (2) } 24, & (2) & 132: \end{array}$ |
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| 3083 | BL: 154-72. 344-73, 739-80. | 133 | s. 12: (2) 132. |
| 3101-3125 | $\begin{aligned} & \text { s. 12: (1) 126. (2) 107; BL: 154-72, 344-73, } \\ & 739-80 \text {. } \end{aligned}$ | $\begin{aligned} & 134 \\ & 136-140 \end{aligned}$ | $\begin{aligned} & \text { s. 12: (2) } 24, \text { (2) } 132 ; \text { BL: } 78-76,79-76 \text {. } \\ & \text { s. } 12: \text { (2) } 24, \text { (2) } 132 . \end{aligned}$ |
| 3130 | $\begin{aligned} & \text { s. } 12: \text { (1) } 126, \text { (2) } 72, \text { (2) } 8, \text { (2) } 107 \text { : } \\ & B L: ~ \\ & 154-72,344-73,739-80 \text {. } \end{aligned}$ |  |  |
| 3135 | $\begin{aligned} & \text { 5. 12: (1) 126, (2) } 107 \text {; 8L: 154-72, } 344-73 \text {. } \\ & 739-80 \text {. } \end{aligned}$ | YORKVILLE P | $\frac{8 \times \text { OR }}{10 \text { Exceptions. }}$ |
| 3142 | s. 12: (1) 126 , (2) 72 , (2) 8 , (2) 107 : 8L: 154-72, 344-73, 739-60. |  |  |
| 3143-3169 | $\begin{aligned} & \text { s. 12: (1) 126. (2) 107: BL: } 154-72,344-73 \text {, } \\ & 739-80 \text {. } \end{aligned}$ | $\xrightarrow{\text { YKKN PL }}$ | No Exceptions. |
| 3174-3178 | 5. 12: (1) 126 , (2) 72 , (2) 8 , (2) 107 : BL: 154-72, 344-73, 739-80. |  |  |
| 3179 | 5. 12: (1) 126, (2) 107, (2) 108: BL: 154-72, 344-73, 739-80. | YULE AV | No Exceptions. |
| 3180-3188 | 5. 12: (1) 126 , (2) 72 , (2) 8 , (2) 107 : BL: 154-72, 344-73, 739-80. |  |  |
| 3189 | $\begin{aligned} & \text { s. 12: (1) 126, (2) 107: BL: 154-72, } 344-73 \text {. } \\ & 739-80 \text {. } \end{aligned}$ |  |  |
| 3190-3194 | $\text { 5. 12: (1) } 126, \text { (2) } 72 \text {, (2) } 8 \text {, (2) } 107 \text { : }$ <br> BL: 154-72, 344-73, 739-80. |  |  |
| 3195 | $\begin{aligned} & \text { s. 12: (1) 126, (2) 107: BL: 154-72, 344-73, } \\ & 739-80 \text {. } \end{aligned}$ |  |  |
| 3196-3198 | $\begin{aligned} & \text { s. 12: (1) } 126, \text { (2) } 72,(2) 8 \text {. (2) } 107 \text {; } \\ & \text { Bi: } 154-72,344 \cdot 73,739-80 . \end{aligned}$ |  |  |
| 3199 | $\begin{aligned} & \text { s. 12: (1) } 126, \text { (2) } 107 \text {; IL: } 154-72,344-73 \text {, } \\ & 739-80 \text {. } \end{aligned}$ |  |  |
| 3200-3202 | s. 12: (1) 126 , (2) 72 , (2) 8 . (2) 107 : BL: 154-72, 344-73, 739-80. |  |  |
| 3203-3243 | $\begin{aligned} & \text { s.12: (1) } 126, \text { (2) } 107 \text {; BL: } 154-72,344-73 \text {, } \\ & 739-80 \text {. } \end{aligned}$ |  |  |
| 3244 | $\begin{aligned} & \text { s. 12: (1) 126, (2) 107, (6): BL: 154-72, 344-73. } \\ & 739-80 \end{aligned}$ |  |  |
| 3246-3356 | $\begin{aligned} & \text { s.12: (1) 126, (2) 107: EL: 154-72, 344-73, } \\ & 739-80 \end{aligned}$ |  |  |
| 3357 | $\begin{aligned} & \text { s. 12: (1) 126, (2) 107. (2) 108: BL: 154-72. } \\ & 344-73 \text {, } 739-80 \text {. } \end{aligned}$ |  |  |
| 3360-3362 | $\begin{aligned} & \text { s. 12: (1) 126, (2) } 107 \text {; BL: } 154-72,344-73 \text {, } \\ & 739-80 \text {. } \end{aligned}$ |  |  |
| 3363 | $\begin{aligned} & \text { s. 12: (1) 126, (2) 107, (2) 108; BL: } 154-72 \text {, } \\ & 344-73,739-80 \text {. } \end{aligned}$ |  |  |
| 3364-3417 | $\begin{aligned} & \text { 5. 12: (1) } 126 \text {, (2) 107; BL: 154-72, 344-73, } \\ & 739-80 \text {, } \end{aligned}$ |  |  |
| 3420 | $\begin{aligned} & \text { s.12: (1) } 126, \text { (2) 107, (6); BL: 154-72, 344-73, } \\ & 739-80 \text {. } \end{aligned}$ |  |  |
| 3421-3471 | $\begin{aligned} & \text { s. 12: (1) 126, (2) 107; BL: } 154-72,344-73 \text {, } \\ & 739-80 \text {. } \end{aligned}$ |  |  |
| $\begin{array}{ll}3474 & \\ 3477-3488\end{array}$ | 8. 12: (1) 126, (2) 72, (2) 8, (2) 107 ; BL: 154-72, 344-73, 739-80. |  |  |
| 3477-3488 | S.12: (1) 126, (2) 107; EL: $154-72,344-73$. $739-80$. |  |  |
| YORK ST |  |  |  |
| $\frac{8}{15-80}$ | $\begin{aligned} & \text { s. 12: (2) } 72 \text {, (2) } 132 . \\ & \text { s. } 12 \text { (2) } 132 . \end{aligned}$ |  |  |
| 150-166 | 8. 12: (2) 132; 8L: 335-80, 522-80, 107-81. |  |  |
| YOPGYYILLE AV |  |  |  |
| $11 \cdot 17$ | $\begin{aligned} & \text { s. 12: (2) } 128, \text { (2) } 132 . \\ & \text { s. } 12: \text { (2) } 132 . \end{aligned}$ |  |  |

# OOMGPNAR BYYEAW A3.8-8. 

KECP suble copy IM ORDEP
WHEN PREPARMENG CERTIFICATIONS:


CHARMAII
To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto.

The Council of The Corporation of the City of Toronto enacts as follows:

## SECTION 1 -TITLE

This bylaw may be cited as the "Zoning Bylaw".
(1) DEFINITIONS

In this by-law, unless a contrary intention appears:
"accessory", where used to describe a use, building or structure, means that the use, building or structure is
(i) naturally and normally incidental, subordinate in purpose or floor area, or both, and exclusively devoted, to a principal use, building or structure; and
(ii) except as permitted by section 4(4) (b), on the same lot as the principal use, building or structure;
"adult entertainment parlour" means premises or part thereof in which are provided, in pursuance of a trade, calling, business or occupation, goods or services appealing to or designed to appeal to erotic or sexual appetites or inclinations;
and for the purpose of this definition:
(i) "goods" includes books, magazines, pictures, slides, film, phonograph records, prerecorded magnetic tape and any other reading, viewing or listening matter;
(ii) "provided" where used in relation to goods includes sold, offered for sale, or displayed for sale by retail or otherwise goods, and "providing" and "provision" have corresponding meanings;
(iii) "provided" where used in relation to services includes furnished, performed, solicited or given services and "providing" and "provision" have corresponding meanings:
(iv) "services" includes activities, facilities, performances, exhibitions, viewings and encounters:
(v) 'services designed to appeal to erolic or sexuat appetite: or inciinations" includes:
A. Services of which a principal feature or characteristic is the nudity or partial nudity of a person, or:
i. services in respect of which the woro "nude". "naked", "topless". "bottomiess", "sexy" or another word or a picture, symbol or represertation having iike meaning or implication is used in an advertisement;
"adult movie arcade" means an establishment that is not classified as a theatre under both The Theatres Act, R.S.0. 1970, Chapter 459 and The Building Code Act, 1974, and regulations thereunder, as those Acts and regulations are amended, re-enacted or replaced from time to time, that offers or purports to offer a movie machine or device, whether or not coin operated and whether or not viewed privately;
"animal by-products plant" means a glue factory, tallow rendering or other reducing or rendering plant, bone meal factory, organic fertilizer plant and other premises used for those purposes;
"animal food factory" means a factory for manufacturing, processing, or packaging of food for pets or domestic animals;
"animal hospital" includes the premises of a veterinary surgeon where animals, birds or other livestock are treated or kept;
"apartment house" means a building, other than a triplex dwelling house, a double triplex dwelling house, a double duplex dwelling house or an apartment-hotel, originally constructed so as to provide therein three or more dwelling units but does not include a building coming within the definition of tourist establishment as defined in The Tourism Act, R.S.O. 1970, Chapter 122, as amended, or as it may be further amended from time to time;
"armoury or drill hall" means a place for the training of military personnel and may include the storage of military equipment;
"artist's or photographer's studio" includes a studio used for purposes such as photography, painting, art, needlework, tapestry making, pottery making, handweaving or sculpting, and includes an area for displaying or selling goods provided the area is accessory to the production process;
"assisted housing", as used in section 4(5), means dwelling units which the owner of the lot agrees with the Corporation pursuant to section 5 of The City of Toronto Act, 1975 (No. 2), as amended from time to time, to provide for the purposes of an assisted housing program;
"automobile service and repair shop" means a shop, not otherwise classified or defined in this by-law, for installing, servicing or repairing mufflers, transmissions, tires, including vulcanizing or retreading, batteries, brakes or radiators, automotive ignition or electric systems and includes the rebuilding or remanufacture of automotive engines, transmissions or drives, but does not include an automobile service station or a motor vehicle repair shop, class A or a motor vehicle repair shop, class B;
"automobile service station" means a building or place equipped with one or more service areas where motor vehicles are oiled,
greased, washed, have ignition adjusted, tires inflated, batteries charged, and where minor or running repairs essential to the actual operation of motor vehicles are executed or performed and which may include the storing or keeping for sale of automotive fuels, oil, grease, anti-freeze, tires, tubes, tire accessories. electric light bulbs, spark-plugs, and batteries, and for greater certainty does not include a gas bar;
"bachelor dwelling unit" means a dwelling unit that contains only one habitable room;
"bakery" means a factory for producing, mixing, compounding or baking bread, biscuits, ice-cream cones, cakes, pies, buns or other bakery products of which flour or meal is the principal ingredient but does not include a restaurant or other premises where such products are made only for consumption on the premises, or a bake-shop;
"bake-shop" means a shop where products of a bakery are sold or offered for sale by retail, including incidental baking;
"base line" means, for the purposes of section 6(3) PART II 10(a), in the case of a wall rising from the ground, the natural or the finished level of the ground adjoining the base of the wall, whichever is the lower, and in all other cases means the lowest line of the wall above the natural or the finished level of the ground, whichever is the lower, and a wall supported by or constructed above posts, pillars or other open construction is deemed to rise from the ground and the base line of the wall is deemed to be the line on which the production downwards of the face of the wall meets the natural level of the ground;
"batching and mixing of concrete yard" means a lot, including a structure thereon, primarily occupied for the purposes of the batching and mixing of concrete and may include the open storage of raw materials;
"bedroom" means a habitable room larger than 7 square metres, but does not include a living room, dining room, or kitchen;
"blacksmith's shop" includes a shop for shoeing horses and other animals or where light power machinery may be used for individual custom blacksmithing and decorative wrought metal work but does not include a shop where there is carried on factory production of articles;
"boarding or lodging house" means a dwelling house in which the proprietor supplies for gain lodging with or without meals, but does not include a hotel, hospital, children's home, home for the aged, apartment house or other establishment otherwise classified or defined in this by-law;
"boarding or lodging room" means a room in a boarding or lodging house or a converted dwelling and lodging house that is not part of a dwelling unit therein but does not include a bathroom, kitchen or windowless storage room with a floor area in each case of less than 10 square metres;
"branch of a bank or financial institution" includes commercial banks, credit unions, finance or trust companies that deal directly with the public on the premises but does not include an office building;
"bread distributing depot" means a building used for the distribution of packaged bread or other bakery products, but does not include a building where bread or other bakery products are baked;
"builders' supply yard" means a yard for the storage of building supplies such as lumber, bricks, plumbing or heating materials, pre-bagged concrete, sand, gravel or similar substance, but does not include a salvage yard or the bulk storage of loose materials such as sand, gravel or concrete;
"business office" includes a telegraph office, a telephone exchange;
"camper trailer" means, for the purposes of section 6(3) PART IV 1 (d), a vehicle having a single axle and a collapsible root and that does not exceed a height of 1.5 metres when the roof is collapsed or folded;
"candy factory" means a factory for the manufacture or processing of candy, chocolates, chewing gum or other confectionery but does not include a bakery;
"canning factory (fruits and vegetables)" means a factory for making jams or jellies or for preserving or canning fruits or vegetables or fruit or vegetable juices and includes a fruit or vegetable dehydrating plant and a plant for the fast freezing of fruits and vegetables but does not include a pickle factory;
"car washing establishment" means a public garage for washing or cleaning motor vehicles;
"carpenter's shop" includes a building where light power machinery may be used for repairing furniture or other individual custom wood work but does not include a shop where there is carried on factory production of furniture, fixtures, sashes, doors, flooring or other articles;
"carpet cleaning establishment" means the business of cleaning carpet or upholstery by mechanical means;
"Central Area" means the part of the City of Toronto shown on the map entitled "Central Area and Central Core" at the end of and forming part of this subsection and referred to thereon as "Central Area";
"Central Core" means the part of the City of Toronto shown on the map entitled "Central Area and Central Core" at the end of and forming part of this subsection and referred to thereon as "Central Core";
"Central Industrial District" means, for the purposes of section
$4(4)(f):$
the land and premises in the City of Toronto described as follows:

FIRSTLY:

COMMENCING at the intersection of the centre line of Jarvis Street with the centre line of Queen Street East;

THENCE EASTERLY along the centre line of Queen Street East, to the westerly limit of the Don River;

THENÇE SOUTHERLY along the westerly limit of the Don River, to the centre line of Eastern Avenue as closed by By-law 15175;

THENCE EASTERLY along the centre line of Eastern Avenue, to and along the centre line of Sunlight Park Road, to the southerly production of the westerly limit of Broadview Avenue;

THENCE EASTERLY in a straight line to the intersection of the southerly production of the easterly limit of Lewis Street with the centre line of Eastern Avenue;

THENCE EASTERLY along the centre line of Eastern Avenue, to the centre line of Leslie Street;

THENCE SOUTHERLY along the centre line of Leslie Street, to the northerly limit of Lake Shore Boulevard East;

THENCE WESTERLY along the northerly limit of Lake Shore Boulevard East to the easterly limit of the Don River;

THENCE NORTHERLY along the easterly limit of the Don River, to the northerly limit of the pight-of-lay lands of the Canadian National Railways;

THENCE WESTERLY along the northerly limit of the right-of-way lands of the Canadian National Railways, to the northerly
limit of the right-of-way lands of the Toronto Terminal Railway;

THENCE WESTERLY along the northerly limit of the right-of-way lands of the Toronto Terminal Railway, to the centre line of Parliament Street;

THENCE NORTHERLY along the centre line of Parliament Street, to its intersection by a line parallel to and at the perpendicular distance of 100.61 metres southerly from the southerly limit of Front Street East:

THENCE WESTERLY along that parallel line, to the centre line of Berkeley Street;

THENCE SOUTHERLY along the centre line of Berkeley Street, to the centre line of The Esplanade;

THENCE WESTERLY along the centre line of The Esplanade, to the centre line of Sherbourne Street;

THENCE NORTHERLY along the centre line of Sherbourne Street, to the centre line of Front Street East;

THENCE WESTERLY along the centre line of Front Street East, to the centre line of Jarvis Street;

THENCE NORTHERLY along the centre line of Jarvis Street, to the point of commencement.

SECONDLY:
COMMENCING at the intersection of the centre line of Queen Street West with the centre line of Simcoe Street;

THENCE SOUTHERLY along the centre line of Simcoe Street, to the centre line of King Street West;

THENCE WESTERLY along the centre line of King Street West, to the centre line of John Street;

THENCE SOUTHERLY along the centre line of John Street, to the centre line of Front Street West;

THENCE WESTERLY along the centre line of Front Street West and the westerly production thereof, to the northerly limit of the original right-of-way lands of the Canadian National Railways;

THENCE WESTERLY along the northerly limit of the original right-of-way lands of the Canadian National Railways, to the centre line of Dufferin Street;

THENCE NORTHERLY along the centre line of Dufferin Street and the northerly production thereof, to the centre line of Queen Street West;

THENCE EASTERLY along the centre line of Queen Street West, to the point of commencement;
"ceramics factory" means a factory for bonding and firing bricks, tile, earthenware, glassware, abrasive products or other fabrication of the non-metallic minerals but does not include the manufacture of cement blocks, bricks, beams or pipes, or of artificial abrasive, whether a by-product or not, or a clay pit or other mining use;
"charitable institution" means an institution to which The Charitable Institutions Act, R.S.0. 1970, Chapter 62, as amended, re-enacted or replaced from time to time, applies but does not include a residential care facility or a crisis care facility;
"church" means a building dedicated to religious worship;
"city yard, class $A$ " means premises used by the Corporation for the storage, maintenance or repair of a municipal plant, materials or equipment and includes a municipal blacksmith's shop, machine shop, paint shop, wood-working shop, repair garage, storage garage and a place of storage for lumber, oil, gasoline or other stores used in connection with civic works, but does not include an open storage of raw materials yard;
"city yard, class B" means a city yard that includes an open storage of raw materials yard;
"clinic" means a public or private medical, surgical, physiotherapeutic or other human health clinic, regularly staffed by two or more practising physicians, surgeons, dentists or other qualified medical practitioners or by two or more licensed chiropractors or osteopaths, but does not include a clinic that is accessory to a private or public hospital;
"club" means a lawn bowling, tennis, badminton or other athletic, social or recreational club on private lands, whether or not operated for profit, and includes the premises of a fraternal organization and, except within the Central Core, in a building or portion of a building originally constructed for such purpose, or in an office building having motor vehicle parking facilities for such use;
"cold storage locker plant" means a building in which space in individual lockers is rented or otherwise made available for the storage of frozen food;
"commercial bakery" means the whole of a building having a gross floor area or non-residential gross floor area not in excess of 250 square metres used exclusively for the production of bakery products of which flour or meal is the principal ingredient and may be combined with one or more of the following uses: retail or wholesale sales of those products, incidental retail sales, an eating establishment provided no other uses or combination of uses are permitted;
"commercial school" means a school conducted for hire or gain, other than a private academic, philanthropic or religious school, and includes the studio of a dancing teacher or music teacher, an art school, golf school, school cf calisthenics, business school or other such specialized school conducted for hire or gain;
"commercial stable" includes a livery stable; a sales stable, a boarding stable, a stable in which one or more horses are kept for delivery purposes and other stables in which one or more horses are kept for commercial purposes or for hire;
"commercial welder's shop" means a welder's shop where there is carried on the business of welding auto parts, hand tools and other small wares and small parts including custom welding but not including welding of structural ateel, railway equipment or large parts;
"common outdoor space" means, for the purposes of section 8(3) PART III 3, a paved, sodded or landscaped area that:
(i) adjoins, and is directly accessible from, a street, park or other public area, a pedestrian walkway on lot, or a pedestrian walkway within a building on a lot, provided the walkway meets the criteria set out in section 8(3) PART I 11(iii);
(ii) is open to the sky or is covered by a structure or a portion of a building but not within a building;
(iii) is within two metres of grade and is accessible therefrom by means of a stair or ramp;
(iv) is not narrower than 2.5 metres for an area covered by a structure, and not narrower than three metres for other areas; and
(v) is not used for the purposes of a driveway, vehicular ramp, loading or servicing area, outdoor storage area, motor vehicle parking area, or stairs or a portion thereof where the treads of the stairs are less than 1.5 metres in width;
provided, in the case of one or more lots in a $Q R$ district within the lands described below, common outdoor space is deemed to
include one or more outdoor areas that are adjacent to or connected with an exterior open area on the lot on which a building is erected, whether or not the outdoor area is on the same lot as the building, where:
(vi) the lot on which the building is erected and the outdoor area or areas are owned by the same owner;
(vii) the sum of the areas of common outdoor space on the lots on which the building is erected and the outdoor area is located is equal to the amount required on all those lots pursuant to section 8(3) PART III 3(a);
(viii) the lot on which the building is erected and the outdoor area or areas are not separated by a public highway;
and provided further that, notwithstanding subparagraph (i) of this definition or other provisions in this definition, in the case of the lands referred to below in this definition an outdoor area is deemed to qualify as common outdoor space for the purposes of this by-law if the provisions of subparagraphs (ii), (iii), (iv), and (v) of this definition are satisfied, and the outdoor area is directly accessible from, or is accessible through an outdoor area or areas on another lot or lots owned by the same owner where the combined outdoor areas are directly accessible from street, park or other public area, a pedestrian walkway on a lot, or a pedestrian walkway within a building on the lot, provided the walkway meets the criteria set out in section $\overline{8(3)}$ PART I 11(c);

The following are the lands:

1. The blocks bounded by Bloor Street West, Queen's Park, College Street, Spadina Crescent, and Spadina Avenue;
2. The blocks bounded by Bloor Street West, Queen's Park, St. Joseph Street and Bay Street.
"community centre" means a building used for community activities including, but not limited to, arts, crafts, physical, social, charitable and educational activities, and not used for a commercial purpose;
"community health centre" means a public clinic operated by or directly funded by a government agency or non-profit institution;
"contractor's shop. class A" means a wholly enclosed building of a building trade or other contractor where plant, equipment and material are stored or where the contractor performs shop or assembly work but does not include a contractor's shop, class B or a contractor's yard or the bulk storage of loose materials such as sand, gravel or concrete;
"contractor's shop, class B" means a wholly enclosed building for the storage of heavy machinery such as cranes, ploughs, tractors, pile drivers, roadmaking, wrecker's or steel erector's equipment, and building and construction material, but does not include the bulk storage of loose materials such as sand, gravel or concrete;
"contractor's yard" means the yard of a building trade or other contractor where plant, equipment and materials are stored including heavy machinery such as cranes, ploughs, tractors, pile drivers, roadmaking, wrecker's or steel erector's equipment and building and construction material, but does not include the bulk storage of loose materials such as sand, gravel or concrete;
"converted dwelling house" means a dwelling house, originally constructed as a private detached dwelling house or a one-family dwelling house (other than row housing) that, including any addition made before conversion, is at least five years old, and that has been or is proposed to be altered or converted to provide therein two or more dwelling units;
"converted dwelling and lodging house" means a dwelling house, originally constructed as a private detached dwelling house or a one-family dwelling house (other than row housing) that, including any addition made before conversion, is at least five years old, and that has been or is proposed to be altered or converted to provide therein two or more dwelling units and one or more boarding or lodging rooms;
"corner lot" means a lot at the intersection of two streets or two parts of the same street of which the two adjacent sides upon the street line or street lines include an angle of not more than 135 degrees, and, where the adjacent sides are curved, the angle included by the adjacent sides is deemed to be the angle formed by the intersection of the tangents to the street lines drawn through the extremities of the interior lot lines, provided:
(i) in the latter case the corner of the lot is deemed to be the point on the street line nearest to the point of intersection of the tangents; and
(ii) the portion of a corner lot distant more than 30 metres from the corner, measured along the street line, is deemed to be an inside lot;
"Corporation" means The Corporation of the City of Toronto;
"courier service" means the premises of a courier, mail or parcel delivery service, but does not include a cartage, express or truck transport yard or terminal;
"craft school" means an establishment other than a commercial school, that may be operated for hire or gain, where crafts such as sculpting, print making, weaving and pottery are taught;
"crisis care facility" means a temporary residence for persons requiring immediate shelter and assistance for a short period, and:
(i) the facility is supervised, or the members of the group are referred, by a hospital, court or government agency; or
(ii) the facility is funded wholly or in part by a government, other than funding provided solely for capital purposes; or
(iii) the facility is regulated or supervised under a general or special Act;
but does not include a use otherwise classified or defined in this by-1aw;
"custom workshop" means a building where there is carried on individual custom production of drapes and slip covers, venetian blinds, handmade leather goods, millinery, glass blowing, orthopaedic and prosthetic appliances, drug and medical prescriptions, weaving, awnings, metal plating, gold and silver engraving and other non-offensive, non-dangerous custom production of articles or things but does not include factory production or a shop or factory otherwise classified or defined in this by-law;
"dairy products plant" means a milk pasteurization and bottling plant, a cheese factory or butter factory, condensed or powdered milk factory, creamery, casein factory, milk or cream shipping or receiving station, ice cream factory and other premises where milk or cream is received for shipment, distribution, processing or manufacture;
"dangerous" where used with reference to the use of any land, building or structure, means a use that, from its nature or from the manner of carrying on the use, creates or is liable to create, by fire, explosion, toxic gases, fumes or any other reason, a danger to person or property;
"data processing establishment" means a computer service firm engaged primarily in the use of computers to process data, and not primarily in the design or marketing of computer programs;
"day nursery" means a place that receives, primarily for the purpose of temporary care and custody, for a continuous period not exceeding twenty-four hours, more than three children, not of common parentage, who are:
(i) under eighteen years of age in the case of a day nursery for retarded children, and
(ii) under ten years of age in all other cases,
and that is not:
(iii) part of a private school registered under The Ministry of Education Act, R.S.O. 1970, Chapter 111, as amended, reenacted or replaced from time to time;
(iv) a children's mental health centre under The Children's Mental Health Centres Act, R.S.O. 1970, Chapter 68, as amended, reenacted or replaced from time to time;
(v) a school for trainable retarded children under The Secondary Schools and Boards of Education Act, R.S.0. 1970, Chapter 425, as amended, re-enacted or replaced from time to time; or
(vi) a place that is used for a program of recreation and that is supervised by a municipal recreation director who holds a certificate issued pursuant to section 6 b of The Ministry of Community and Social Services Act, R.S.O. 1970, Chapter 120, as amended, re-enacted or replaced from time to time;
"defence project" includes an armoury barracks, parade ground, training area or other similar undertaking for purposes of national defence;
"designated property" means, for the purposes of section 4(9), property in respect of which a by-law is in effect designating the property pursuant to The Ontario Heritage Act, 1974, as amended, re-enacted or replaced from time to time;
"distillation plant" means a plant for the distillation of bones, wood, tar or petroleum or any of their products;
"double duplex dwelling house" means two attached duplex dwelling houses;
"double triplex dwelling house" means two attached triplex dwelling houses;
"Dovercourt Park Neighbourhood" means the part of the City of Toronto shown on the map entitled "Dovercourt Park Neighbourhood" at the end of and forming part of this subsection and referred to thereon as "Dovercourt Park Neighbourhood";
"dressmaker's shop" means a building where the business of individual custom tailoring for females is carried on, including remodelling, hemstitching and buttonhole making, but does not
include a shop where clothing manufacture other than individual custom tailoring for females is carried on;
"dry-cleaner's distributing station" means a building used for the purpose of receiving articles or goods of fabric to be subjected to the process of dry-cleaning, dry-dyeing or cleaning elsewhere and for the pressing and distribution of articles or goods that have been subjected to any of those processes;
"dry-cleaning establishment" means a building where dry cleaning, dry-dyeing, cleaning or pressing of articles or goods of fabric is carried on but does not include a spotting and stain removing establishment, hand laundry, machine laundry, or a wholesale dyeing plant;
"dry-cleaning shop" means a building where the business of drycleaning and pressing articles or goods of fabric is carried on on the ground floor by dry-cleaning machines or units and incidental equipment, the total capacity of all of which machines or units does not exceed 55 kilograms , dry weight:
(i) in which only non-inflammable solvents are or can be used, and
(ii) that emit no odour or fumes, noise or vibration causing nuisance or inconvenience within or without the premises;
"Dufferin-Davenport Area" means the area in the City of Toronto shown on the map entitled "Dufferin-Davenport Area" at the end of and forming part of this subsection and referred to thereon as "Dufferin-Davenport Area";
"duplex dwelling house" means the whole of a building containing and originally constructed to provide therein, by horizontal division, two separate dwelling units each of which has an independent entrance and with the level of the first floor of the building not more than .90 metres above the finished level of the ground adjoining the building at any point except where necessary to permit access to basement garage accommodation;
"duplicating shop" includes the business of producing letters, plans, pictures and documents by photostating, blueprinting, or other similar method;
"dwelling house" means a building occupied or capable of being occupied as the home or residence of one or more persons, either permanently or transiently, but does not include living quarters for a caretaker, watchman or other supervisor that are accessory to a non-residential building or non-residential structure;
"dwelling room" means dwelling accommodation consisting of not more than one habitable room, and may include either but not both
culinary or sanitary conveniences, but does not include a room providing sleeping accommodation in a hotel or a room within a dwelling unit;
"dwelling unit" means a room or suite of two or more rooms designed or intended for use by one or more persons as living accommodation in which culinary and sanitary conveniences are provided for the exclusive use of the person or persons;
"East of Main" means the part of the City of Toronto shwon on the map entitled "East of Main" at the end of and forming part of this subsection and referred to thereon as "East of Main";
"eating establishment" means a building where food is offered for sale or sold to the public whether or not for immediate consumption therein and includes a restaurant, cafe, tea or lunch room, dairy bar, and refreshment room or stand, but does not include a boarding or lodging house or an adult entertainment parlour;
"family" means one person, or two or more persons who are interrelated by bonds of consanguinity, marriage or legal adoption, or a group of not more than five unrelated persons occupying, with or without one or more full-time domestic servants, a dwelling unit;
"film or recording studio" means a studio used for audiorecording, film-making or other audio-visual processes;
"fish packing plant" means a plant where fish are cleaned, canned, smoked, cured, packed or otherwise processed, except a retail store or fertilizer plant;
"flank" has the meaning given to it in the definition of "front lot line";
"foster child" means a child under the age of 18 years who is under the control and supervision of the Protestant Children's Homes, the Catholic Family Services, the Jewish Family and Child Services, The Boy's Home, or a Children's Aid Society as defined in The Child Welfare Act, 1954;
" food warehouse" means a building where food or food products are stored, but does not include the processing of food or food products;
"food wholesaling establishment" means a building where food, including dairy products, poultry products, fresh fruits and vegetables, groceries, meat, meat products, fish, fish products, bakery products, canned or frozen foods or other foods or food products are offered for sale on wholesale basis;
"front lot line" means the line that divides a lot from the street provided that in the case of a corner lot the shorter lot line that abuts a street is deemed to be the front lot line and the longer lot line that so abuts is termed the "flank" of the lot;
"frontage" means, for the purposes of section 8(3) PART I 12 and 16(a) and section 8(3) PART III 3(a), a lot line or part thereof that is also the limit of a street allowance more than six metres in width or is also the limit of a public park;
"fuel storage tank" means a tank for the bulk storage of petroleum, gasoline, fuel oil, gas or inflammable liquid or fluid but does not include a container for inflammable liquid or fluid legally and properly kept in a retail store or a tank for storage merely incidental to some other use of the premises where the tank is located;
"fur goods factory" means a factory for the manufacture or processing of fur coats, stoles, mitts or other fur products, or hair, felt or other such product but does not include a tannery, whether complementary or not;
"garment factory" means a building for the manufacture of garments or other clothing including knitted goods and other articles usually manufactured by the needle trades such as gloves, mittens, hats, caps, belts, regalia and society emblems, theatrical costumes, and other items of apparel not elsewhere defined or classified in this by-law;
"gas bar" means a building or place where only automotive fuels are sold or offered for sale;
"gelatine factory" means a building for the manufacture of gelatine;
"general chemical products factory" means a factory for the manufacture or packaging of inorganic adhesives, inorganic fertilizers, linoleum, paint, pigment, lacquer or varnish, phonograph records, plastics, synthetic rubber or other synthetics, polishes or dressings, metallic sodium poisons, carbonic or "dry" ice, or the corrosion of aluminum, copper, iron, tin, lead or zinc;
"general gas plant" means a plant for the manufacture of propane, hydrogen, ammonia, chlorine or other toxic or non-toxic gas or other inflammable or non-inflammable gas except hydrogen cyanide or other such highly toxic gas or acetylene or other such explosive gas;
"generating station" means a building or structure used for the production of power such as an electric generating plant, a district heating plant;
"government office" includes a municipal office, court house, registry office, health or welfare centre, employment office, customs office or other such use for purposes of local or other government administration and includes offices used by the Government of Canada, the Government of Ontario, the Municipality of Metropolitan Toronto, the Corporation, a board, commission, authority or agency, excluding a post office, or any of them, the Metropolitan Toronto School Board, the Metropolitan Separate School Board, the Toronto Board of Education, and Ontario Hydro;
"grade" means:
(i) in an $R$ district, the average elevation of the natural or the finished level of the ground adjoining the front wall of a building, whichever is the lower; and
in a $C, C R, Q R$ or $I$ district, the average elevation of the sidewalk or, where there is no sidewalk, of the roadway in front of the lot on which the building stands;
"gross floor area" means:
(i) in the case of a $C$ building or $C$ structure other than a residential building or structure, at the level of the first storey below a sloping roof, the finished space enclosed by the interior face of any vertical 'dwarf' or 'knee' wall closest to the exterior face of the exterior wall below that level, combined with the aggregate of the areas at all other levels of each storey above grade measured between the exterior faces of the exterior walls of the building or structure at the level of each storey; and,
(ii) in the case of an $R$ building or $R$ structure or a residential building or structure, means at the level of the first storey below a sloping roof, the finished space enclosed by the interior face of any vertical 'dwarf' or 'knee' wall closest to the exterior face of the exterior wall below that level, combined with the aggregate of the areas at all other levels of each floor, whether the floor is above or below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, exclusive, however, of any part of the building or structure below grade that is used for heating equipment, the storage or parking of motor vehicles, locker storage and laundry facilities, children's play areas and other accessory uses or used as living quarters by the caretaker, watchman or other supervisor of the building or structure;

Parking facilities required by section 4(4)(b) for the purpose of a one-family dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house and row housing
are excluded from gross floor area calculation provided the parking facilities are in a private garage or in an enclosed garage attached to or otherwise forming a part of the building, whether or not the parking facilities are below grade;
"habitable room" means a room used or designed for use for human habitation but does not include a kitchen having a floor area of less than 9.5 square metres, a sunroom, a bathroom or a toilet room;
"height" means:
(i) for the purposes of section 4 (2) (a) and (b) the vertical distance between grade and, in the case of a pitched roof building, the mean height level between the eaves and the ridge of the roof and, in the case of another kind of roof, the highest point of the roof; and
(ii) for the purposes of section 6(3) PART II 6 and 7 the vertical distance between the average elevation of the natural or finished level of the ground, whichever is the lower, along the portion of the side lot line opposite the part of the building concerned and, in the case of a pitched-roofed building, the mean height level between the eaves and ridge and in the case of another kind of roof, the highest point of the roof;
"home for the aged" means an institution to which The Homes for the Aged Act, R.S.0. 1950, Chapter 168, as amended, re-enacted or replaced from time to time, applies;
"hostel" means a building or part of a building that contains dwelling accommodation consisting of rooms without culinary facilities, but does not include a boarding or lodging house;
"hotel" means a building or part of a building containing a hotel within the meaning of The Hotel Registration of Guests Act R.S.O. 1970, Chapter 212, but does not include a hostel, a boarding or lodging house, or a tourist or guest home;
"industrial catering service" means a building where food is prepared for the purpose of distribution elsewhere and includes the premises of a catering truck operation, but does not include an eating establishment;
"industrial computer service" includes a computer pattern-grading marker making service bureau or similar computer services engaged in providing computer facilities on a rental or time-sharing basis to industrial uses, but does not include a computer service that is not directly related to an industrial production process;
"inoffensive gas plant" means a plant for the manufacture, compression and storage of inert gases or oxygen but does not include a gas plant otherwise classified or defined in this by law;
"inside lot" means a lot other than a corner lot;
"Junction Triangle" means the part of the City of Toronto shown on the map entitled "Junction Triangle" at the end of and forming part of this subsection and referred to thereon as "Junction Triangle";
"Kensington" means the part of the City of Toronto shown on the map entitled "Kensington" at the end of and forming part of this subsection and referred to thereon as "Kensington";
'King-Parliament" means the part of the City of Toronto shown on the map entitled "King-Parliament" at the end of and forming part of this subsection and referred to thereon as "King-Parliament";
"King-Spadina" means the part of the City of Toronto shown on the map entitled "King-Spadina" at the end of and forming part of this subsection and referred to thereon as "King-Spadina";
"Knox-Eastern" means the part of the City of Toronto shown on the map entitled "Knox-Eastern" at the end of and forming part of this subsection and referred to thereon as "Knox-Eastern";
"laboratory, class A" means a laboratory, the operation or conduct of which is neither offensive nor dangerous;
"laboratory, class B" means a laboratory, the operation or conduct of which is either offensive or dangerous or both;
"landscaped open space" means open, unobstructed space on a lot that is suitable for the growth and maintenance of grass, flowers, bushes and other landscaping, including the part of a lot unoccupied by a building or structure by reason of the operation of section 6(3) PART II 2 to 10 inclusive, and notwithstanding the foregoing includes any:
(i) surfaced walk, patio or similar area;
(ii) tennis or badminton court or other similar sports or recreational area;
(iii) outdoor unenclosed swimming pool or decorative pool, but does not include a driveway or ramp, whether surfaced or not, a curb, retaining wall, motor vehicle parking area or an open space beneath or within a building or structure; and
(iv) uncovered platform attached to a main side or rear wall of a dwelling house, provided the top surface of the platform is not more than 1.2 metres above the natural level of the ground upon which it is constructed, or more than 1.2 metres above the natural level of the ground that is immediately adjacent to the edge of the platform;
"laundry shop" means a building in which the business of a laundry is carried on on the ground floor by means of one or more washers having a total capacity not exceeding 100 kilograms dry weight, and drying, ironing, finishing and incidental equipment, provided:
(i) only water and detergents are used;
(ii) no odour, fumes, noise or vibration are emitted causing nuisance or inconvenience within or without the premises;
(iii) the total gross floor area of all those uses does not exceed 250 square metres; and
(iv) the use may include a dry-cleaning shop, a dry-cleaner's distributing station, and a self-service laundry;
"leather goods factory" means a factory for the manufacture or processing of leather belting, leather boot or shoe findings, boots, shoes, gloves or other leather goods but does not include a tannery or a tanning operation;
"light power machinery" means one or more machines each of which is operated by an electric motor having a rating of not more than 746 watts;
"loading space - type $A$ " means a loading space with a length of at least 17.0 metres, a width of at least 3.5 metres and a vertical clearance of at least 4.3 metres;
"loading space - type B" means a loading space with a length of at least 11.0 metres, a width of at least 3.5 metres and a vertical clearance of at least 4.0 metres;
"loading space - type $C$ " means a loading space with a length of at least 6.0 metres, a width of at least 3.5 metres and a vertical clearance of at least 3.0 metres, and
(i) is located at grade and situated so that it serves an entrance to the building erected or to be erected on the lot and is readily accessible via a driveway or laneway with a minimum vertical clearance of 3.0 metres connecting with a street abutting the lot on which the building or structure is located, or

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(ii) is located in the basement of such building on the first level below grade and situated so that it serves an elevator or similar lifting device serving the building and is readily accessible via a ramp, driveway or laneway with a minimum vertical clearance of 3.0 metres connecting with a street abutting the lot on which the building or structure is located;
"loading space - type G" means a loading space - type A or loading space - type B except:
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(i) in the case of a loading space - type B the overall length of the space is at least 13.0 metres,
(ii) in either case, the loading space has a vertical clearance of at least 6.0 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, and
(iii) the floor of at least the first 2.0 metres of the loading space measured from the end of the loading space, opposite the entrance to it, is constructed of concrete and has a slope not exceeding 2 per centum ( 1 cm in 50 cm );
"1ot" means a parcel of land except where two or more buildings or structures, exclusive of accessory buildings or structures, are or are to be erected on a parcel of land in which case each building or structure, whether erected or to be erected simultaneously or at intervals, shall be assigned a defined part of the parcel at the time of application to the Commissioner of Buildings for approval of the plans of the building or structure and each part shall be deemed to be a lot; and where two or more buildings or structures have a common basement, whether or not they are also connected above the natural level of the ground, the buildings or structures are deemed to be one building;
"1ot frontage" means the width of a lot between the side lot lines measured along a line at right angles to the centre line of the lot through a point therein where it is intersected by a line parallel to and at the perpendicular distance of six metres from the front lot line; for the purposes of this definition, the centre line of the lot means a line across the lot from the front lot line and equidistant from the side lot lines and the productions thereof at all points along its length;
"lot of record" means a lot according to a registered plan of subdivision, or a parcel of land the conveyance which was registered before the date of the passing of this by-law;
"machine laundry" means a laundry other than a laundry shop and includes a linen, towel, uniform or diaper supply service;
"market gardening" includes vegetable crops, and a horticultural nursery, nursery sales station and greenhouse;
"massage establishment" includes premises or part thereof where massages are given, offered or solicited in pursuance of a trade or calling, business or occupation provided the service is rendered by a person duly trained, licensed and registered under The Drugless Practitioner's Act, R.S.0. 1970, as amended, reenacted or replaced from time to time;
"mattress and mattress spring factory" means a building for the manufacture of mattresses and mattress springs;
"meat products plant" means a canned meat factory, sausage factory, meat processing plant and any other factory where meat, poultry or eggs are cooked, cured, smoked or otherwise processed or packed but does not include a delicatessen shop, a stock-yard, slaughter-house, tannery or hide processing plant, a poultrykilling establishment, an animal food factory, an animal byproducts plant, or another use otherwise classified or defined in this by-law;
"medical/dental office" means a building or portion thereof, other than a private residence, that is used for the offices of one or more practising physicians, surgeons, dentists or other qualified medical practitioners or by one or more licensed chiropractors or osteopaths;
"metal products factory" means a factory for forging, rolling, stamping or drawing (either cold or hot), casting, fabricating, grinding, turning, machining, heat-treating, galvanizing, plating, coating, annealing or other fabrication or processing of structural steel, boilers, tanks, drums or cans, machines, motors or large parts, including railway, automotive, agricultural or electric equipment, hardware or tools, other ferrous or ferroalloy metal products, aluminum products, brass or copper products, white metal alloy products, bronze powder or other non-ferrous or non-ferrous alloy metal products and includes an industrial welding shop, a casting factory and a die casting factory, premises used for making sandcastings and a railway rolling stock repair shop but does not include a small metal wares factory;
"minimum front lot line setback" means six metres from the front lot line except in a case governed by section 6(3) PART II 3 when the minimum is as therein provided and except when the building is on a corner lot and the minimum front lot line set-back is increased in accordance with section 6(3) PART II 4 in which case the minimum is as so increased; but in no case shall a part of the building to which section 6(3) PART II 6 and 7 applies be erected closer to the lot line, other than a side lot line, than compliance with section 6(3) PART II 2(a) permits;
"miscellaneous light manufacturing plant" means a building for the manufacture or processing of brooms, brushes or mops, carpet sweepers, artificial flowers or feathers, fountain pens or pencils, artificial ice, jewellery cases or silverware cabinets, electric lamps or lamp shades, musical instruments, orthopaedic and prosthetic appliances, scientific and professional equipment, electric, neon and other signs, stamps and stencils, statuary, art goods and novelties, store display accessories, toys, umbrellas and products of light manufacturing not otherwise classified or defined in this by-law;
"miscellaneous non-metallic minerals plant" means a factory for rock-crushing, cut-stone fabrication, the manufacture or processing of cement blocks, bricks, beams or pipes, lime or lime products, asbestos, graphite, gypsum or mica products, or other products of the non-metallic minerals, including abrasive products, tar products and petroleum products but does not include distillation of tar or petroleum or a manafacture of artificial abrasive or a quarry, sand pit, clay pit, gypsum mine or other mining use, whether complementary or not;
"miscellaneous textile products factory" means a building for the manufacture of blankets, curtains, carpets, rugs, mats, tents, awnings, sails or parachutes, cordage, rope or twine, cotton or jute bags or a similar manufacture not elsewhere classified or defined in this by-law;
"miscellaneous vegetable products factory" means a factory for the manufacture of tires and hose or other articles from natural rubber or partly from natural and partly from synthetic rubber, or other vegetable products factory not otherwise classified or defined in this by-law, but does not include a pea-straw ensilage plant;
"miscellaneous vegetable food products factory, class A" means a factory for blending, preparing or processing sugar, dextrine, starch or glucose, or jelly powder, baking powder, flavouring extract, beverage powder, tea, coffee, spice, or other vegetable product but does not include a canning factory (fruits and vegetables), bakery, candy factory, soft drink bottling works, brewery, distillery or winery or other use otherwise classified or defined in this by-law;
"miscellaneous vegetable food products factory, class B" means a factory for blending, preparing or processing feed grains, yeast, malt and malt products, cornflakes, puffed wheat, popcorn, macaroni, or other cereal food product but does not include a canning factory (fruits and vegetables), bakery, candy factory, soft drink bottling works, brewery, distillery or winery or other use otherwise classified or defined in this by-law;
"mixed-use building" means, in the case of a building on a lot in a CR, QR, I or IC district, a building containing a combination of a residential use with a non-residential use that is permitted by this by-law in the district;
"mobile sign" means an illuminated sign, or a sign in which lighting is incorporated, that is not permanently affixed to a building or mounted on a standard, posts, brackets or by another method so as to be securely attached to or within the ground or to a hard-surfaced area covering the ground beneath the sign;
"motor vehicle repair shop, class $A "$ means a public garage used as a motor vehicle repair shop, exclusive of the painting and repairing of bodies and fenders;
"motor vehicle repair shop, class $B^{\prime \prime}$ means a public garage used as a motor vehicle repair shop including the painting and repairing of bodies and fenders;
"municipal community centre" means a community centre managed and controlled by the Corporation;
"mutual driveway" means an existing vehicular driveway situate on a portion of two adjoining lots where the driveway contains the common side lot line of the two adjoining lots as well as vehicular rights-of-way for one lot over the other;
"net floor area" means the total floor area exclusive of elevator shafts, stairs, ground floor lobbies, public pedestrian corridors and public washrooms;
"newspaper plant" means a building in which the publishing and printing of newspapers is carried on;
"Niagara Area" means the part of the City of Toronto shown on the map entitled "Niagara Area" at the end of and forming part of this subsection and referred to thereon as "Niagara Area";
"Niagara-Parkdale" means the part of the City of Toronto shown on the map entitled "Niagara-Parkdale Area" at the end of and forming part of this subsection and referred to thereon as "NiagaraParkdale";
"non-profit institution" means an institution or organization incorporated as a non-profit corporation, but does not include a residential care facility or a crisis care facility;
"non-residential building" means, in the case of a building on a lot in a $C R, Q R$, $I$ or $I C$ district, a building containing exclusively non-residential uses that are permitted by this by-law in the district;
"non-residential gross floor area" means:
(i) in the case of a non-residential building, the aggregate of the areas of each floor above or below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor; or
(ii) in the case of a mixed-use building, the aggregate of the areas of the parts of each floor used for non-residential purposes above and below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, or measured between those walls and the centre line of the interior wall or projection thereof that separates a non-residential use from a residential use,
exclusive of the following areas:
(iii) a room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
(iv) loading facilities above or below grade required by section 4(6), (7) and (8);
(v) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use of enclosed loading areas; and
(vi) a part of the building or structure below grade that was erected and used for one or more non-residential purposes permitted by this by-law on the lot on January 31, 1976;
"North and South Rosedale" means the part of the City of Toronto shown on the map entitled "North and South Rosedale" at the end of and forming part of this subsection and referred to thereon as "North and South Rosedale";
"nursery school" means a school where children of pre-kindergarten age are taught and cared for by the day or half-day;
"nursing home, convalescent home or rest home" means a building in which the proprietor supplies for gain lodging with or without meals and, if required, provides nursing, medical or similar care and treatment but does not include a boarding or lodging house, hotel, hospital, children's home, home for the aged or other establishment otherwise classified or defined in this by-law;
"offensive", where used with reference to the use of any land, building or structure, means a use that, from its nature, or from the manner of carrying on the use, creates or is liable to create,
by reason of destructive gas or fumes, dust, objectionable odour, noise or vibration, or unsightly storage of goods, wares, merchandise, salvage, junk, waste or other material, a condition that may be or become hazardous or injurious to health or safety or that prejudices the character of the neighbourhood or interferes with or may interfere with the normal enjoyment of any land, building or structure;
"offensive or dangerous chemical products factory" means a factory for the manufacture of acid, alkali, or salt, or a factory for the manufacture of celluloid, pyroxilin or other inflammable material, matches, fireworks, ammunition or other explosive goods or explosives;
"offensive gas plant" means a plant for the manufacture of hydrogen cyanide or other highly toxic gas, or a plant for the manufacture of acetylene or other explosive gas;
"one-family dwelling house" means the whole of a dwelling house containing one dwelling unit only;
"open air market" means a lot where goods, wares, merchandise or a substance, article or thing is offered, kept or stored for retail sale but does not include a retail outlet otherwise classified or defined in this by-law;
"open storage yard" means a lot for the storage of non-offensive, non-dangerous goods, wares, merchandise, substance, article, or thing that is to be stored for further use, but does not include the bulk storage of loose materials such as sand, gravel or concrete or a yard otherwise classified or defined in this by-law;
"open storage of raw materials yard" means a lot the operation of which includes the open storage of raw materials such as salt, gravel, sand, concrete or other similar materials;
"ornamental structure" includes an ornamental fountain or other such structure, a statue, monument, cenotaph or other memorial except a mausoleum or columbarium;
"owner", where used in reference to a lot, means a person who owns the fee simple or the equity of redemption in the lot, or a person who owns a leasehold estate in the lot the unexpired term of which exceeds 45 years, and includes a person the owner authorizes in writing to act on his or her behalf;
"paper products factory" means a factory for the manufacture or processing of paper boxes, bags, drinking cups, sales books, excelsior, corrugated paper products or other paper products, including building paper, asphaltic composition roofing and saturated paper but does not include a rag mill, paper mill, pulp mill, or shoddy mill;
"parking lot" means a public garage where motor vehicles are temporarily parked or stored for hire or gain;
"parking space" means, for the purposes of section 4(4), an unobstructed area at least 5.9 metres in length, and at least 2.6 metres in width and that, except in the case of a boarding or lodging house, a converted dwelling house or a converted dwelling and lodging house where the total number of required parking spaces is three or less, is readily accessible at all times for the parking and removal of a motor vehicle without the necessity of moving another motor vehicle and that, except in the case of a place of residence other than a hotel or an apartment house, is entered by a driveway or passageway having a minimum unobstructed width of 5.5 metres;
"parking station" means a 10 or part of a lot, having a properly drained hard surface and abutting a highway or a hard-surfaced driveway giving access to a highway, where motor vehicles, other than the stock of a motor vehicle dealer, may be temporarily parked or stored without charge either as:
(i) an accessory use to a residential building or a mixed-use building in a $C R$ or $Q R$ district, or an accessory use to an $R$ use or a $C$ use and in a $C$ district adjacent to the $R$ use or, except in the case of one or more dwelling units in the upper portion of a Cl building, in which case parking in respect of dwelling units shall be provided on the same lot as the Cl building, not more than 150 metres from a $C$ use or an $I$ use or an accessory use to an $R$ use and in an ll or 12 district, provided:
A. any lights used for illumination are so arranged as to divert the light away from adjacent premises;
B. steel guard rail fencing is erected and maintained adjacent to all parts of any boundary of the lot that abut a street, other than parts thereof comprising entrances and exits to or from the lot;
C. a fence is erected and maintained adjacent to all parts of any boundary of the lot that abut a lot in an $R$ district or abut a lot the principal use of which is the permanent or temporary home, residence or place of abode of one or more persons, and concrete wheel stops are erected and maintained on the parking station $10 t$ to prevent a motor vehicle from being parked closer to the fence than .90 metres; and
D. the fence, if a division fence, is constructed of boards placed as close together as possible and erected to a height of 1.67 metres and, if not a division fence, is
constructed of boards in a basket-weave pattern or masonry to a height of 1.67 metres;

Where a parking station contains not more than three parking spaces, the provisions of clauses $B$ through $D$ need not be complied with.
or as:
(ii) a use accessory to an $R$ use and in an $R$ district adjacent to the $R$ use, provided:
A. the lot is fenced and suitably landscaped;
B. the fence and landscaping are satisfactorily maintained;
C. any lights used for illumination are so arranged as to divert the 1 ight away from adjacent premises;
D. no buildings other than one shelter for attendants, not exceeding either one storey in height or five square metres in area, is erected thereon;
E. no vehicle is parked closer to a residential building than six metres and not closer to the parking station fence than 1.8 metres;
F. no vehicle is parked closer to the front lot line or flank of the lot than the distance between the main front wall of a residential building adjoining the lot and the front lot line of the lot upon which the building is erected, and no closer to the front lot line or flank of the lot than six metres;
G. no sign is erected thereon other than directional signs not exceeding one square metre in area including the name of the proprietor;
H. no gasoline pump or other service equipment is located or maintained thereon and no commercial vehicle is parked or stored thereon;

Where a parking station contains not more than three parking spaces, the provisions of clause $E$ need not be complied with.
"personal grooming establishment" means a barber shop, hairdressing establishment, beauty parlour or institute, shoe shine shop or an establishment providing other forms of personal grooming including make-up, manicure, pedicure, facials, tanning, electrolysis including counselling in respect of such grooming;
"personal recreation space" means, for the purposes of section 8(3) PART III 2, recreation space within or outside a building adjacent to and directly accessible from a dwelling unit or dwelling room, that is provided for the exclusive use of the occupants of the dwelling unit or dwelling room, and includes a private patio, courtyard, garden, terrace, balcony or enclosed balcony;
"pet shop" means a shop or place where animals or birds for use as pets are sold or kept for sale or groomed, but does not include a shop or place for the breeding or overnight boarding of pets;
"pharmaceutical factory" means a factory for manufacturing perfumes, cosmetics, toilet preparations, deodorants, soaps or cleaning compounds, bleaches, patent medicines, disinfectants, or insecticides, or poisons that are manufactured and packaged for medical or pharmaceutical purposes only;
"photographic plant" means a building where photographic negatives are developed, or where prints are made from photographic negatives, but does not include an establishment that is solely involved in retailing photographic equipment or services;
"pinball or electronic game machine establishment" means premises or part thereof:
(i) containing not less than three and not more than 20 pinball or other mechanical or electronic game machines operated for gain;
(ii) containing no other use except a refreshment counter or a refreshment stand; and
(iii) no closer than 150 metres to any other such premises or part thereof as described in subparagraphs (i) and (ii) and no closer than 300 metres to a public school;
"place of amusement" means an arena; auditorium; billiard or pool room; bowling alley; motion picture or other theatre in a building or portion of a building originally constructed for the purpose; public hall for use principally for one or more of the following: lectures, fraternal, charitable or social organizations, art exhibits, concerts, live theatre, other displays or performance of a cultural nature, banquets or receptions, provided the public hall is in a building or portion of a building originally constructed for the purpose; and the following uses, where in a building, to be allowed only in a building or portion of a building originally constructed for those purposes: carnival show, circus, exhibition, golf-driving tee, archery range, ice or roller skating rink, merry-go-round, miniature or switchback railway, roller coaster or other mechanical ride or device,
miniature golf course, trained animal show, wild west show, racetrack for horses or dogs;
provided, however, that within the Central Core, a motion picture or other theatre, and a public hall, are permitted uses, and are not required to be in a building or portion of a building originally constructed for the purpose;
"place of assembly" means a theatre or concert hall, an auditorium, an arena, a stadium, an athletic field or other premises of a like nature designed for entertainment or amusement but does not include a church;
"plastic products factory" means a factory for manufacturing plastic products but does not include the manufacture of celluloid or pyroxilin or an offensive or dangerous use;
"playlot" means a lot used for the purposes of a non-profit playlot for children under the age of seven years and managed and controlled by the Corporation or by a neighbourhood association, church or other similar organization;
"post office" means premises, whether operated by the Government of Canada or not, where letters or parcels may be posted or where postage stamps may be purchased, but does not include the sorting or distribution of mail;
"postal sorting station" means premises operated by the Government of Canada where the process of sorting and distributing letters, parcels and other mail is carried on;
"prepared horn or bone products factory" means a factory for the manufacture of horn or bone products from previously prepared material;
"primary", where used to describe an industrial use, means that the use includes the processing or combining of materials that alter the structure of the material, such as the manufacture of soap from raw chemical substances, or a smelter or foundry;
"primary metals plant" means a smelter, blast furnace, cupola, foundry, mill or other factory for the production of primary iron or steel, including pig-iron, ferro-alloys and rolled products, or of babbit metal or other primary non-ferrous metals;
"printing plant" means the business of engraving, stereo-typing, electro-typing, printing or typesetting, including a lithographer, but does not include a newspaper plant or duplicating shop;
"private academic, philanthropic or religious school" means a school, other than a public school, where academic subjects are taught or that is maintained for philanthropic or religious
purposes and whether or not it is also a boarding school, and includes a dormitory building appurtenant to the school but does not include a school or home otherwise classified or defined under this by-law;
"private art gallery" means an art galleryfor the public or private exhibition of collections of paintings and other works of art, whether by the proprietor or others and whether or not they are for sale;
"private commercial garage" means a building other than a public garage, private garage, private parking garage, in which motor vehicles, trailers, or trailer cars are parked or stored, or are housed or sheltered for the purpose of storing, servicing, painting or repairing them;
"private detached dwelling house" means the whole of a dwelling house occupied or capable of being occupied by one person or two or more persons related by bonds of consanguinity, marriage or legal adoption, with or without one or more full-time domestic servants;
"private garage" means a building or carport, not over one-storey or four metres in height, that is accessory to an $R$ use and is used for sheltering not more than three private passenger motor vehicles and in which:
(i) no service for profit is rendered; and
(ii) space for not more than two such vehicles is rented, and that, in the case of a carport, is an open-sided shelter having a floor area not exceeding 28 square metres (except where incidental to a converted dwelling house where the floor area may not exceed 46 square metres) and having therein and constructed as an integral part thereof a fully enclosed shed, the area of which is not less than two square metres and not more than 4.5 square metres;
"private home day care" means the temporary care and custody for reward or compensation and for a continuous period not exceeding 24 hours, of not more than three children under 10 years of age, in a dwelling unit that is not the residence of a parent or guardian of any of the children except that in the case where private home day care is furnished under an agreement pursuant to section 4 of The Day Nurseries Act, 1978, or a successor thereof, the maximum number of children does not exceed five;
"private parking garage" means a completely enclosed building on the same parcel of land as an apartment house or office building in a ClA or C1S district or a club in a C1A, C1S, C2, C3 or C4 district and, in the case of an apartment house or office building, used exclusively for the temporary parking or storing of
private passenger motor vehicles of tenants and occupants thereof and their visitors and, in the case of a club, used exclusively for the temporary parking of private passenger motor vehicles of members thereof and their guests and, in any case, in which no gasoline pump or other service equipment is located or maintained and no servicing or repairing of motor vehicles is performed; and includes, in the case of an office building, such parking accommodation in the basement and/or on one or more floors thereof;
"privately-owned outdoor swimming pool" means a swimming pool that is accessory to a dwelling house, provided, in the case of a privately-owned outdoor swimming pool that is accessory to a dwelling house other than an apartment house:
(i) the area of the portion of the swimming pool filled or capable of being filled with water does not exceed 15 per cent of the area of the lot on which the dwelling house other than an apartment house is erected;
(ii) subject to subparagraphs (iii) and (iv), no part of the portion of the swimming pool filled or capable of being filled with water is on a portion of the lot closer to the front lot line than the main front wall of the dwelling house other than an apartment house or closer to the rear lot line or a side lot line or a public lane than 1.2 metres;
(iii) where the rear lot line of the lot coincides with a part of the side lot line of an adjoining lot, no part of the portion of the swimming pool filled or capable of being filled with water is closer to the rear lot line than three metres;
(iv) no part of the portion of the swimming pool filled or capable of being filled with water is closer to the limit of a street than six metres, except in the case of a street line forming the flank of a lot where the distance shall not be less than 1.2 metres;
(v) no lights, diving board, diving platform, covering, or other equipment appurtenant to the swimming pool, except fences, are above the height of one metre above the average elevation of the finished level of the ground abutting the portion of the swimming pool filled or capable of being filled with water; and
(vi) notwithstanding subparagraph (v), in the case of an aboveground swimming pool any ladder appurtenant thereto exclusive of hand or safety rails does not exceed a height of 1.5 metres;
"property" means, for the purposes of section 4(9), real property and includes all buildings and structures thereon;
"psychiatric hospital" means an institution to which The Psychiatric Hospitals Act, R.S.0. 1950, Chapter 301, as amended, re-enacted or replaced from time to time, applies;
"public art gallery" means a building used for the preservation or exhibition of collections of paintings or other works of art and devoted primarily to the recreation or education of the public;
"public garage" means a building or place with respect to which a public garage or automobile service station licence may be required by by-law under The Municipal Act, R.S.O. 1950, Chapter 243, as amended, re-enacted or replaced from time to time;
"public hospital" includes such appurtenant buildings as laboratories and nurses' residences, but does not include:
(i) a sanatorium, within the meaning of The Sanatoria for Consumptives Act, R.S.O. 1950, Chapter 346,
(ii) a sanitarium for mental defectives or an institution in respect of which a licence under The Private Sanitaria Act, R.S.O. 1950, Chapter 290, is in force,
(iii) a mental hospital within the meaning of The Mental Hospitals Act, R.S.O. 1950, Chapter 229, or
(iv) an institution for the reclamation and care of habitual drunkards or other institution for the care, treatment or education of drug or drink addicts or the insane or of persons suffering from psychiatric disabilities or from mental or nervous diseases or disorders;
"public house" means a public house as defined by The Liquor Licence Act, R.S.O. 1950, Chapter 211, but does not include a hotel, restaurant, or adult entertainment parlour;
"public library" means a library, branch library or distributing station to which the provisions of The Public Libraries Act, R.S.O. 1950, Chapter 310 , as amended, re-enacted or replaced from time to time, apply;
"public museum" means a public museum within the meaning of The Mortmain and Charitable Uses Act, R.S.O. 1950, Chapter 241;
"public park" means land that is used for public recreation and that is owned by or leased to a government or a government authority or agency;
"public playground" means a lot used for the purposes of a nonprofit playground or skating rink and managed and controlled by the Corporation;
"public school" means a public or separate school, a high school, a continuation school, a technical school, a vocational school, a college or university or other school established and maintained at public expense whether or not it is also a boarding school, and includes a dormitory building appurtenant to a public school but does not include a branch of The Conservatory of Music or a home or school otherwise classified or defined in this by-law;
"rear lot line" means the lot line opposite the front lot line;
"recreation space" means, for the purposes of section 8, an area or areas within a lot provided exclusively for the use of the residents of a residential building or a mixed-use building located on the lot, for the purpose of personal recreation space or shared recreation space;
"residential building" has the meaning ordinarily attributed to the term "residential building", but
(i) means, in the case of a building on a lot in a $C R$ or $Q R$ district, a building containing exclusively residential uses that are permitted in the district by this by-law;
(ii) includes, for the purposes of section 4(11), a hotel and the residential portion of a mixed-use building; and
(iii) includes, for the purposes of section 7, a building in a ClA district, other than a private hospital, a public hospital or a psychiatric hospital, if more than $10 \%$ of the gross floor area thereof is used or proposed to be used as the permanent or temporary home, residence or place of abode of one or more persons;
"residential care facility" means a residence for the accommodation of six to 10 persons, exclusive of staff, who by reason of their emotional, mental, social or physical condition or legal status require a group living arrangement for their wellbeing where:
(i) the facility is supervised, or the members of the group are referred, by a hospital, court or government agency; or
(ii) the facility is funded wholly or in part by a government, other than funding provided solely for capital purposes; or
(iii)
the facility is regulated or supervised under a general or special Act;
but does not include a use otherwise classified or defined in this by-law;
"residential gross floor area" means:
(i) in the case of a residential building, the aggregate of the areas of each floor above and below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor; or
(ii) in the case of a mixed-use building, the aggregate of the areas of the parts of each floor used for residential purposes above and below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, or measured between the walls and the centre line of an interior wall or projection thereof that separates a residential use from a non-residential use:
exclusive of the following areas:
(iii) a room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical or telecommunications equipment, that service the building; and
(iv) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;
"residential structure" has the meaning ordinarily attributed to the term "residential structure", but includes, for the purpose of section 7 , a structure in a ClA district, other than a private hospital, a public hospital or a psychiatric hospital, if more than $10 \%$ of the gross floor area thereof is used or proposed to be used as the permanent or temporary home, residence or place of abode of one or more persons;
"restrictive by-law" means, for the purposes of section 13 ,
(i) a by-law passed pursuant to one or more of the following statutory authorities, and amendments thereto:
A. section 399 a of The Municipal Act, R.S.O. 1914, Chapter 192, as enacted by section 10 of The Municipal Amendment Act, 1921 (11 Geo. V, Chapter 63) ;
B. section 399 a of The Consolidated Municipal Act, 1922;
C. section 398 of The Municipal Act, R.S.O. 1927, Chapter 233;
D. section 406 of The Municipal Act, R.S.O. 1937, Chapter 266 , and as re-enacted by section 13 of The Municipal Amendment Act, 1941 (5 Geo. VI, Chapter 35);
E. section 390 of The Municipal Act, R.S.O. 1950, Chapter 243;
(ii) a by-law referred to in subsection 3 of section 13 of The Municipal Amendment Act, 1941 (5 Geo. VI, Chapter 35);
"retail store" means a building where goods, wares, merchandise, substances, articles or things are stored, offered or kept for sale at retail and includes storage on or about the store premises of limited quantities of the goods, wares, merchandise, substances, articles or things sufficient only to service the store but does not include a retail outlet otherwise classified or defined in this by-law;
"row housing" means a series of more than two attached one-family dwelling houses;
"St. Lawrence" means the part of the City of Toronto shown on the map entitled "St. Lawrence" at the end of and forming part of this subsection and referred to thereon as "St. Lawrence";
"sales or hire garage" means a public garage where motor vehicles or trailers are hired or kept or used for hire, or where motor vehicles or trailers are stored or kept for sale, or a used motor vehicle lot;
"salvage shop" includes a wholly enclosed auto-dismantler's shop, a wholly enclosed machinery salvage shop or other wholly enclosed shop where used goods, wares, merchandise, articles or things are processed for further use, but does not include a salvage yard;
"salvage yard" includes a scrapyard, an automobile wrecking yard and other open yards where used goods, wares, merchandise, articles or things are processed and stored for further use;
"sample or showroom" means a building where samples or patterns are displayed and orders taken for goods, wares and merchandise for future delivery and includes the display room of a wholesale merchant;
"secondary", where applied to an industrial use, means that the use is restricted to the assembly or manufacture of previously processed materials and does not. include the processing or combining of materials that alter the structure of the material;
"security service" means an establishment engaged in providing personnel for security purposes;
"security services and equipment business" means an establishment engaged in providing personnel and equipment for security purposes such as patrolling, guard, armoured car and burglar alarm services;
"semi-detached dwelling house" means one of a pair of attached one-family dwelling houses divided vertically;
'senior citizens' housing" means dwelling units:
(i) that have a floor area not in excess of 51 square metres each; and
(ii) that are on land that is the subject of mortgage or charge made pursuant to the National Housing Act, R.S.C. 1970, c. N10, as amended, or a successor thereof; and
(iii) the maintenance, operation and other costs of the development of which are the subject of an agreement made pursuant to The Housing Development Act, R.S.0. 1970, c. 213, as amended, and The Ontario Housing Corporation Act R.S.O. 1970, c. 317, as amended, or successors of those Acts, under which grants in aid are to be paid and under which the dwelling units are to be leased to persons whose age is not below the minimum age specified in the agreement;
"service or repair shop" means a shop not otherwise classified or defined in this by-law for servicing or repairing radio and television receivers; vacuum cleaners, refrigerators, washing machines, sewing machines and other domestic appliances; furnaces and oil burners; musical instruments; sound and public address systems; water coolers and domestic water heaters, domestic boilers, water softening equipment and plumbing fixtures and equipment; hosiery, cameras, dolls, jewellery, watches, clocks, safes and locks, bicycles, wheel chairs, orthopaedic and prosthetic appliances; restaurant and soda fountain equipment; and other like articles; or for fabric mending, window glazing, metal replating, mirror resilvering, or manually repairing, painting and refinishing furniture and other household goods; and includes a key shop, a hat cleaner's shop, a custom picture framing shop, the regular place of business of a master electrician or plumber, the business of renting pianos, tents, canopies, chairs, wheel chairs, coin machines, costumes, uniforms, bicycles, sound and public address systems, and other like articles and equipment;
"sewage disposal plant, public incinerator or refuse destructor" means any such plant operated by a government agency;
"shared recreation space" means, for the purposes of section 8, recreation space provided within or outside a building for the use of the residents of the building for recreational or social purposes, and includes a landscaped area, a garden, a terrace, an outdoor swimming pool, an outdoor games or play area, a tot 1 ot, a covered sitting area, an indoor swimming pool, a sauna, a shower and change room, an exercise room, a hobby room, a workshop, a lounge or a meeting room;
"sheet mica factory" means a factory for making mica sheets or articles of mica in sheet form;
"side lot line" means a lot line other than a front lot line or rear lot line;
"single persons' housing" means dwelling units not exceeding a floor area of 37 square metres each, where the average floor area of all dwelling units in a building does not exceed 30 square metres, and the units are occupied or available for occupancy by individuals;
"small metal wares factory" means a factory for forming, stamping, spinning, machining, buffing, plating, coating, annealing or other fabrication or processing of ferrous or non-ferrous small wares or small parts, including cutlery, flatware, hollow ware, small springs, coat hangers, small auto parts, light carpenters' or garden hand tools, light electrical equipment, jewellery or other small wares or small parts but does not include a casting factory or a die-casting factory or the manufacture of bronze powder or other similar grinding process;
"South of Carlton" means the part of the City of Toronto shown on the map entitled "South of Carlton" at the end of and forming part of this subsection and referred to thereon as "South of Carlton":
"South of Eastern" means the part of the City of Toronto shown fon the map entitled "South of Eastern" at the end of and forming part of this subsection and referred to thereon as "South of Eastern";
"South-East Spadina" means the part of the City of Toronto shown on the map entitled "South-East Spadina" at the end of and forming part of this subsection and referred to thereon as "South-East Spadina";
"spotting and stain removing establishment" means a building where the business of removing dirt, grease, or other stain or soil from clothing or other articles is carried on by means of manual application of cleaning solvent to the clothing or articles, and includes the pressing of the clothing or articles;
"storage warehouse, class A" means a building or structure for the storage of non-offensive, non-dangerous goods, wares, merchandise, substance, articles or things and includes the premises of a warehouseman as defined by The Warehousemen's Lien Act, R.S.O. 1950, Chapter 417, but does not include a warehouse or storage otherwise classified or defined in this by-law;
"storage warehouse, class $B$ " means a building or structure used for the storage of goods, wares, merchandise, substance, articles or things that by reason of the use is offensive or dangerous;
"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; and for the purpose of this by-law a mezzanine constitutes a storey;
"street" means a public highway or private thoroughfare;
"street-related retail and service uses" means, for the purposes of section 8(3) PART I 12 and 16 (a), one or more of the following shops or stores:

LOCAL RETAIL AND SERVICE SHOPS:
a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop, a newsstand, a hardware shop; a branch of a bank or financial institution; an eating establishment, a box lunch shop, a tavern or public house; a shoe repair shop, a tailor's shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop; a personal grooming establishment, a book store, a florist shop;

GENERAL RETAIL AND SERVICE SHOPS:

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a retail store, a pawnbroker's shop, a secondhand shop, a
dressmaker's shop, a pet shop, a real estate sales office; a
photographer's shop, a travel agency; a sample or showroom, an
auctioneer's premises; a service and repair shop, a locksmith's or
gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a
spotting and stain removing establishment; a duplicating shop, an
industrial computer service, a data processing establishment, a
security service;
provided:
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(i) a principal entrance of the shop or store is in the exterior wall of the building, and is directly accessible by pedestrians walking along a route having a distance of not more than five metres from:
A. a frontage of the lot on which the shop or store is located; or
B. a building setback line on the lot on which the shop or store is located, provided the line is established by this by-law, as amended from time to time; and
(ii) a principal entrance of the shop or store is no more than two metres above or below grade;
"tailor's shop" means a building where the business of individual custom tailoring is carried on but does not include a shop where clothing manufacture other than individual custom tailoring is carried on;
"tannery" includes premises where hides are salted or otherwise processed, except a leather goods factory or fur goods factory;
"tavern" means a tavern as defined by The Liquor Licence Act, R.S.O. 1950, Chapter 211, but does not include a hotel, restaurant, or adult entertainment parlour;
"textile factory" means a building for the manufacture or processing of cotton yarn, thread, cloth or waste; woollen yarn, thread, cloth or waste; silk yarn, thread or cloth, synthetic cloth, but does not include the manufacture of rayon or other synthetic yarn or material, wool pulling or scouring or wool carbonizing:
"tinsmith's shop" includes a shop where light power machinery may be used for custom tinsmithing or other custom fabrication of sheet metal but does not include a shop where there is carried on the factory production of articles by power machinery;
"Tong House" means 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;
"total floor area" means the aggregate of the areas of each floor of a building or structure above and below grade used for the purpose of a particular use, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, or measured between such exterior faces and the centre line of any interior wall or projection thereof that separates such use from another use, exclusive of the following areas:
(i) any room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that services the building;
(ii) any part of the building or structure below grade that is used for storage; and
(iii) any part of the building or structure used for parking facilities or loading facilities;
"trade school" means a school other than a commercial school conducted for hire or gain that teaches subjects related to industrial trades such as technical design skills, mechanical design or drafting, carpentry, or electrical skills;
"Trefann Court" means the part of the City of Toronto shown on the map entitled "Trefann Court" at the end of and forming part of this subsection and referred to thereon as "Trefann Court";
"triplex dwelling house" means the whole of a building containing and originally constructed to provide therein, by horizontal division, three separate dwelling units, each of which has an independent entrance;
"undertaker's establishment" means the business premises of an undertaker or funeral director whether or not they include a crematorium or a school of instruction in embalming or preparation for burial of human remains;
"union hall" means premises operated by a labour union for union activities, such as union business, school and educational activities;
"university residence" means a building or part of a building that is owned or operated by a university or polytechnical institute, that contains dwelling accommodation consisting of dwelling rooms that do not include individual culinary facilities, whether or not shared culinary facilities are provided in the building;
"vegetable oils plant" means a factory for the extraction, preparation or processing of vegetable shortening, cottonseed oil, linseed oil, palm kernel oil, peanut oil, soya bean oil or other nuts, kernel or vegetable oils or their products;
"Wabash-Sorauren" means the part of the City of Toronto shown on the map entitled "Wabash-Sorauren" at the end of and forming part of this subsection and referred to thereon as "Wabash-Sorauren";
"Wallace-Emerson Neighbourhood" means the part of the City of Toronto shown on the map entitled "Wallace-Emerson Neighbourhood" at the end of and forming part of this subsection and referred to thereon as "Wallace-Emerson Neighbourhood";
"wholesale dyeing plant" means a plant for the wholesale or commission dyeing of yarn or fabric before further manufacturing process;
"wholesale fuel supply yard" includes premises where coal, coke, wood or other fuel is stored in bulk for sale in wholesale quantities but does not include a fuel storage tank;
"wholesaling establishment - general" means a building where nonoffensive, non-dangerous goods, wares, merchandise, substance, articles or things are offered for sale on a wholesale basis, but does not include a wholesale activity otherwise classified or defined in this by-law;
"wholly enclosed" where applied to industrial use, means that the use (including loading facilities) is carried on entirely within an enclosed building;
"wood products factory" means a factory for the manufacture or assembly of flooring, sash or doors; furniture or fixtures; spools, handles or wooden ware; barrels, boxes, baskets or crates; carriages, wagons or sleighs; pianos and organs; rowboats, canoes or other small craft; airplanes or parts; coffins or caskets; pressed wallboard or pressed pulp products; excelsior; any other like manufacture of which wood or cork is the principal component; but does not include a wood distillation plant, a saw mill or planing mill or the manufacture of motors for boats or airplanes;
"Yonge-Eglinton" means the part of the City of Toronto shown on the map entitled "Yonge-Eglinton" at the end of and forming part of this subsection and referred to thereon as "Yonge-Eglinton";
"Yonge-Lawrence Commercial Area" means the part of the City of Toronto shown on page 1 and page 2 of the map consisting of two pages entitled "Yonge-Lawrence Commercial Area" at the end of and forming part of this subsection and referred to thereon as "YongeLawrence Commercial Area";
"Yonge-St. Clair Area" means the part of the City of Toronto shown on the map entitled "Yonge-St. Clair" at the end of and forming part of this subsection and referred to thereon as the "Yonge-St. Clair Area";
"Yonge-St. Clair Special Area" means the part of the City of Toronto shown on the map entitled "Yonge-St. Clair" at the end of and forming part of this subsection and referred to thereon as "Area Covered by Special Provisions".



## SECTION $2(1)$ DUFFERIN-DAVENPORT AREA


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SECTION 2(1)<br>KING-PARLIAMENT


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NIAGARA-PARKDALE AREA


## SECTION $2(1)$ <br> NORTH AND SOUTH

ROSEDALE



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## SECTION 2(1) <br> TREFANN COURT



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(a) The table of contents, titles and headings of subsections and regulations in this by-law are not a part of the by-law but are for the purpose of convenience only.
(b) Where under one of the numbered parts into which sections $5(3), 6(3), 7(3), 8(3), 9(3)$ or $10(3)$ (or subsection (3) of any future use district) are divided there appears the word "none", the word none means "none, other than as set forth in section 4 - Regulations Applying to All Use Districts, or as indicated by section 15 - the Index of Exceptions".
(c) All references in this by-law to sections, subsections, paragraphs, subparagraphs, clauses, subclauses, qualifications, regulations, exceptions, appendices, schedules and maps, refer to those in this by-law unless otherwise indicated.
(d) Where reference is made to a subdivision of a section, the reference, for the sake of brevity and in conformity with usual mental process, begins with a designation of the section followed consecutively by designations of subdivisions to and including the subdivision to which reference is made. For example, subclause (IV) of clause B of subparagraph (iii) of paragraph (j) of subsection (4) of section 4 should be referred to as "section 4(4)(j) (iii) E (IV)'.
(e) Subsection (2) of each of the use district sections, which are sections 5 to 10 , inclusive, is divided into main divisions, each beginning with an arabic numeral. Each main division is referred to as a 'qualification'. In accordance with paragraph (d), clause $F$ of subparagraph (vi) of paragraph (a) of qualification 11 of subsection (2) of section 6 should be referred to as "section 6(2) 11 (a) (vi) $F^{\prime \prime}$.
(f) Subsection (3) of each of the use district sections, which are sections 5 to 10 , inclusive, is divided into PARTS each followed by a large Roman numeral, and each PART is divided into main divisions, each beginning with an arabic numeral. Each main division is referred to as a 'regulation'. In accordance with paragraph (d), subparagraph (v) of paragraph (a) of regulation 2 of PART $X$ of subsection (3) of section 6 should be referred to as "section 6(3) PARTX 2 (a) (v)".
(g) Subsections (1) and (2) of each of sections 11 and 12 are divided into main divisions, each beginning with an arabic numeral. Each main division is referred to as an 'exception'. In accordance with paragraph (d), subparagraph
(i) of paragraph (b) of exception 142 of subsection (2) of section 12 should be referred to as "section 12 (2) 142 (b) (i)".
(h) For the purposes of this paragraph "excluded parts of section 16 of By-law 20623' means section 16(1) (200), (201), (202), and (203), and section $16(2)(186)$, (187) and (188). This by law does not incorporate nor does it affect the excluded parts of section 16 of By-1aw 20623; and the excluded parts of section 16 of By -law 20623 will continue to have the same effect as if this by-law had not been passed.
(i) For the purposes of this paragraph "prior amending by-law" means a by-law that amends By-law 20623, as amended, and that was passed before the passing of this by-law, and "in force" or "into force" means in force or into force under the Planning Act, 1983, as amended, or a predecessor. This bylaw does not affect a prior amending by-law to the extent that the latter has not been amended or repealed, expressly or by implication. Where a prior amending by-law comes into force after (INSERT DATE OF PASSING OF THE PHASE I BY-LAW) and there is an inconsistency between it and this by-law, the prior amending by-law will prevail over this by-law to the extent only of the inconsistencies. Where, however, a prior amending by-law comes into force after (INSERT DATE OF PASSING OF THE PHASE I BY-LAW) and a by-law amending this bylaw is then in force or afterwards comes into force, the bylaw amending this by-law will prevail over the prior amending by-1aw.

## SECTION 3 - DISTRICTS AND ZONES

(1) For the purpose of this by-law and of the maps in Appendix " $A$ " hereto, herein referred to as "District Maps", the following classes of use district, volume area, residential density zone, commercial, institutional and industrial density zones and non-residential density zones are hereby established, namely:

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Parks Districts - G, Gh, Gm, UOS;
Residential Districts - R1, R1A, R1F, R2, R3, R4, R4A;
Commercial Districts - C1A, C1S, C1;
Mixed-Use Districts - CR, CR(a), CR(b), CR(c), QR;
Industrial Districts - C2, C3, C4, I1, I2, I3, I4, IC;
Automobile Service Station/ Gas Bar Districts - AE, AC:
Volume Areas - V1, V2, V3, V4;
Residential Density Zones - 21, 22, 23, 24, 25, U100.
U150, U200, U250, U300, U350, U400, v480;
Commercial, Institutional and Industrial Density Zones -
L0.5, L0.6, L1, L1.5, L2, L2.5, L3, L4, L4.5,
L5, L6, L7, L8;
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Non-residential Density Zones - D1, D2, D3, D4, D5, D6, D7;
Commercial and Institutional Density Zones - N0.5, N1, N1.5,
N2, N2.5, N3, N3.5.
(2) The buildings and structures and uses of buildings, structures and lots permitted by this by-law in those districts may be referred to as: G buildings, G structures, G uses, Gh buildings. Gh structures, Gh uses, Gm buildings, Gm structures, Gm uses, UOS buildings, UOS structures, VOS uses, R buildings, $R$ structures, $R$ uses, C1A buildings, C1A structures, ClA uses, C1S buildings, ClS structures, ClS uses, $C$ buildings, $C$ structures, $C$ uses, CR buildings, CR(a) buildings, CR(b) buildings, CR(c) buildings, CR structures, $C R(a)$ structures, $C R(b)$ structures, $C R(c)$ structures, $C R$ uses, $C R(a)$ uses, $C R(b)$ uses, $C R(c)$ uses, $Q R$ buildings, $Q R$ structures, $Q R$ uses, I buildings, $I$ structures, $I$ uses, IC buildings, $I C$ structures, $I C$ uses, $A B$ buildings, $A B$ structures, $A B$ uses, $A C$ buildings, $A C$ structures, $A C$ uses, the
buildings, structures and uses of buildings, structures and lots specifically named in sections $5,6,7,8,9$ and 10 , inclusive, as they appear in this bylaw, respectively, may be referred to as $G$, $G h, G m, ~ U O S, R 1, R 1 A, R 1 F, R 2, R 3, R 4, R 4 A$, $\mathrm{C} 1 \mathrm{~A}, \mathrm{C} 1 \mathrm{~S}, \mathrm{C} 1, \mathrm{CR}, \mathrm{CR}(\mathrm{a}), \mathrm{CR}(\mathrm{b}), \mathrm{CR}(\mathrm{c}), \mathrm{QR}, \mathrm{C} 2, \mathrm{C} 3, \mathrm{C} 4, \mathrm{I} 1, \mathrm{I} 2$, IS, $I 4$ IC, $A B$ and $A C$ buildings, structures and uses, respectively; and the expressions "G district", "Ch district", "Gm district", "UOS district", "R1 district", "R1A district", "R1F district", "R2 district", "R3 district", "R4 district", "R4A district", "C1A district", "C1S district", "Cl district", "CR district", "C R(a) district", "C R(b) district", "C R(c) district, "QR district", "C2 district", "C3 district", "C4 district", "I1 district", "I2 district", "I3 district", "I4 district", "IC district", "AB district", "AC district", "V1 area", "V2 area", "V3 area", "V4 area", "zone 1 area", "zone 2 area", "zone 3 area", "zone 4 area", "zone 5 area", "U100 zone", "U150 zone", "U200 zone", "U250 zone", "U300 zone", "U350 zone", "U400 zone", "U480 zone", "L0.5 zone", "Lo. 6 zone", L1 zone", "L1. 5 zone", "L2 zone", L2. 5 zone", "L3 zone", "L4 zone", "L4.5 zone", "L5 zone", "L6 zone", "L7 zone", "L8 zone", "D1 zone", "D2 zone", "D3 zone", "D4 zone", "D5 zone", "D6 zone", "D7 zone", "NO. 5 zone", "N1 zone", "N1. 5 zone", "N2 zone", "N2.5 zone", "N3 zone" and "N3.5 zone", where used in this by-law, mean, respectively, an area of the City of Toronto delineated on a District Map and designated thereon by the symbols "G", "Ch", "Gm", "UOS", "R1", "R1A", "RIF", R2", 'R3", "R4", "R4A", "C1A", "CiS", "Cl", "CR", "CR (a)", "C R(b)", "CR (c)", "QR", "C2", "C3", "C4", "I1", "I2", "IB", "IA", "IC", "AB", "AC", "VI", "V2", "VB", "V4", "Z1", "Z2", "Z3", "Z4", "Z5", "U100", "U150", "U200", "U250", "U300", "U400", "U480", "L0.5", "L0.6", "Ll", "L1.5", "L2", "L2.5", "L3", "L4", "L4.5", "L5", "L6", "LT", "LB", "DI", "D2", "DB", "DA", "D5", "D6" "D7", "NO.5", "N1", "N1.5", "N2", "N2.5", "N3" and "N3.5".
(3) In this subsection "permitted" means permitted in a use district pursuant to subsection (1) (c) of the section relating to the use district. Where a use, building or structure is referred to in conjunction with and attributed to a designated use district, for example, a "CR use", a "Cl building", the use, building or structure is any use, building or structure, as the case may be, that is permitted in the use district, but
$\rightarrow$ excluding, if the moe district is listed under the colum headed "Use district" in the chant that follows, the uses, buildings and structures listed under the colum headed "Uses, Buildings and structures epchuned" and out offsite the use distinct.

## Use district Uses, buildings and structures excluded

| R1 | Those permitted in a G district |
| :--- | :--- |
| R1A | Those permitted in an R1 district |
| R1F | Those permitted in an R1 district |
| R2 | Those permitted in an R1A district |
| R3 | Those permitted in an R2 district |
| R4 | Those permitted in an R3 district |
| R4A | Those permitted in an R4 district |
| C1A | Those permitted in a G district |
| C1S | Those permitted in a G district |
| C1 | Those permitted in an R district |
| CR | Those permitted in a G district |
| QR | Those permitted in a G district |
| C2 | Those permitted in a C1 district |
| C3 | Those permitted in a C2 district |
| C4 | Those permitted in a C3 district |
| I2 | Those permitted in an I1 district |
| I3 | Those permitted in an I2 district |

(4) The City of Toronto is hereby divided into the use districts delineated on the maps in Appendix "A", referred to as "District Maps", the height districts delineated on the maps in Appendix "B", referred to as "Height Maps", and the areas delineated on the maps at the end of section $2(1)$, which maps, the Key Map in Appendix "A" and the information shown thereon form part of this by-1aw.

|  |  |
| :---: | :---: | :---: |

(1) USES AND BUILDINGS TO CONFORM WITH BY-LAW

No person shall, within a district or area of the City of Toronto delineated on a District Map, Height Map or General Map, use land or erect or use a building or structure except in conformity with the provisions of this by-law respecting the district or area in which the land, building or structure is located or respecting the district or area in which it is proposed to erect the building or structure.

## (2) HEIGHT LIMITS: BUILDINGS AND STRUCTURES

(a) No person shall erect or use a building on a lot having a greater height in metres above grade than the height limit specified by the numbers following the symbol " H " as shown on the Height Map for the height district in which the lot is located, but provisions of this paragraph does not prevent the erection or use of:
(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;
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;
(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 above grade 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:
(i) the building or structure was lawfully on the lot on the applicable date provided in this paragraph; and
(ii) the height of the building or structure does not exceed its height on the applicable date.

For the purposes of subparagraphs (i) and (ii), the applicable dates are as follows:
in the case of a lot in the Central Area, January 31, 1976.
(3) HEIGHT LIMITS: ACCESSORY BUILDINGS AND STRUCTURES

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.
(4) PARKING SPACES: WHEN REQUIRED, NUMBER, LOCATION AND TYPE
(a) This subsection does not apply to the owner or occupant of any building or structure to be erected or used in the area delineated by a heavy line and shown on the map designated "Downtown Parking and Loading Zone" following subsection (5) (a).
(b) The owner or occupant of every building or structure to be erected or used for a purpose listed below shall provide and maintain motor vehicle parking facilities at least to the extent and in a location and type of facility prescribed in the table following:

Purpose of
Building or
Structure
a building, other than one of those classes listed below, containing one or more, dwelling units:
an apartment house containing fewer than 25 dwelling units:
an apartment house containing 25 or more dwelling units:
a converted dwelling house:

Minimum required
Parking Spaces
one parking space for each dwelling unit
therein;

Type and Location
of Parking Facility
in North and South
Rosedale:
a private garage on the same lot: in any area of the City other than North and South Rosedale: a garage in the basement of the building; a private garage on the same lot where fewer than four parking spaces are required to be provided and maintained by the provisions of this by-law;
a parking area or private driveway on the same lot;
a garage in the base ment of.the building; a garage on the same lot;
a parking station on the same lot;
a garage in the basement of the building; a garage on the same lot; a parking station on the same lot;
a parking station on the same lot; a private garage on the same lot; where fewer than four parking spaces are required to be provided and maintained by this by-law, a parking area or private driveway on the same lot;
a boarding or lodging house, a converted dwelling and lodging house:
senior citizens' housing:
single persons ' housing:
one parking space for each three boarding or lodging rooms, or fraction thereof, in excess of three; one parking space for each two dwelling units, or fraction thereof;
one parking space for each 10 dwelling units or fraction thereof;
one parking space for each four dwelling units or fraction thereof;
one parking space of at least 18.5 square metres for each 40 persons in a normal capacity attendance;
one parking space for each siy bedrooms or dwelling rooms;
one parking space for each 10 beds, or
fraction thereof; plus one parking space for deliverv vehicles:
one parking space fo: each 10 persons comprised in a normal capacity audience or attendance;
a parking station on the same lot;
a private garage on the same lot; where fewer than four parking spaces are required to be provided and maintained by this by-law, a parking area or private driveway on the same lot;
a garage in the base ${ }^{-}$ ment of the building; a garage on the same lot;
a parking station on the same lot;
a garage in the basement of the building; a garage on the same lot;
a parking station on the same lot;
a parking area on the lot: or a parking area on lands adjacent to the lot;

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a public garage;
a private commercial
garage;
a parking station
on the same lot;
a parking area on
the same iot;
a publi= zarage:
a private commercial
garage;
a parking lot on
on the same lot
or not more than 300
```

|  |  | metres therefrom; a parking station on the same lot; |
| :---: | :---: | :---: |
| a department store: | one parking space for each 46 square metres of selling space therein; | a public garage; <br> a private commercial garage; <br> a parking lot on the same lot or not more than $\overline{300}$ metres therefrom: <br> a parking station on the same lot; |
| ```a groceteria, supermarket or other self-service establishment``` | one parking space for each 28 square metres of selling space therein; | a public garage; <br> a private commercial garage; <br> a parking lot on the same lot or not more than $\overline{300}$ metres theretrom; <br> a parking station on the same lot; |
| a tavern or public house: | one parking space for each 10 persons that can be accommodated at one. time; | a public garage; <br> a private commercial garage; <br> a parking lot on the same lot or not more than 300 metres therefrom; <br> a parking station on the same lot; |
| an office building or a portion of a building used for any office purposes: | one parking space for each 93 square metres of rentable space therein; | a public garage; <br> a private commercia. garage; <br> a parking lot on the same $\frac{10 l}{30}$ or not more than $30 r$ meires therefrom: <br> a private parking garage on the same jot; <br> a parking station or the same lot: |
| $\therefore$ E1ub: | one parking spacs fo: each 10 persons that can be accommodated at one time; | : public garage; <br> a private commercial <br> garage; <br> a parking lot on the same lot or not more than $\overline{300}$ metres therefrom |

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M,
a parking station
on the same lot;
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a public garage;
a private commercial
garage;
a parking lot on the
same lot or not more
than $\overline{300}$ metres there-
from:
a parking station on
the same lot;
a public garage;
a private commercial
garage;
a parking lot on the
same lot or not more
than 300 metres there-
trom;
a parking station on
the same lot;
a public garage;
a private commercial
garage;
a parking lot on
the same lot or not
more than 300 metres
therefrom;
a parking station on
the same lot;
a public garage;
a private commercia.
garage;
a parking lot on
the same $\frac{10 l}{30}$ or not
more than 30 meires
therefrom:
a private parking garage
on the same jot;
a parking station or.
the same $10 \pm$ :
$\therefore$ public garage;
a private commercial
garage;
a parking lot on the
same lot or not more
than 300 metres therefrom;
wholesaling or warehousing:
one parking space for each 93 square metres of floor space therein used for manufacturing purposes;
one parking space for each 375 square metres of gross floor area therein;
one parking space for each 100 square metres of gross floor area or non-residential gross floor area therein.
a private parking garage on the same lot; a parking station on the same lot;
a public garage;
a private commercial garage;
a parking lot on the same lot or not more than 450 metres from the employees' entrance of the building containing the use;
a parking station on the same lot;
a public garage;
a private commercial garage;
a parking lot on the same lot or not more than 450 metres from the employees' entrance of the building containing the use; a parking station on the same lot;
a public garage;
a private commercial garage;
a parking station on the same lot.
(c) Ingress and egress to and from parking facilities required by this subsection structure other than a one-family dwelling house, a private detached dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, a converted dwelling house, or row housing shall be provided by unobstructed driveways or passageways having a minimum width of 3.5 metres for one-way operation and a minimum width of 5.5 metres for two-way operation.
(d) The visitor parking facilities prescribed by this subsection enseetion (5) and all driveways or passageways providing ingress thereto shall be clearly so designated.
(e) Notwithstanding this subsection ame subsection (s), the minimum parking facilities for a place of residence in Regent Park Housing Project (North Plan) shall be one parking space for each three dwelling units in the place of residence.
(f) Notwithstanding this subsection and (h) the minimum parking facilities for a manufacturing firm or a warehousing or wholesaling firm, in that part of the Central Industrial District outside the area described in paragraph (a), are:
(i) for a manufacturing firm: one parking space for each 185 square metres of gross floor area;
(ii) for a warehousing or wholesaling firm: one parking space for each 750 square metres of gross floor area.
(g) Notwithstanding this subsection andervoction (f), where a dwelling house originally constructed as a one-family dwelling house or private detached dwelling house but thereafter, having been altered to contain more than one dwelling unit or to contain boarding and lodging rooms, is further altered so as to contain fewer dwelling units or boarding and lodging rooms or both than had legally existed before the alteration, the requirements of this subsection respecting the provision of motor vehicle parking facilities do not apply, provided:
(i) the dwelling house as altered contains not more than two dwelling units and three boarding and lodging rooms; and
parking facilities existing on the lot before the alteration are maintained on the lot at least to the extent of one parking space for each dwelling unit.
(h) Notwithstanding this subsection (5), where a mixed-use building or a Cl building ha*ing dwelling units in the upper portion thereof has fewer than 25 dwelling units, not less than one-third of the aggregate of the parking spaces required to be provided and maintained pursuant to the foregoing provisions of this subsection shall, in lieu of being provided and maintained as required by those provisions, be provided and maintained in respect of all the purposes for which the building is to be erected or used, and none of the parking spaces comprising the aforesaid one-third of the aggregate shall be assigned by the use of a sign, symbol or other means for the exclusive use of an individual or group, and no sign, symbol or other form of legend shall be posted within or at the entrance to the parking facility comprising the parking spaces that purports to restrict access to or the use of the parking spaces contrary to this subsection.

Where the calculation of the number of parking spaces required to be provided and maintained by this paragraph results either in a fraction of a parking space, or in a whole number of parking spaces and a fraction of a parking space, the fraction if equal to or greater than 0.5 shall be taken to be 1.0 and added to the whole number of the parking spaces required to be provided and maintained, and if the fraction is less than 0.5 it shall be excluded from that whole number.
(i) Notwithstanding this subsection and subsection (5), the owner or occupant of any building or structure erected or used on the lands designated $G m$ to the west of the southerly terminus of Stadium Road and shown on Map $49 \mathrm{G}-313$ in Appendix 'A', shall provide motor vehicle parking facilities as determined by the following schedule:

In determining the parking facilities to be provided, the owner or occupant shall provide at least the percentage of the number of spaces required as indicated under the column labelled "Occupancy Rate" for the periods of time and year indicated.

Number of Spaces
one or more Gm uses

215 parking spaces to be located on such land

In addition, if the adjacent Mooring Basin shown on the-mep eomterined in-Senedule-1
contains in excess of 400 moorings, 7 parking spaces per boat mooring is required and may be located either on such lands or within 300 metres of such lands
portion of a building used for a boating club, excluding storage areas
as required to be provided by subsection
(5) for club

## Occupancy Rate

May 15 to October 15 of each year weekday mornings and afternoons 30 percent of the number parking spaces required weekday evenings, Saturday and Sunday 100 percent of number of spaces required
October 16 to May 14 of each year parking facilities not required anytime

October 16 to May 14
of each year
100 percent of the number of spaces required
May 15 to October 15
of each year parking facilities not required anytime
(5) PARKING SPACES: WHEN REQUIRED, NUMBER, LOCATION AND TYPE: DOWNTOWN AREA
(a) This subsection applies to the owner or occupant of any building or structure to be erected or used in the area delineated by a heavy line and shown on the map designated "Downtown Parking and Loading Zone". following this paragraph.

## DOWNTOWN PARKING AND LOADING ZONE


(b) Subject to paragraphs (c) to (m), inclusive, the owner or occupant of every building or structure or one or more portions thereof to be erected or used for any purpose listed in the column entitled "Type of Use" shown in Schedule 1 bereinefter shall provide and maintain motor vehicle parking facilities at least to the extent of the number of parking spaces in respect of each purpose as is
prescribed in the column entitled "Minimum Required" shown in Schedule 1, but no person shall provide or maintain motor vehicle parking facilities containing a greater number of parking spaces than that set out opposite such purpose in the column entitled "Maximum Permitted".
(c) (i) In every case in which one or more parking spaces are required to be provided and maintained pursuant to paragraph (b) in respect of a building or structure or one or more portions thereof to be erected or used for more than one of the purposes listed in the column of Schedule 1 entitled "Type of Use". the minimum number of parking spaces which shall be provided and maintained in respect of the entire building or structure shall be the greatest of the aggregate gross minimum numbers of parking spaces for the morning, afternoon and evening periods determined in accordance with subparagraph (ii).
(ii) F-For the purposes of subparagraph (i), in determining the greatest of the aggregate gross minimum numbers of parking spaces for the morning, afternoon and evening periods, the following rules shall be applied:
A. the minimum number of parking spaces that are to be provided and maintained in respect of each purpose for which each portion of the building or structure in question is to be erected or used shall be determined by identifying each of such purposes in the column entitled "Type of Use" shown on the aforesaid Schedule 1 , then by ascertaining the minimum number of parking spaces for each of such purposes from the column entitled "Minimum Required" shown on Schedule 1 , and the minimum numbers of parking spaces so determined are the gross minimum numbers of parking spaces to be provided and maintained in respect of each of such purposes;
B. the occupancy rates for each of the purposes referred to in clause $A$ for the morning, afternoon and evening periods, respectively, shall be ascertained from the column entitled "Occupancy Rate" shown on the aforesaid Schedule 1 , and the gross minimum numbers of parking spaces to be provided and maintained in respect of each of the purposes for the building or structure in question determined pursuant to clause A shall be multiplied by the applicable occupancy rates to produce the gross minimum numbers of parking spaces for each of such purposes for the morning, afternoon and evening periods, respectively;
C. the gross minimum numbers of parking spaces for each of the purposes referred to in clause $A$, for each of the morning, afternoon and evening periods, respectively, shall be added to produce the aggregate gross minimum numbers of parking spaces for the building or structure to be erected or used for each of the morning, afternoon and evening periods, respectively; and
D. the greatest of the aggregate gross minimum numbers of parking spaces for the morning, afternoon and evening periods shall be determinec.
(iii) Where the purpose or purposes for which a building or structure under subparagraph (i) is proposed to be used includes dwelling accommodation in respect of which Schedule 1 requires residents' parking, the lesser of:
A. the number of parking spaces resulting from the application of subparagraph (i) or,
B. the number of residents' parking spaces involved in the calculation of parking in respect of the proposed use of the building or structure under subparagraph (i),
shall be provided and maintained solely for such dwelling accommodation and designated as such by one or more clearly visible signs.
(d) (i) In every case in which one or more parking spaces are required to be provided and maintained pursuant to paragraph (b) in respect of a building or structure or one or more portions thereof to be erected or used for more than one of the purposes listed in the column entitled "Type of Use" shown on Schedule 1, the maximum number of parking spaces that may be provided and maintained in respect of the entire building or structure shall be the greatest of the aggregate gross maximum numbers of parking spaces for the morning, afternoon and evening periods determined in accordance with subparagraph (ii).
(ii) For the purposes of subparagraph (i), in determining the greatest of the aggregate gross maximum numbers of parking spaces for the morning, afternoon and evening periods, the following rules shall be applied:
A. the maximum numbers of parking spaces that are to be provided and maintained in respect of each purpose for which each portion of the building or structure in question is to be erected or used
shall be determined identifying each of such purposes in the column entitled "Type of Use" shown on Schedule 1 , then by ascertaining the maximum numbers of parking spaces for each of such purposes from the column entitled "Maximum Permitted" shown on Schedule 1, and the maximum numbers of parking spaces so determined are the gross maximum numbers of parking spaces to be provided and maintained in respect of each of such purposes;
B. the occupancy rates for each of the purposes referred to in clause $A$ for the morning, afternoon and evening periods, respectively, shall be ascertained from the column entitled "Occupancy Rate" shown on Schedule 1 , and the gross maximum numbers of parking spaces to be provided and maintained in respect of each of the purposes for the building or structure in question determined pursuant to subclause $I$ shall be multiplied by the applicable occupancy rates to produce the gross maximum numbers of parking spaces for each of such purposes for the morning, afternoon and evening periods, respectively;
C. the gross maximum numbers of parking spaces for each of the purposes referred to in clause $A$, for each of the morning, afternoon and evening periods, respectively, shall be added to produce the aggregate gross maximum numbers of parking spaces for the building or structure to be erected or used for each of the morning, afternoon and evening periods, respectively; and
D. the greatest of the aggregate gross maximum numbers of parking spaces for the morning, afternoon and evening periods shall be determined.
(e) This (fubsection building or structure lawfully erected before March 7, 1983, or which may be lawfully erected pursuant to a building permit issued before that date, to provide motor vehicle parking facilities in respect of the use of the building for a non-residential purpose that is different from the use of the building before that date, provided:
(i) the minimum number of parking spaces that would be required by this subsection is greater than the number of parking spaces legally required or actually provided or to be provided pursuant to the permit, whichever is the greater, in respect of the building or structure before the change in use; and
A. such number of parking spaces is maintained; and
B. the first storey of the building at, above or below grade on the aforesaid date occupied or could have occupied pursuant to the permit more than 75 per cent of the area of the lot; or
(ii)
the maximum number of parking spaces that would be permitted by this subsection is less than the number of parking spaces legally required or actually provided or to be provided pursuant to the permit, whichever is the greater, in respect of the building or structure before the change in use and no additional parking spaces are provided.
(f) The parking spaces required by this subsection shall be provided and maintained in the location and in the type of parking facility applicable to the purpose or purposes for which the building or structure is to be erected or used, such parking facility and the location thereof being prescribed in the column of Schedule 1 entitled "Type and Location of Parking Facility".
(g) Where the calculation of the number of parking spaces required to be provided and maintained by this subsection results either in a fraction of a parking space, or in a whole number of parking spaces and a fraction of a parking space, the fraction if equal to or greater than 0.5 shall be taken to be 1.0 and added to the whole number of the parking spaces required to be provided and maintained, and if the fraction is less than 0.5 it shall be excluded from the determination of the number of parking spaces that are required to be provided and maintained in respect of the building or structure to be erected or used.
(h) The visitors' parking spaces required to be provided and maintained by this subsection in respect of a building to be erected or used for residential purposes only shall be reserved at all times for visitors to the building and shall be individually designated by means of clearly visible signs as being for the exclusive use of visitors to the building, and all driveways or passageways leading from the street to visitors' parking facilities shall have the way there designated by means of clearly visible signs.
(i) Ingress and egress to and from parking facilities required by this subsection in respect of a building or structure other than a one-family dwelling house, a private detached dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling hous, a double triplex dwelling house, a converted dwelling house, or row housing shall be provided by unobstructed
driveways or passageways having a minimum width of 3.5 metres for one-way operation and a minimum width of 5.5 metres for two-way operation.
(j) Where land, buildings or structures are to be erected or used for a purpose (the "subordinate purpose") that is normally incidental, subordinate and devoted to another purpose (the "principal purpose") for which the lands buildings or structures are to be erected or used, the subordinate purpose shall be deemed to be part of the principal purpose.
(k) Notwithstanding the foregoing provisions of this subsection, none of those provisions requires the minimum number of motor vehicle parking facilities in respect of any use set out in the column of Schedule 1 entitled "Type of Use" commencing with a retail store to and including a variety or smoke shop if the use is in a building having a non-residential gross floor area not exceeding 1.0 times the area of the lot.
(1) Notwithstanding this subsection, the minimum parking facilities for assisted housing in the South of Carlton area are as follows:

1 parking space for every 2 dwelling units having individual interior (net) floor areas in excess of 42 square metres;

1 parking space for every 6 dwelling units having individual interior (net) floor areas of 42 square metres or less.
(m) This subsection does not apply to the erection or use of a building or structure permitted by any of the following bylaws, namely:

| By-law 492-80 | Renaissance Plaza and Court |
| :---: | :---: |
| By-1aw 561-82 | Y.M.C.A. |
| By-1aw 821-80 | 576 Church Street |
| By-1aw 472-82 | 17 Isabeila Street |
| By-1aw 511-82 | ```12-14 Alexander, 15-29 Maitland, 501-523 Yonge Street``` |
| $\begin{aligned} & \text { By-1aws 255-69, } \\ & 263-69,214-82 \end{aligned}$ | Harbour Square |
| By-1aw 787-80 | Stanley Garden |
| By-1aw 181-83 | 184-186 Spadina |

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By-law 746-81 55 Prince Arthur Ave.
By-law 64-83 250 Dundas St. West
By-laws 657-76, Winchester Square
494-77, 572-77,
678-79, 689-80,
34-82, 154-82,
525-82
By-1aws 886-78
887-78, 40-79,
243-79, 244-79,
835-79, 876-79,
26-80, 27-80,
71-80, 73-80,
707-82, 708-82,
711-82, 712-82,
113-83
By-laws 840-78,
College Park
834-79, 41-79,
245-79
By-laws 701-82,
T.D. IV
702-82, 703-82
By-laws 28-83, Wellington/Piper
29-83, 30-83,
592-84
By-laws 522-79, Atrium on Bay
743-79, 428-82,
636-82, 715-82
By-1aw 97-80
Ryerson
By-laws 22909, Toronto General Hospital
369-68, 352-77,
353-77, 485-77,
861-80, 531-83
By-laws 416-81,
    Sun Life
417-81, 419-81,
420-81
By-laws 754-77,
    St. Michael's Hospital
755-77, 358-78
By-1aws 606-82, 121 King Street West
607-82, 608-82
```

| By-1aw 145-83 | The Esplanade |
| :---: | :---: |
| By-1aws 853-79, | Crown Life |
| 317-80, 673-80, |  |
| 174-81, 66-82 |  |
| By-laws 569-80, | Harbourfront |
| 92-81, 356-81, |  |
| 639-81, 693-81, |  |
| 752-81, 24-82, |  |
| 83-83 |  |
| By-1aw 635-83 | College of Nurses: |
|  | 97-105 Davenport Road, |
|  | 7 Bishop Street and |
|  | 12 Berryman Street |
| By-1aw 680-83 | 8-28 Vanauley Street and |
|  | 21 Augusta Avenue |
| By-1aw 787-83 | Medical Arts |
| By-1aw 503-84 | Scotia Plaza, |
|  | 30-44 King Street West, |
|  | 303 Bay Street, |
|  | 102-106 Yonge Street, and |
|  | 11-29 Adelaide Street West |
| By-1aw 506-84 | Royal Bank |
|  | 20 King Street West |
| By-1aw 640-84 | 455 Church Street |
| By-law 697-84 | Portion of the block bounded by |
|  | Front Street East, George Street, |
|  | King Street East and |
|  | Frederick Street |
| By-law 803-84 | 98 Trinity Street |
| By-1aw 283-85 | 155 University Avenue |
| By-1aw 447-85 | 282-290 Spadina Avenue |
|  | 519 Dundas Street West |
| Section 1 of | Certain lands at the north- |
| By-1aw 490-85 | west corner of Adelaide Street |
|  | East and Victoria Street |
| By-1aw 532-85 | 540 Sherbourne Street |
| By-1aw 547-85 | 583 Sherbourne Street |

4.19
(n) This subsection does not apply to the commercial use in accordance with the order of the Ontario Municipal Board made on October 4th, 1982, of the building existing in 1983 and known as 60 Huron Street.
(o) Notwithstanding this subsection, where a mixed-use building or a C1 building having dwelling units in the upper portion thereof have fewer than 25 dwelling units, not less than onethird of the aggregate of the parking spaces required to be provided and maintained pursuant to the foregoing provisions of this subsection shall, in 1 ieu of being provided and maintained as required by those provisions, be provided and maintained in respect of all the purposes for which the building is to be erected or used, and none of the parking spaces comprising the aforesaid one-third of the aggregate shall be assigned by the use of any sign, symbol or other means for the exclusive use of any individual or group, and no sign, symbol or other form of legend shall be posted within or at the entrance to the parking facility comprising the parking spaces that purports to restrict access to or the use of the parking spaces contrary to this subsection.
(p) This subsection does not apply to the erection and use of computer facilities in three phases on lands know in 1985 as 325 Front Street West and hereinafter described, provided a total of 395 parking spaces are provided and maintained on the 1 ot as follows:

| Phase I | 64 parking spaces |
| :--- | ---: |
| Phase I I | 265 parking spaces |
| Phase III | 66 parking spaces |
| Total | 395 parking spaces |

The following is a description of the lot above referred to, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of the land denominated by the letter " $H$ " on the plan of The Town of York commonly known as the Walks and Gardens and part of the lands situated between the Top of the Bank and The Water's Edge as shown on a plan of the Ordinance Lands by Sanford Fleming, P.L.S., dated May 23 , 1853 , the said parcel of 1 and being designated as PART 1 on a plan of survey deposited in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan 63R-1764.

For the purpose of this paragraph:
(i) Phase I is the building existing on the lands in 1984;
(ii) Phase II is the development approved by Council at its meeting of July 16,1984 , as may be amended and approved by Council; and
(iii) Phase III is the development approved by Council at its meeting of August 20, 1979 and November 12, 1979, as may be amended and approved by Council.

SCHEDULE 1

| PARKING REQUIREMENTS |  |  |  |  | LOADING REQUIREMENTS |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | Type of Parking Facility | Minimum Required | Maximum Permitted | $\begin{aligned} & \text { Occupancy } \\ & \text { Rate } \end{aligned}$ | Size of Building | Number of Loading Spaces Required |
| Dwelling Unit in a building containing no more than 6 dwelling units; | in a privale garage, a garage in the basement of the building or a parking station, on the same lot as the building; | Residents' Parking: <br> 1 parking space for each dwelling unit contained therein: | N/A | Residents' <br> Parking: <br> morning: 100\% <br> afternoon: $100 \%$ <br> evening: 100\% | 30 or more dwelling units | 1 loading space Type 0 |
| Dwelling Untt in a building containing more than 6 dwelling untts; | in a garage in the basement of the building or in a garage or parking station, on the same lot as the building: | Residents' Parking: <br> 0.3 parklng space <br> for each <br> bachelor <br> dwelling unit, <br> 0.5 parking space <br> for each <br> one-bedroom <br> dwelling unit; <br> 0.75 parking space <br> for each <br> iwo-bedroom <br> dwelling unit; <br> and <br> 1.20 parking space <br> for each <br> three or more <br> bedroom <br> dwelling unit <br> contained <br> therein; <br> Visitors' Parking: <br> 0.06 parking space for every dwelling unit contained therein; | N/A | Visitors' <br> Parking: <br> morning: $0 \%$ <br> afternoon: 35\% <br> evening: 100\% |  |  |


| PARKING REQUIREMENTS |  |  |  |  | LOADING REQUIREMENTS |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | Type of Parking Facility | Minimum Required | Maximum Permitted | $\underset{\text { Rate }}{\text { Occupancy }}$ | Size of Building | Number of Loading Spaces Required |
| Senlor Cltizens Housing; | in a garage in the basement of the building or in a garage or parking station, on the same iot as the building: | Residents' Parking: <br> 0.05 parking space <br> for each <br> bacheior <br> dwelling unli; <br> and <br> 0.1 parking space for each one-bedroom dwelling unit contained therein; <br> Visitors' Parking: <br> 0.02 parking space for every dwelling unit contained thereln; | N/A | Residents' <br> Parking: <br> morning: $100 \%$ <br> afternoon: 100\% <br> evening: <br> 100\% <br> Visitors' <br> Parking: <br> morning: $0 \%$ <br> afternoon: $35 \%$ <br> evening: $100 \%$ | TA <br> 30 or more dwelling units | 1 loading space Type |
| Single Persons Housing: | in a garage in the basement of the building or in a garage or parking station, on the same lot as the building: | Residents' Parking: <br> 0.3 parkling space for each dwelling unit contained therein; <br> Visitors' Parking: <br> 0.06 parking space for every dwelling unit contained therein: | N/A |  |  |  |


| Parking requirements |  |  |  |  | LOADING REQUIREMENTS |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | Type of Parking Facility | Minimum Required | Maximum Permitted | Occupancy Rate | Size of Building | Number of Loading Spaces Required |
| Assisted Housing: | in a garage in the basement of the building or in a garage or parking station, on the same lot as the building: | Residents' Parking: <br> 0.3 parking space <br> for each bachelor dwelling unir; and <br> 0.5 parking space for each one or more bedroom dwelling unit contained therein; <br> Visitors' Parking: <br> 0.06 parking space for every dwelling unil contained therein: | N/A | Residents' <br> Parking: <br> morning: 100\% <br> afternoon: $100 \%$ <br> evening: $100 \%$ <br> Visitors' <br> Parking: <br> morning: $0 \%$ afternonn. $35 \%$ evening: $100 \%$ | 30 or more dwelling units | 1 loading space Type G |
| Dwelling Rooms, one or more in a mixed-use buildlng: <br> Hostel; <br> Residence owned or controlled by the Salvation Army, Y.M.C.A., Y.W.C.A., Y.M.H.A., or Y.W.H.A.: | in a garage in the basement of the building or in a garage or parking station, on the same lot as the building: | Residents' Parking: <br> 1 parking space for each 6 bedrooms or dwelling rooms, or fraction equal to or greater than one-half thereof, contained therein: | N/A |  |  |  |


| PARKING REQUIREMENTS |  |  |  |  |  | LOADING REQUIREMENTS |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | Type of Parking Facility | Minimum Required |  | Maximum Permilted | Occupancy Rate | Size of Building | Number of Loading Spaces Required |
| Boarding or Lodging House: | in a prlvate garage or in a surface | Residenis' Parking: |  | N/A | $\begin{aligned} & \text { Residents' } \\ & \hline \text { Parking: } \end{aligned}$ | TABLE - |  |
|  |  |  |  |  |  | 30 or more dwelling units | 1 loading space Type © |
|  |  |  |  |  |  |  |  |
|  | or in a surface parking facility containing not more than 3 parking spaces, or in a parking station, on the same 101 as the building; |  | parking space for the first dwelling unit where such parking space existed on the 101 prior to conversion, plus parking space for each ? dwelling unit in excess of the first two dwelling units; |  |  |  |  |  |



| PARKING REQUIREMENTS |  |  |  |  | LOADING REQUIREMENTS |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | Type of Parking Facility | Minimum Required | Maximum Permitted | Occupancy Rate | Range of Tolal Floor Area (square metres) | Number of Loading Spaces Required |
| Artist's or <br> Photographer's <br> Studio; <br> Auctioneer's <br> Premises; <br> Bake-shop; <br> Book Store; <br> Box Lunch Shop; <br> Branch of a Bank <br> or Financlal <br> Institution: <br> Butcher Shop; <br> Caterer's Shop; <br> Custom Workshop: <br> Delicatessen Shop; <br> Dressmaker's Shop; <br> Dry Cleaner's <br> Distributing <br> Station; <br> Dry-Cleanins <br> Establishment; <br> Dry-Cleaning Shop; <br> Dupllcating Shop; <br> Florist Shop; <br> Hardware Shop: <br> Laundry Shop: <br> Locksmith's or <br> Gunsmith's Shop; <br> Massage <br> Establishment; <br> News-Stand; <br> Pawnbroker's Shop; <br> Personal Crooming <br> Establishment; <br> Pet Shop; <br> Pharmacy; <br> Photographer's <br> Shop; <br> Real Estate <br> Sales Office; <br> Retall Outlet ancillary <br> 10 Industry; <br> Retall Store: <br> Second-Hand Shop: <br> Service or Repalr Shop; <br> Shoe Repair Shop: continued | on the same lor as the building or within 300 metres of such lot; | 1 parking space for each 100 square metres of net floor area, or fraction equal to or greater than one-half thereof, contained therein, except where such uses are located in a building having a non-residential gross floor area nol exceeding 1.0 times the area of the 101 ; (see paragraph 13a(12) of this Section) | 1 parking space for each 25 square meires of nel floor area, or fraction equal 10 or greater than one-half thereof, contained therein, | morning: 20\% afternoon: 100\% evening: 100\% |  |  |



| PARKING REQUIREMENTS |  |  |  |  | LOADING REQUIREMENTS |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | Type of Parking Facility | Minimum Required | Maximum Permitted | Occupancy Rate | Range of Total Floor Area (square metres) | Number of Loading Spaces Required |
| Horel; | on the same lot as the building or within 300 metres of such lot; | 1 parking space for each 371 square metres of total floor area, or fraction equal to or greater than one-half thereof, contained therein; | 1 parking space for each 100 square melres of total floor area, or fraction equal 10 or greater than one-half thereol. contained therein; | $\begin{aligned} & \text { morning: } \\ & 80 \% \\ & \text { afternoon: } \\ & 75 \% \% \\ & \text { evening: } \\ & 100 \% \end{aligned}$ |  |  |
| Grocery Shop: Groceteria; Supermarket; | on the same lot as the building of within 300 metres of such lot; | 1 parking space for each 100 square metres of net floor area, or fraction equal to or greater than one-halt thereor, contained therein; | 1 parking space. for each 20 square metres of net floor area, or fraction equal to or greater than one-half thereof, contalned therein; | morning: 20\% afternoon: $100 \%$ evening: $100 \%$ |  TAB <br>   <br> Less than 100 <br> $100-$ 499 <br> $500-$ 999 <br> 1000 1 <br> 1500  <br> $1500-2000$  <br> over 2 2000 | Type A Type B <br> nil nil <br> nil 1 <br> nil 2 <br> 1 2 <br> 1 3 <br> 1 3 |
| Nursery School; <br> Privale Academic, <br> Religlous or Philanthrople School; <br> Public School othes than a college or university; Trade School; | on the same tot as the building or within 300 metres of such lot; | 1 parking space for each 850 square metres of total floor area, or fraction equal 10 or greater than one-half thereof, contained thérein: | 1 parking space for each 150 square metres of rotal floor area, or fraction equal to or greater than one-half thereot, contained therein; | morning: 100\% afternoon: $100 \%$ evening: $0 \%$ | TAB $\begin{array}{r} \text { Less than } 500 \\ 500-19999 \\ 20000-40000 \\ 0 \text { ver } 40000 \end{array}$ | nil <br> 1 Type B space <br> 2 Type B spaces <br> 2 Type B spaces |
| Courthouse: | on the same 101 as the building or within 300 merres of such 101: | 1 parking space for each 100 square metres of rotal floor area, or fraction equal 10 or greater than one-hall thereof, contained thercin; | 1 parking space for each 75 square metres of total floor area, or fraction equal to or greater than one-half thereof, contained therein; | morning: $100 \%$ afternoon: 100\% evenins: $0 \%$ |  |  |


| PARKING REQUIREMENTS |  |  |  |  | LOADING REQUIREMENTS |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | Type of Parking Facility | Minimum Required | Maximum Permitted | Occupancy Rate | Range of Toral Floor Area (square metres) | Number of Loading Spaces Required |
| Armoury or Drill Hall; Crisis Care Facility; Defence Project; Fire Hall; Police Station; Residential Care Facility; | on the same lot as the building or within 300 metres of such lot; | 1 parking space for each 450 square metres of rotal floor area, or fraction equal to or greater than one-half thereof, contained therein; | 1 parking space for each 100 square metres of rotal floor area, or fraction equal to or greater than one-half thereof, contained therein; | morning: $100 \%$ <br> afternoon: 100\% evening: $100 \%$ | $\begin{array}{r} \text { Less than } 500 \\ 500-19999 \\ 20000-40000 \\ \text { over } 40000 \end{array}$ | nil <br> 1 Type B space <br> 2 Type B spaces <br> 2 Type B spaces |
| Postal Sorting <br> Siatlon; <br> Postal Station; | on the same lot as the building or within 300 metres of such lot; | 1 parking space for each 110 square metres of net floor area, or fraction equal to or greater than one-half thereof, contained therein; | 1 parking space for each 75 square metres of net floor area, or fraction equal to or greater than one-half thereof, contalned therein; | morning: $100 \%$ afternoon: $100 \%$ evening: $0 \%$ |  |  |
| Adult Movie Arcade; <br> Adult Physical Culture Establlshment; <br> Billard or Pool Room; Bowllng Alley; Club; <br> Community Centre: <br> Ice or Rolter Skating Rink: <br> Non-resldental <br> Facility of the Y.M.C.A., <br> Y.W.C.A., <br> Y.M.H.A., or Y.W.H.A.; <br> Prluate Art Gallery; <br> Public Art Gallery; <br> Publle Hall for use princlpally for one or more of the following: | on the same lot as the building or within 300 metres of such lot; | 1 parklng space for each 175 square metres of rotal floor area, of fraction equal to or greater than one-half thereof, contained therein; | 1 parking spqce for each 75 square meires of toral floor area, or fraction equal to or greater than one-half thereof, contained therein; | morning: 25\% afternoon: 100\% evening: 100\% | - |  |


| PARKING REQUIREMENTS |  |  |  |  | LOADING REQUIREMENTS |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | Type of Parking Facility | Minimum Required | Maximum Permilted | Occupancy Rate | Range of Total Floor Area (square metres) | Number of Loading Spaces Required |
| aft exhibits, banquels or receptions, charitable or social organizations, displays or performances of a cultural nature, fraternal, lectures; Public Library; Public Museum; Unlon Hall; | on the same lot as the building or within 300 metres of such lot; | 1 parking space for each 175 square metres of rotal floor area, or fraction equal to or greater than one-half thereof, contained therein; | 1 parking space for each 75 square metres of rotal floor area, or fraction equal 10 or greater than one-half thereof, contained therein; | morning: $25 \%$ <br> afternoon: $100 \%$ <br> evening: $100 \%$ | $\begin{array}{r} \text { Less than • } 300 \\ 500.19999 \\ 20000-40000 \\ \text { over } 40000 \end{array}$ | nil <br> Type B space <br> 2 Type B spaces <br> 2 Type B spaces |
| Place of Assembly; | on the same lot as the building or within 300 merres of such lor: | 1 parking space for every s seals, or fraction greater than one-half thereof, contained therein; | 1 parking space for every 3 seats, or fraction greater than one-half thereof, contained therein; | ```morning: 0% afternoon: 25% evening: 100%``` |  |  |
| Church: | on the same lot as the building or within 300 metres of such lor; | 3 parking spaces for every 40 seats, or fraction equal 10 or greatet than one-half thereof contalned therein; | 1 parking space for every 5 seats, or fraction equal to or greater than one-half thereof, contalned therein; | morning: $0 \%$ afternoon: $0 \%$ evening: 100\% | No loadin | iles required. |





| PARKING RI:OUIRIMIENTS |  |  |  |  | 1.OAIMIN( RI :QUIIRI:MI:NTS |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Type of Use | Type of Parking Facility | Minimum Required | Maximum Permitted | Occupancy Rate | Range of Toial Floor Area (square metres) | Square Melres of Loading Area Required |
| Any of the following uses in that part of the Central Industrial District within the area described in paragraph 13a(1) of this Section: <br> Airport; <br> Airfield; <br> Bus Station, Cartage, Express or Truck Transport Yard or Terminal; City Yard, Class $A$; City Yard, Class B; Commercial Stable: Contractor's Yard; Generating Station; Public Harbour Works, including Public Wharves; Pumping Station; Railway Service and Repair Yard; Railway Station; Sample or Showroom; <br> Sewage Disposal Plant, Public Incinerator or Refuse Destructor: Watcrworks; Wholesaling or Warehousing Firm: | on the same tot as the building or within 450 merres of such lot; | 1 parking space for each 800 square metres of net floor area, or fraction equal to or greater than one-half thereof. contained therein; | 1 parking space <br> for each 100 square metres of net floor area, or fraction equal to or greater than one-half thereof. contained therein: | morning: 100\% afternoon: 100\% evening $0 \%$ | Less than 100 <br> 100. 999 <br> 1000-2999 <br> $3000-6499$ <br> 6500.9999 <br> $10000-13499$ <br> $13500-16999$ <br> $17000-20499$ <br> 20500.23999 <br> $24000-27499$ <br> 27500.30999 <br> 31000.34499 <br> 34 500.37 999 <br> 38000.41499 <br> $41500-44999$ <br> $45000-48499$ <br> 48 500-52000 <br> over 52000 <br> square metres <br> for each <br> 10000 <br> square metres <br> additional <br> total floor <br> area but not <br> for any <br> fraction <br> thereof | nil 38.5 59.5 119.0 157.5 178.5 238.0 276.5 336.0 374.5 434.0 472.5 532.0 570.5 630.0 688.5 728.0 |

The owner or occupant of every building or structure to be erected or used for the purpose of a retail store, including a department store, a market, a cartage or express or passenger terminal, a hotel, or a hospital or another purpose similarly involving the frequent shipping, loading or unloading of persons, animals or goods, wares or merchandise, shall provide and maintain on the premises loading facilities, on land that is not part of a highway, comprising one or more loading spaces abutting an area where the loading or unloading can readily be completed, each loading space being not less than 9.2 metres long, 3.7 metres wide and having a vertical clearance of at least 4.3 metres, according to the floor area of the building or structure as follows:

## Floor Area

550 square metres or less none
from and including 551 square metres one to and including 2300 square metres
from and including 2301 square metres to and including 7500 square metres
from and including 7501 square metres to and including 14000 square metres
from and including 14001 square metres to and including 22000 square metres
from and including 22001 square metres to and including 30000 square metres
over 30000 square metres, for each additional 9300 square metres

## Number of Loading Spaces

(7) LOADING AREAS: WHEN REQUIRED, SIZE AND LOCATION
(a) This subsection does not apply to the owner or occupant of any building or structure to be erected or used in the area delineated by a heavy line and shown on the map designated "Downtown Parking and Loading Zone" following subsection (5) (a).
(b) The owner or occupant of every building or structure to be erected or to be used for manufacturing or warehousing or wholesaling or a commercial bakery shall provide and maintain on the premises loading facilities to accommodate vehicles and equipment normally used in the daily operation of the business, on land that is not part of a highway, laneway or driveway, comprising a loading area having a minimum width of four metres, where loading and unloading can be readily completed, in accordance with the following schedule:

Manufacturing Firms
Square Metres of
Gross Floor Area
Gross Floor Area
$100-1000$
22
1001 - $4650 \quad 67$
4651 - $7900 \quad 145$
7901 - $15800 \quad 223$
15801 - 23700 - 268
23701 - $31600 \quad 345$
31601 - 39500435
for each additional 9300 square metres over 39500 22

## Warehousing, Wholesaling Firms

Square Metres of Square Metres of Gross Floor Area Loading Area
$100-1000$ ..... 45
1001 - 2800 ..... 70
2801 - 6000 ..... 145
6001 - 9300 ..... 190
9301 - 12500 ..... 210
$12501-15800$ ..... 290
$15801-19000$ ..... 335
$19001-22300$ ..... 415
$22301-25500$ ..... 455
$25501-28800$ ..... 535
$28801-32100$ ..... 585
$32101-35800$ ..... 660
$35801-38600$ ..... 700
38601 - 41800 ..... 780
41 801-45 100 ..... 825
$45101-48300$ ..... 905
for each additional 9300
square metres over 48300 ..... 45.
(8) LOADING SPACES: WHEN REQUIRED, NUMBER, LOCATION AND TYPE: DOWNTOWN AREA
(a) This subsection applies to the owner or occupant of any building or structure to be erected or used in the area delineated by a heavy line and shown on the map designated "Downtown Parking and Loading Zone" following subsection (5) (a).
(b) Subject to paragraphs (c) to (h), inclusive, the owner or occupant of every building or structure to be erected or used on a lot equal to or greater than 1000 square metres in area for any one or more of the purposes listed in the column entitled "Type of Use" of Schedule 1 appearing at the end of subsection (5) shall provide and maintain within such building or structure or on the lot, on land that is not part of a highway, laneway or driveway, loading facilities comprising the number and type of loading spaces, or loading areas, as the case may be, at least to the extent prescribed in respect of such purpose or purposes in the column entitled "Number of Loading Spaces Required", or in the column entitled "Square Metres of Loading Area Required", as the case may be, provided that any loading area required in respect of a purpose or purposes to which either Table 7 or Table 8 of Schedule 1 is applicable shall have a minimum width of 3.5 metres and a minimum vertical clearance of 4.3 metres.
(c) Where only one of Tables 1 to 8 , inclusive, shown on Schedule 1 applies in respect of all the purposes for a building or structure to be erected or used, the loading facilities required to be provided and maintained pursuant to the preceding paragraph shall be determined either on the basis of the total number of dwelling units, if Table 1 applies or, if one of Tables $2,3,4,5,6,7$ or 8 applies, on the basis of the aggregate total floor area to be erected or used for the particular purposes.
(d) Where a building or structure, or one or more portions thereof, is to be erected or used for more than one of the purposes listed in the column of Schedule 1 entitled "Type of Use" and more than one of Tables 2 to 8, inclusive, shown on Schedule 1 apply, the loading facilities required to be provided and maintained pursuant to paragraph (b) shall be determined on the basis of the aggregate total floor area to be erected or used for the particular purposes to which each of Tables 2, 3, 4, 5, 6, 7 and 8, respectively, applies, provided:
(i) the minimum number of loading spaces - type A to be provided and maintained for the building or structure to be erected or used in respect of the purposes concerning
which Tables 3 and 6 apply shall be the greater of the number of loading spaces - type A determined by the application of Tables 3 and 6; but if each number of loading spaces - type A determined by the application of Tables 3 and 6 is the same, the minimum number of loading spaces - type A to be provided and maintained for the building or structure shall be equal to the number of loading spaces - type A that would obtain on the application of one only of Tables 3 and 6 ;
the minimum number of loading spaces - type $B$ to be provided and maintained for the building or structure to be erected or used in respect of the purposes concerning which more than one of Tables $2,3,5$ and 6 apply shall be the greatest of the number of loading spaces - type $B$ determined by the individual application of Tables 2, 3, 5 and 6; but if each number of loading spaces - type B determined by the application of Tables $2,3,5$ and 6 is the same, the minimum number of loading spaces - type B to be provided and maintained for the building or structure shall be equal to the number of loading spaces - type $B$ that would obtain on the application of one only of Tables $2,3,5$ and 6 ;
(iii)
the minimum number of loading spaces - type $C$ to be provided and maintained for the building or structure to be erected or used in respect of the purposes concerning which more than one of Tables 2,3 and 6 apply, shall be the greatest of the number of loading spaces - type $C$ determined by the application of Tables 2, 3 and 6; but if each number of loading spaces - type C determined by the application of Tables 2,3 and 6 is the same, the minimum number of loading spaces - type $C$ to be provided and maintained for the building or structure shall be equal to the number of loading spaces - type $C$ that would obtain on the application of one only of lables 2 , 3 and 6;
provided further that where any one or more of Tables 4, 7 and 8 applies in respect of a purpose or purposes for the building or structure to be erected or used, the minimum number of loading spaces - type $A$ and loading spaces - type $B$ and the minimum number of loading areas required as prescribed in one or more of those Tables shall be provided and maintained in addition to the provision and maintenance of the loading spaces required by subparagraphs (i), (ii) and (iii).
(e) Notwithstanding paragraphs (b), (c) and (d), in a case where this subsection requires in respect of the portion of a mixed-use building to be erected or used for non-residential purposes that one or more loading spaces - type A or loading
spaces - type B shall be provided and maintained and the building also contains 30 or more dwelling units, the loading space - type G required in respect of those dwelling units shall be deemed to be satisfied by the provision and maintenance of at least one loading space - type $A$ or one loading space - type $B$ in respect of the portion of the building to be erected or used for non-residential purposes, provided such loading space - type A or loading space - type B is constructed as a loading space - type G.
(f) This subsection does not require the owner or occupant of a building or structure lawfully erected before March 7, 1983, or which may be lawfully erected pursuant to a building permit issued before that date, to provide loading facilities in respect of the use of the building for a purpose that is different from the use of the building before that date, provided:
(i) the first storey of the building at, above or below grade on that date occupied or could have occupied pursuant to the permit more than 75 per cent of the area of the lot; and
(ii) the loading facilities, including the minimum vertical clearances appurtenant thereto, legally required or actually provided or to be provided pursuant to the permit, whichever is the greater, in respect of the building or structure before the change in use is maintained.
(g) Where land, buildings or structures are to be erected or used for a purpose (the "subordinate purpose") that is normally incidental, subordinate and devoted to another purpose (the "principal purpose") for which the lands, buildings or structures are to be erected or used, the subordinate purpose shall be deemed to be part of the principal purpose.
(h) This subsection does not apply to the erection or use of a building or structure permitted by any of the following bylaws, namely:

| By-law 492-80 | Renaissance Plaza and Court |
| :--- | :--- |
| By-law 561-82 | Y.M.C.A. |
| By-law 821-80 | 576 Church Street |
| By-law 472-82 | 17 Isabella Street |
| By-law 511-82 | $12-14$ Alexander, <br> $\quad$15-29 Maitland, <br> $501-523$ Yonge Street |

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By-laws 255-69, Harbour Square
263-69, 214-82
By-law 787-80 Stanley Garden
By-law 181-83 184-186 Spadina
By-law 746-81 55 Prince Arthur Ave.
By-law 64-83 250 Dundas St. West
By-1aws 657-76, Winchester Square
494-77, 572-77,
678-79, 689-80,
34-82, 154-82,
525-82
By-1aws 886-78,
887-78, 40-79,
243-79, 244-79,
835-79, 876-79,
26-80, 27-80,
71-80, 73-80,
707-82, 708-82,
711-82, 712-82,
113-83
By-laws 840-78
College Park
834-79, 41-79,
245-79
By-laws 701-82,
    T.D. IV
702-82, 703-82
By-laws 28-83, Wellington/Piper
29-83, 30-83,
592-84
By-laws 522-79, Atrium on Bay
743-79, 428-82,
636-82, 715-82
By-1aw 97-80 Ryerson
By-laws 22909, Toronto General Hospital
369-68, 352-77,
353-77, 485-77,
861-80, 531-83
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| $\begin{aligned} & \text { By-laws } 416-81 \text {, } \\ & 417-81,419-81, \\ & 420-81 \end{aligned}$ | Sun Life |
| :---: | :---: |
| $\begin{aligned} & \text { By-laws } 754-77 \text {, } \\ & 755-77,358-78 \end{aligned}$ | St. Michael's Hospital |
| $\begin{aligned} & \text { By-1aws } 606-82, \\ & 607-82,608-82 \end{aligned}$ | 121 King Street West |
| By-law 145-83 | The Esplanade |
| $\begin{aligned} & \text { By-1 aws } 853-79, \\ & 317-80,673-80, \\ & 174-81,66-82 \end{aligned}$ | Crown Life |
| $\begin{aligned} & \text { By-1 aws } 569-80, \\ & 92-81,356-81, \\ & 639-81,693-81, \\ & 752-81,24-82, \\ & 83-83 \end{aligned}$ | Harbourfront |
| By-law 635-83 | College of Nurses: 97-105 Davenport Road, 7 Bishop Street and 12 Berryman Street |
| By-law 680-83 | 8-28 Vanauley Street and 21 Augusta Avenue |
| By-law 787-83 | Medical Arts |
| By-1aw 503-84 | Scotia Plaza, 30-44 King Street West, 303 Bay Street, 102-106 Yonge Street, and 11-29 Adelaide Street West |
| By-1aw 506-84 | Royal Bank, 20 King Street West |
| By-law 640-84 | 455 Church Street |
| By-1aw 697-84 | Portion of the block bounded by Front Street East, George Street, King Street East and Frederick Street |
| By-law 803-84 | 98 Trinity Street |
| By-law 283-85 | 155 University Avenue |
| By-law 447-85 | 282-290 Spadina Avenue 519 Dundas Street West |

Certain lands at the northwest corner of Adelaide Street East and Victoria Street

## (9) PARKING AND LOADING EXEMPTION: ONTARIO HERITAGE ACT

(a) Subject to paragraphs (b) and (c) none of subsections (4), (5), (6), (7) and (8) requires the owner or occupant of a designated property, or the owner or occupant of a building or structure that is subject to an easement or covenant made pursuant to The Ontario Heritage Act, 1974, including amendments to, and successors of, the Act, to provide or maintain motor vehicle parking or loading facilities, provided that:
(i) subject to subparagraph (ii), where the property is a designated property, it continues to be a designated property;
(ii) where an easement or covenant has been made pursuant to the Act, whether or not in respect of the whole or one or more portions of a designated property, the easement or covenant has not been terminated or extinguished;
(iii) where a building or structure is within a designated property and the building or structure is not subject to an easement or covenant made pursuant to the Act, the building or structure is neither demolished nor removed; and
(iv) where the building or structure is subject to an easement or covenant made pursuant to the Act, no portion of the building or structure is demolished, removed, or altered contrary to the provisions of the easement or covenant.
(b) Paragraph (a) does not exempt the owner or occupant of a lawful addition to, or a lawful extension of a building or structure, whether or not the addition or extension is wholly or partly within a designated property, from the requirement of subsections (4), (5), (6), (7) and (8) to provide or maintain motor vehicle parking or loading facilities in respect of the addition or extension.
(c) Where:
(i) a building or structure, or one or more portions of a building or structure may be lawfully demolished or removed, wholly or partly, pursuant to an easement or covenant made under the Act; and
(ii) the building or structure, or one or more portions thereof is lawfully replaced in whole or in part or is lawfully added to or extended;
paragraph (a) does not apply in respect of the replacement or addition or extension.
(a) No person shall, except on a lot containing one of the classes of building listed hereunder, construct or use a driveway or passageway intended for motor vehicles where a portion of the surface of the driveway or passageway within a distance of six metres of a street line is at an elevation higher than 0.30 metres above, or at an elevation lower than 0.30 metres below, the average elevation of the portion of the street abutting the driveway or passageway, and the lateral boundaries of the driveway or passsageway shall, within the distance of six metres and except in so far as a lateral boundary may be affected by the operation of subsection (16), be constructed at right angles to the street.
(b) Paragraph (a) does not apply to a lot containing a private detached dwelling house, a one-family dwelling house, a semidetached dwelling house, row housing, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, a converted dwelling house, a converted dwelling and lodging house, or a boarding or lodging house.
(c) Subject to paragraph (a), no person shall construct or use, other than on lot containing one of the classes of building mentioned in paragraph (b), a driveway or passageway intended for motor vehicles having a portion thereof inclined at a slope of greater than three metres vertical to each 20 metres horizontal (15\%).
(d) A motor vehicle entrance to or exit from a building or structure, other than any class of building set out in paragraph (b), that leads to a parking facility containing two or more parking spaces or to loading facilities and which entrance or exit is in a wall facing a street shall have a minimum width of:
(i) where the wall abuts the street line, 5.2 metres; or
(ii) where the wall is 6.0 metres or more from the street line, 3.0 metres; or
(iii) where the wall is less than 6.0 metres from the street line, $(3.0+y)$ metres, where


[^2]RESIDENTIAL BUILDINGS: FRONTAGE ON A PUBLIC HIGHWAY, MINIMUM FRONT LOT LINE, HOUSE BEHIND A HOUSE
(a) No person shall erect or use a residential building otherwise than on a lot having a minimum front lot line of 3.5 metres fronting or abutting a highway assumed for public highway purposes, other than a lane laid out in the rear of lands abutting a highway or an outlet connecting the lane with a highway.
(b) No person shall erect or use a residential building in the rear of another building.
(c) No person shall erect or use a building in front of another building as to produce the condition of a residential building in the rear of another building.
(d) Paragraphs (b) and (c) do not prevent the erection of additions to the front or rear of an existing building provided the additions are so located and constructed as to form a part of and be used in conjunction with the original building.
(e) For the purposes of this subsection, residential building includes a hotel and the residential portion of a mixed-use building.

```
No landscaped open space, recreation space or common outdoor space
or part thereof, of a lot and no part of a lot unoccupied by a
building or structure by reason of, in the case of an R building,
the operation of either section 6(3), PART II l to 10, inclusive,
or in the case of a CR or QR building, the operation of section
8(3) PART II 1 and 2, shall be used in computing the landscaped
open space, external wall spacing or lot line setback requirements
of an adjacent lot or in computing the gross floor area,
residential gross floor area, non-residential gross floor area or
number of dwelling units per hectare of a building or structure to
be erected on an adjacent lot.
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Where a building or structure was erected on a lot before April 13, 1959, and the building or structure contains a gross floor area in excess of the maximum permitted hereunder or the lot is deficient as to the landscaped open space, external wall spacing or lot line setback requirements of this by-law, the gross floor area excess shall not be increased nor shall the landscaped open space, external wall spacing or lot line setback deficiency be increased by an addition to the building or structure, the erection of an additional building or structure, a reduction in the area of the lot by the conveyance or other alienation of part of the lot, or otherwise.

No person shall extend or enlarge a building or structure erected before May 24,1960 , if the building or structure, as extended or enlarged, contains a gross floor area in excess of the maximum permitted hereunder or if the lot on which the building or structure, as extended or enlarged, is located will be deficient as to the prescribed landscaped open space or if the extension or enlargement does not meet the requirements of this by-law in respect of the spacing of external walls and lot line setbacks.
(a) No lot shall be so reduced in area, either by the conveyance or other alienation of a part thereof or otherwise, that the gross floor area, the residential gross floor area, the nonresidential gross floor area or the number of dwelling units per hectare in a building or structure thereon will exceed or the landscaped open space, recreation space or common outdoor space will be less than that prescribed for the district in which the lot is located or, in the case of an $R$ building, that a part of a building or structure on the lot will be closer to a lot line of the lot as so reduced than compliance with section 6 (3) PART II 1 to 9 , inclusive, permits or, in the case of a $C R$ or $Q R$ building, that the windows of a dwelling unit or dwelling room in a building or structure on the lot will be closer to the lot line of the lot so reduced than compliance with section 8(3) PART II 1 and 2 permits or that the distance between facing external walls of a building or structure on the lot will be less than compliance with section 6(3) PART II 10 permits.
(b) If a reduction is made or occurs, no person shall thereafter use a building or structure on the lot until the applicable gross floor area, residential gross floor area, nonresidential gross floor area or number of dwelling units per hectare, landscaped open space, recreation space or common outdoor space, external wall spacing and the lot line setback requirements are complied with.

The owner or occupant of every building or structure to be erected or used for the purpose of an apartment house shall, if the apartment house has a greater gross floor area than 2800 square metres, provide and maintain an unobstructed, hard surfaced driveway that serves an entrance to the building or structure and that is so laid out that motor vehicles can enter and leave the lot on which the building or structure is located while driving forward in one continuous movement.

## (1) PERMITTED USES

(a) No person shall, within a G, Gh, Gm or UOS district, use a lot or erect or use a building or structure for any purpose except one or more of the uses where permitted by the chart in paragraph (f) and subject to qualifications where indicated.
(b) Each use permitted by the chart is subject to:
(i) the qualifications, if any, in subsection (2) to be complied with before the use is permitted;
(ii) the regulations in section 4 ;
(iii) the regulations in subsection (3);
(iv) the exceptions in section 11; and
(v) the exceptions in section 12 ;
(vi) any provision of a by-law referred to in section 13 that conflicts with a provision of this by-law; and
(vii) the exceptions (including the exceptions in section 12 and the by-laws referred to in section 13) referred to in section 15 - the Inder: of Exceptions - and identificd as to municipal addresses.
(c) A use is permitted by the chart when the letter "P" is set in the line opposite the designation of the use but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter "P" is set.
(d) A use is permitted by the chart when the ietter " $q$ " followed by a number or numbers is set in the line opposite the designation of the use but only:
(i) in the use district or districts designated at the top of the column or columns intersecting the line where the letter " $q$ " followed by a number or numbers is set; and
(ii) subject to the qualification or qualifications in subsection (2) bearing the number or numbers that follow the letter " $q$ ".
(e) Uses accessory to a use that is permitted by the chart are themselves permitted by the chart as accessory uses when an asterisk is set in the line opposite the designation of the use and in the column under the heading "Acc." but only in
the use district or districts designated at the top of the column or columns intersecting the line where the letter "P" or the letter " $q$ " is set.
(f) Following is the chart:

## CHART

RESIDENTIAL USES
none
Acc. G Gh Gm ..... UOS
NON-RESIDENTIAL USES
(i) PARKS, RECREATION, PLACESOF AMUSEMENT AND ASSEMBLY
business for the repair or * ..... P
boats or boat equipment
gardengolf course* $\quad P \quad P$
landscaped area ..... P
marina * ..... P
park ..... $\therefore$parkP
playing field ..... P
playlot : $\quad$ P ..... ?
public park, including ..... * $\quad P \quad P$
therein one or moreathicilic Eields. Ei $\in \notin C^{\prime}$
houses. community centres,
bleachers. open or closed
swimming and wading pools,
greenhouses, botanical
gardens, zoological
gardens, band stands,
skatine rinks, tennis
courts, bowling greens,
boat liveries, bathing
stations and refreshment
rooms, an ornamental
structure

|  |  | Acc. | G | Gh | Gm | UOS |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | public playground | * | P | P |  |  |
|  | recreational boating use including, but not limited to, a boating club, a boating school, boat rentals, boat launchings and boat storage | * |  |  | P |  |
| (ii) | COMMUNITY SERVICES AND FACILITIES |  |  |  |  |  |
|  | community related uses | * |  | P |  |  |
|  | day nursery | * | q1 | q1 |  |  |
| (iii) | AUTOMOBILE RELATED USES |  |  |  |  |  |
|  | motor vehicle parking | * |  | P |  |  |
|  | parking spaces |  |  | q2 |  |  |
| (iv) | MISCELLANEOUS |  |  |  |  |  |
|  | hydro-electric transmission facilities | * |  | $p$ |  |  |
|  | sewage treatment plant and pumping facility | * |  | q3 |  |  |

(2) QUALIFICATIONS TO BE COMPLIED WITH BEFORE CERTAIN USES ARE PERMITTED IN PARK DISTRICTS

1. A day nursery is a permitted use in $G$ and Gh districts provided it is:
(i) in a community centre; and
(ii) operated by a non-profit institution.
2. Parking spaces are permitted uses in UOS districts provided they are in a structure the highest point of the roof of which is below grade.
3. A sewage treatment plant and pumping facility is a permitted use on any part of a Gh district provided the part is in Knox-Eastern.
(3) REGULATIONS APPLYING TO PARK DISTRICTS

PART I - DENSITY
none

## PART II - SETBACKS

1. Separation of buildings and structures from R district

# (a) No person shall, within a $G$ or $G$ district, erect or use a building or structure, so that any part of the building or structure, above grade, is closer than three metres to a lot wholly within an $R$ district other than an $R 4$ and $R 4 \bar{A}$ district in the Central Core. <br> (b) This regulation does not apply to an accessory building or structure that is four metres or less in height, measured from the natural or finished elevation of the ground, whichever is the lower. <br> PART III - OPEN SPACE 

none

PART IV - PARKING
none

PART V - LOADING/STORAGE
none

PART VI - PORCHES/ADDITIONS
none

PART VII - MINIMUM LOT FRONTAGE AND/OR LOT SIZE
none

PART VIII - FRONTING OF BUILDINGS
none

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none
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## PART X - SIGNS

## 1. Community information boards

Subsection (1) does not prevent the erection and use of community information boards by the Corporation or a local board thereof as defined by The Municipal Affairs Act, R.S.O. 1970, chapter 118 , provided:
(i) the display area of each side of the community information notice board is not more than 2.5 square metres; and
(ii) the height of the community information notice board including the supporting structure, is not more than 2.2. metres above ground level.

PART XI - EXCEPTIONS TO PERMITTED USES: RESTRICTIONS ON USE
(1) PERMITTED USES
(a) No person shall, within an R1, R1A, R1F, R2, R3, R4 or R4A district, use a lot or erect or use a building or structure for any purpose except one or more of the uses where permitted by the chart in paragraph (f) and subject to qualifications where indicated.
(b) Each use permitted by the chart is subject to:
(i) the qualifications, if any, in subsection (2) to be complied with before the use is permitted;
(ii) the regulations in section 4 ;
(iii) the regulations in subsection (3);
(iv) the exceptions in section 11; and
(v) the exceptions in section 12 ;
(vi) any provision of a by-law referred to in section 13 that conflicts with a provision of this by-law; and
(vii) the exceptions (including the exceptions in section 12 and the by-laws referred to in section 13) referred to in section 15 - the Index of Exceptions - and identified as to municipal addresses.
(c) A use is permitted by the chart when the letter " $P$ " is set in the line opposite the designation of the use but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter "p" is set.
(d) A use is permitted by the chart when the letter "q" followed by a number or numbers is set in the line opposite the designation of the use but only:
(i) in the use district or districts designated at the top of the column or columns intersecting the line where the letter " $q$ " followed by a number or numbers is set; and
(ii) subject to the qualification or qualifications in subsection (2) bearing the number or numbers that follow the letter " $q$ ".
(e) Uses accessory to a use that is permitted by the chart are tnemselves permitted by the chart as accessory uses when an asterisk is set in the line opposite the designation of the use and in the column under the heading "Acc." but only in

```
the use district or districts designated at the top of the column or columns intersecting the line where the letter "p" or the letter " \(q\) " is set.
(f) Following is the chart:
```

| CHART |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| RESIDENTIAL USES | Acc. | R 1 | R1A | R1F | R2 | R3 | R4 | R4A |
| (i) HOUSING COMPRISING DWELLING UNITS |  |  |  |  |  |  |  |  |
| apartment house | * |  | q 1 |  | q2 | q 2 | q 2 | q 2 |
| $\begin{aligned} & \text { converted dwelling } \\ & \text { house } \end{aligned}$ | * |  |  |  | q3 | q3 | q3 | $q^{3}$ |
| $\begin{aligned} & \text { double duplex dwelling } \\ & \text { house } \end{aligned}$ | * |  | q4 | q4 | P | P | P | P |
| $\begin{aligned} & \text { double triplex dwelling } \\ & \text { house } \end{aligned}$ | * |  |  |  | P | P | P | P |
| duplex dwelling house | * | q5 | q6 | q6 | P | P | P | P |
| ```dwelling house contain- ing two or more dwelling units``` | * | $q 7$ |  |  |  |  |  |  |
| $\frac{\text { dwelling units }}{- \text { two or more }}$ | :' |  | q 10 | q 10 |  |  |  |  |
| keeping of foster children | $\therefore$ | q35 | q35 | q35 | $\begin{aligned} & q 35 \\ & \text { q36 } \end{aligned}$ | $\begin{aligned} & q 35 \\ & q 36 \end{aligned}$ | $\begin{aligned} & \text { q35 } \\ & \text { q36 } \end{aligned}$ | $\begin{aligned} & \text { q } 35 \\ & \text { q36 } \end{aligned}$ |
| keeping of roomers or boarders or foster children | * | q37 | q37 | q37 | $\begin{aligned} & q 37 \\ & \text { q38 } \end{aligned}$ | $\begin{aligned} & \mathrm{q} 37 \\ & \mathrm{q} 38 \end{aligned}$ | $\begin{aligned} & q 37 \\ & q 38 \end{aligned}$ | $\begin{aligned} & \text { q37 } \\ & \text { q38 } \end{aligned}$ |
| letting of a flat | * |  |  |  | q14 | q 14 | q 14 | q 14 |
| one-family dwelling | \% |  |  |  | P | P | P | P |
| house |  |  |  |  |  |  |  |  |
| private detached dwelling house | * | P | P | P | P | P | P | P |
| row housing | : |  |  |  | P | P | P | P |

```
                                    Acc. Rl R1A R1F R2 R3 R4 R4A
semi-detached dwelling
house
semi-detached dwelling
houses - a pair
triplex dwelling house
    boarding or lodging house
converted dwelling and
lodging house
residential care
facility
    student fraternity or
sorority house
(iii) ASSOCIATED/ACCESSORY
RESIDENTIAL USES
office of a physician * q15 q15 q15 q16 q16 q16 q16
or dentist
parking statio
private home day care
private garage
privately-owned outdoor
swimming_pool
retail store
in an apartment house
```

(ii) SHARED HOUSING CONTAINING DWELLING ROOMS

NON-RESIDENTIAL USES
(i) PARKS, RECREATION, PLACES OF AMUSEMENT AND ASSEMBLY

| bathing station | $*$ |  |  |  |  |  | $P$ | $P$ |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |
| golf course | $*$ | $P$ | $P$ | $P$ | $P$ | $P$ | $P$ | $P$ |
| playlot | $*$ | $P$ | $P$ | $P$ | $P$ | $P$ | $P$ | $P$ |


| public park, including | * | P | P | P | P | P | P | P | P | P |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| therein one or more |  |  |  |  |  |  |  |  |  |  |
| athletic fields, field |  |  |  |  |  |  |  |  |  |  |
| houses, community centres, |  |  |  |  |  |  |  |  |  |  |
| bleachers, open or closed swimming and wading pools, |  |  |  |  |  |  |  |  |  |  |
| greenhouses, botanical |  |  |  |  |  |  |  |  |  |  |
| gardens, zoological. |  |  |  |  |  |  |  |  |  |  |
| gardens, band stands, |  |  |  |  |  |  |  |  |  |  |
| skating rinks, tennis |  |  |  |  |  |  |  |  |  |  |
| courts, bowling greens, |  |  |  |  |  |  |  |  |  |  |
| boat liveries, bathing |  |  |  |  |  |  |  |  |  |  |
| stations and refreshment |  |  |  |  |  |  |  |  |  |  |
| ```rooms, an ornamental structure``` |  |  |  |  |  |  |  |  |  |  |
| public playground | * | P | P | P | P | P | P | P | P | P |
| COMMUNITY SERVICES AND |  |  |  |  |  |  |  |  |  |  |
| FACILITIES |  |  |  |  |  |  |  |  |  |  |
| clinic | * |  |  |  |  |  |  |  | q31 | q31 |
| community centre | * |  |  |  |  |  |  |  | P | P |
| community health centre | $\therefore$ |  |  |  |  |  |  | q12 | P | P |
| day nursery | * | q |  | 23 |  | q23 | q 24 | q25 | q25 | q25 |
| nursery school | * |  |  |  |  |  | q24 | q25 | q25 | q 25 |
| nursing home, con-$\mathrm{q} 12 \mathrm{P} \quad \mathrm{P}$ |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |
| public art gallery * P P |  |  |  |  |  |  |  |  |  |  |
| public library * P |  |  |  |  |  |  |  |  |  |  |
| public museum | * |  |  |  |  |  |  |  | P | P |
| public or separate <br> q26 q26 q26 q26 q26 q26 q26 <br> elementary school, includ- |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |
| or nursery school |  |  |  |  |  |  |  |  |  |  |
| public school | * |  |  |  |  |  | q27 | q 12 | P | P |
| The Salvation Army | * |  |  |  |  |  |  |  | P | P |

YMCA.

YMHA
YWCA
YWHA
(iii) GENERAL INSṪITUTIONS

Bible Institute
charitable institution
church
Conservatory of Music

- a branch
home for the aged
military academy *
monastery $\quad \therefore$
nunnery or religious $\quad \dot{*}$
retreat
observatory *:
private academic. *
philanthropic or religious school
private hospital :
psychiatric hospital *
public hospital *
religious library or *
reading room including the carrying on therein of incidentai retail sales
research centre or
* 

hospital
treatment centre $\quad$
$*$
*
*
*
$\therefore$
$\therefore$
*
*

P P

P P

P P

P P
c28 c28 P P
q 29 q29
$\mathrm{q} 30 \mathrm{q} 30 \mathrm{q} 30 \mathrm{q} 28 \mathrm{q} 28 \mathrm{P} \quad \mathrm{P}$
P P

P P

P P

Q12 P P
q12 $\mathrm{P} \quad \mathrm{P}$

P P
q 28 q12 $P \quad P$

P P
P P

P P
q28 q28 $\mathrm{P} \quad \mathrm{P}$

## (iv) OFFICES

administrative office * q 32
of a non-profit
organization
business administrative * P
office
office building $\%$ q33
office of a chiro $\quad$ q17 P practor or osteopath
office of a profes- $\quad$ P
sional person or persons such as a physician, barrister, engineer, architect, Ontario Land Surveyor
office of a town or * q34
regional planning consultant
(v) PUBLIC
municipal community centre including any appropriate bulletin board
municipal water
$\begin{array}{llllllll}* & P & P & P & P & P & P & P\end{array}$ reservoir
(vi) MISCELLANEOUS

| drinking water fountain | $*$ | $P$ | $P$ | $P$ | $P$ | $P$ | $P$ | $P$ |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |

(2) QUALIFICATIONS TO BE COMPLIED WITH BEFORE CERTAIN USES ARE PERMITTED IN RESIDENTIAL DISTRICTS

1. An apartment house is a permitted use in Rla districts, provided:
(i) it is designed by an architect; and
(ii) its exterior is constructed of brick or stone.
2. An apartment house is a permitted use in $R 2, R 3, R 4$, and $R 4 A$ districts provided it is designed by an architect.
3. A converted dwelling house is a permitted use in $R 2, R 3, R 4$, and R4A districts provided:
(i) it has resulted from the use as such of a building or structure that is or was originally constructed as a private detached dwelling house, one-family dwelling house (other than row housing) or semi-detached dwelling house;
(ii) the whole of the private detached dwelling house, onefamily dwelling house or semi-detached dwelling house as it stands before conversion is at least five years old;
(iii) there is no substantial change in the external appearance of the dwelling house as a one-family dwelling house;
(iv) there is no exterior alteration of or addition to the dwelling house except, subject to the other requirements of this by-law:
A. an addition to a part (other than to the side of the dwelling house facing the fronting street and, in the case of a corner lot, other than to the side of the dwelling house facing the flanking street) of the exterior of any of the above mentioned classes of dwelling house, provided the increase in gross floor area does not exceed 0.15 times the area of the lot:
and for greater certainty only one addition may be erected either at the time of conversion or thereafter;
B. a porch or verandah addition where none previously existed (including a basement extension wholly beneath the porch or verandah addition), not exceeding 3.7 metres in height above grade or
extending beyond a distance of 2.4 metres from the wall to which it is attached;
C. a porch or verandah replacement (which may include a basement extension wholly beneath the porch or verandah replacement) to the dimensions of the original structure, save as hereinafter set out provided, however, where the original structure was less than 2.4 metres in depth from the wall to which it is attached, and further provided that in no case may a replacement exceed two storeys in height above grade notwithstanding the height above grade of the original porch or verandah being replaced;
D. a balcony erected in compliance with subsection (3) PART II 11(xiii);
E. a dormer or dormers in the roof of the dwelling house, provided the floor area of each dormer does not exceed 2.3 square metres and the total floor area of all the dormers does not exceed 9.3 square metres, the increase in floor area to be included in the gross floor area limitation referred to in clause A:
and for greater certainty the dormer or dormers referred to in this clause may be constructed from time to time provided the provisions of this clause are complied with;
F. such alteration or renovation as may be required from time to time to the dwelling house if it is or is proposed to be used as a converted dwelling house under the Ontario Building Code, By-law 30068 or By-law 73-68, as amended; and
(v) the average of the floor areas of the dwelling units in a building being altered, converted or used as a converted dwelling house containing more than two dwelling units must be not less than 65 square metres.
4. A double duplex dwelling house is a permitted use in R1A and R1F districts provided:
(i) it is designed by an architect; and
(ii) its exterior is constructed of brick or stone.
5. Subsection (1) does not prevent the use, extension, enlargement or replacement of a semi-detached dwelling house or duplex dwelling house existing on October 15, 1980, in R1
districts in the portion of the area referred to in qualification 7 , and the provisions of this by-law in respect of minimum lot frontages for a semi-detached dwelling house do not apply to the replacement of a semi-detached dwelling house by a semi-detached dwelling house.
6. A duplex dwelling house is a permitted use in R1A and R1F districts provided:
(i) it is designed by an architect; and
(ii) its exterior is constructed of brick or stone.
7. Notwithstanding subsection (1), within the portion of the area hereinafter described that, before October 15, 1980, was designated R1F $Z 2$, the owner of a private detached dwelling house, a semi-detached dwelling house or a dwelling house altered or converted in accordance with section 7A of By-law 20623 as it existed before October 15, 1980, may alter or convert or further alter or convert the dwelling house to provide therein two or more dwelling units, provided:
(i) the dwelling house is at least 20 years old;
(ii) the average of the dwelling areas of both or all the dwelling units is at least 110 square metres;
(iii) the area of each dwelling unit is at least 55 square metres: and
(iv) no exterior addition to or major exterior alteration of the dwelling house is made and its external appearance as a private detached dwelling house or semi-detached dwelling house is not materially altered.

Subparagraph (i) does not apply to additions for which a valid building permit was issued before September 9, 1985.

The following is the area:
The area bounded on the west by the east limit of Yonge Street, on the south by the north limit of Bloor Street East, on the north by the right-of-way of the Canadian Pacific Railway, on the north-east by David A. Balfour Fark, the part of the Park Drive Reservation lying to the west of the east limit of Glen Road, and the southerly limit of Beaumont Park and its easterly production to its intersection with the northerly production of the easterly limit of Plan 390 E , and the northerly production of the easterly limit of Plar $390 E$.
8. Notwithstanding subsection (1), the owner of a dwelling house within the portion of the area referred to in qualification 7
that is at least 20 years old may vertically divide the dwelling house to create a pair of semi-detached dwelling houses, notwithstanding that the dwelling houses created by the vertical division and any existing accessory building or structure do not comply with sections $4,6,7,8$ or 9 (other than section 4 (4) and subsection (3) PART IX 1), provided
(i) any addition to be erected complies with sections 4, 6, 7, 8 and 9,
(ii) any addition to be erected is not erected to the front or sides of the dwelling house, and
(iii) no addition had been made to the dwelling house within the five year period immediately before the vertical division.
9. A semi-detached dwelling house is a permitted use in RlF districts provided:
(i) it is designed by an architect; and
(ii) its exterior is constructed of brick or stone.
10. (a) Notwithstanding subsection (1), the owner of a private detached dwelling house in an RlA or R1F district may alter or convert the dwelling house, to provide therein two or more dwelling units provided:
(i) he has been the owner of the dwelling house for at least three years immediately before the alteration or conversion;
(ii) the dwelling house is at least 40 years old and contains a gross floor area of at least 280 square metres;
(iii) he submits conclusive evidence that the dwelling house is unmarketable, at a reasonable price, for use as a private detached dwelling house;
(iv) each dwelling unit has a floor space of not less than 55 square metres, except in the case of an attic where the permissible floor area is not less than 42 square metres; and
(v) no exterior addition to or major exterior alteration of the dwelling house is made and its external appearance as a private detached dwelling house is not materially altered.
(b) Notwithstanding subsection (1) and paragraph (a), the owner of a private detached dwelling house in an R1A or R1F district may alter or convert the dwelling house to provide therein two or more dwelling units provided:
(i) the dwelling house is at least 40 years old;
(ii) the dwelling house contains a gross floor area of at least 460 square metres; and
(iii) the requirements of paragraph (a) (iii), (iv) and (v) are complied with.
11. (a) Subsection (1) does not prevent the use of a building or structure that is or was originally constructed as a private detached dwelling house, one-family dwelling house (other than row housing) or semi-detached dwelling house in R2, R3, R4 and R4A districts as a boarding or lodging house or converted dwelling and lodging house provided:
(i) no room in the boarding or lodging house or converted dwelling and lodging house is let as sleeping accommodation unless the area thereof is sufficient to provide at least nine square metres
of for a single occupant or seven square metres for each one two or more occupants;
(ii) no sign that is visible from the exterior of the boarding or lodging house or converted dwelling and lodging house is displayed;
(iii) no culinary facilities are provided within a boarding or lodging room that is let as sleeping accommodation unless the dwelling room constituted thereby has a minimum floor area of not less than 13 square metres and in no case shall washroom or sanitary facilities be provided or used that are directly accessible to or can be provided for the exclusive use of the dwelling room;
(iv) running water toilets, wash basins and baths or showers are provided on the basis of one each for every six occupants of the boarding or lodging house or converted dwelling and lodging house;
(v) the boarding house or lodging house or converted dwelling and lodging house and the lot upon which it is located, as well as every accessory building, are at all times maintained in a clean and orderly condition as to such things and matters as paint, window sills, yards and lawns;
(vi) there is no substantial change in the external appearance of the dwelling house as a one-family dwelling house and there is no exterior alteration or addition to the dwelling house except, subject to the other requirements of this by-law;
A. an addition to a part (other than to that side of the dwelling house facing the fronting street and, in the case of a corner lot, other than to that side of the dwelling house facing the flanking street) of the exterior of any of the above mentioned classes of dwelling houses, provided the increase in gross floor area does not exceed 0.15 times the area of the 1 ot ;
and for greater certainty only one addition may be erected either at the time of conversion or thereafter;
B. a porch or verandah addition where none previously existed (including a basement extension wholly beneath the porch or verandah addition), not exceeding 3.7 metres in height above grade extending beyond a distance of 2.4 metres from the wall to which it is attached;
C. a porch or verandah replacement (which may include a basement extension wholly beneath the porch or verandah replacement) to the dimensions of the original structure, save as hereinafter set out provided, however, that where the original structure was less than 2.4 metres in depth from the wall to which it was attached, the replacement may extend in depth to a maximum of 3.7 metres from the wall to which it is attached, and further provided that in no case may a replacement exceed two storeys in height above grade despite the height above grade of the original porch or verandah being replaced;
D. a balcony erected in compliance with subsection (3) PART II 11 (xiii);
E. a dormer or dormers in the roof of the dwelling house, provided the floor area of each dormer does not exceed 2.3 square metres and the total floor area of all such dormers does not exceed 9.3 square metres, the increase in floor area to be included in the
gross floor area limitation referred to in clause A;
and for greater certainty the dormer or dormers referred to in this clause may be constructed from time to time provided the provisions of this clause are complied with;
F. such alteration or renovation as may be required from time to time to the dwelling house if it is or is proposed to be used as a boarding or lodging house or converted dwelling and lodging house under the Ontario Building Code, By-law 300-68 or By-law 73-68, as amended;
(vii) the semi-detached dwelling house is attached to a semi-detached dwelling house that is being converted to or has been converted to and used as a boarding or lodging house or a converted dwelling and lodging house;
and where a semi-detached dwelling house used as a boarding or lodging house or a converted dwelling and lodging house is converted to use as a one family dwelling house, this qualification does not prevent the continued use of the semi-detached dwelling house to which it is attached as a boarding or lodging house or a converted dwelling and lodging house, as long as it continues to be used for that purpose;
(viii) the average of the floor areas of the dwelling units in a building being altered, converted or used as a converted dwelling and lodging house must be not less than 33 square metres;
(ix) the whole of the private detached dwelling house, one-family dwelling house (other than row housing) or semi-detached dwelling house as it stands before conversion must be at least five years old.
(b) peopite paragraph (a) (i) to (viii), inclusive, no person shall in an R2 district use a private detached dwelling house, one-family dwelling house or semi-detached dwelling house for the purpose of a boarding or lodging house or a converted dwelling and lodging house if the boarding or lodging house or converted dwelling and lodging house contains more than six boarding or lodging rooms.
(c) Notwithrtanding private detached dwelling house, one-family dwelling house or semi-detached dwelling house for the purpose of a boarding or lodging house or a converted dwelling and lodging house if the boarding or lodging house or converted dwelling and lodging house contains more than six boarding or lodging rooms, and no person shall in any R3 district within the Central Area use a private detached dwelling house, one-family dwelling house or semi-detached dwelling house for the purpose of a boarding or lodging house or a converted dwelling and lodging house if the boarding or lodging house or converted dwelling and lodging house contains more than 12 boarding or lodging rooms;

## Not Wi thstanding

(d)

Despite paragraph (a) (i) to (viii), inclusive, no person shall in an $R 4$ or $R 4 A$ district use a private detached dwelling house, one-family dwelling house or semidetached dwelling house for the purpose of a boarding or lodging house or a converted dwelling and lodging house if the boarding or lodging house or converted dwelling and lodging house contains more than 12 boarding or lodging rooms.
12. No person shall use a building or structure in an R3 district for the purpose of a public school, a private academic, philanthropic or religious school, a nursing home, a convalescent home or rest home, a monastery, a nunnery or religious retreat or a community health centre unless:
(i) the whole of the building or structure is so used; and
(ii) the building or structure is either one that is or was originally constructed for the purpose, or was originally constructed as a one-family dwelling house or a pair of attached one-family dwelling houses or row housing.
13. A residential care facility is a permitted use in R1, R1A, R1F, R2, R3, R4 and R4A districts provided:
(i) it occupies the whole of a fully detached building; and
(ii) it is at least 245 metres from another residential care facility.
14. The letting of a flat is a permitted use in R2, R3, R4 and R4A districts provided the flat is:
(i) in a private detached dwelling house, a one-family dwelling house or a semi-detached dwelling house; and
dwelling house comprising a portion of row housing not exceeding 12 metres within a distance of 15 metres of the minimum front lot line setback, provided no such wall contains a door, window or other opening and no part of the building that projects beyond the prescribed 60 degree angular plane exceeds 9.2 metres in height or, in the case of a building on a lot in the Central Area, 12 metres in height;
(iii) where the side walls or portions thereof of adjacent buildings in an $R 2$, $R 3$, R4 or R4A district contain no door, window or other opening, the distance between the side walls or portions thereof shall not be less than 0.90 metres;
(iv) where part of a side wall of a building containing a door, window or other opening extends in a straight line to intersect with either the main front wall or the main rear wall of the building, no part of another building shall be closer to that part than 1.2 metres and in no case shall part of another building be closer than 1.2 metres to a part of a side wall containing a door, window or other opening;
(v) in an R1A or R1F district, any part of a duplex dwelling house or double duplex dwelling house, and in an R1A district any part of an apartment house, may be erected not less than three metres from both the side lot lines (except where the side lot line is the flank of a corner lot) for a length not exceeding 14 metres back from the minimum front lot line setback, provided no part of a building that projects beyond the prescribed 60 degree angular plane exceeds 9.2 metres in height or, in the case of a building on a lot in the Central Area, 12 metres in height;
(vi) any part of a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house or an apartment house in an R2, R3, R4 or R4A district may be erected not less than 1.2 metres from the side lot lines (except where the side lot line is the flank of a corner lot) for a length not exceeding 14 metres back from the minimum front lot line setback, provided no part of the building that projects beyond the 60 degree angular plane exceeds 9.2 metres in height or, in the case of a building on a lot in the Central Area, 12 metres in height;
building that projects beyond the prescribed 60 degree angular plane exceeds 9.2 metres in height or, in the case of a building on a lot in the Central Area, 12 metres in height.
(b) This regulation does not prevent the reconstruction in whole or in part of a portion of a dwelling house to which this applies that is located beyond the negulation maximum length prescribed herein, provided the reconstruction is located in a position whereby the various lot line setbacks are at least as great as was the case with the original portion, and the floor area does not exceed that contained in the original portion.
7. Exception: setback from side lot line: front lot line less than 27 metres
(a) In the case of a lot having a lesser front lot line than 27 metres:
(i) subject to sub-paragraph (iv), any part of a building (other than a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house or an apartment house), in an R2, R3, R4 or R4A district may be erected not less than 0.90 metres from the side lot lines (except where the side lot line is the flank of a corner lot) for a length not exceeding 14 metres back from the minimum front lot line setback (except a one-family dwelling house comprising a portion of row housing), and for the length in the case of a one-family dwelling house comprising a portion of row housing not exceeding 12 metres within a distance of 15 metres of the minimum front lot line setback, provided no part of the building that projects beyond the 60 degree angular plane exceeds 9.2 metres in height or, in the case of a building on a lot in the Central Area, 12 metres in height;
(ii) notwithstanding regulation 6 and sub-paragraphs (i) and (vi) but subject to sub-paragraphs (iii) and (iv), any part of a building in an R2, R3, R4 or R4A district or the R1F districts affected by section 41 may be erected with one
12 (1) 68 and $69^{\text {or }}$ both of its sidewalls not less than 0.45 metres and 69 from the nearest side lot line (except where the side lot line is the flank of a corner lot) for a length not exceeding 14 metres back from the minimum front lot line setback (except a one-family dwelling house comprising a portion of row housing) and for a length in the case of a one-family
(i) where the flank of the 1 ot abuts a public highway having a width greater than 12.0 metres the distance from the flank shall not be reduced to less than 2.4 metres;
(ii) where the flank of the lot abuts a public highway having a width less than 12.0 metres but greater than 5.0 metres the distance from the flank shall not be reduced to less than 0.45 metres; and
(iii) where the flank of the lot abuts a public highway having a width of 5.0 metres or less the distance from the flank shall not be reduced to less than 1.5 metres.
5. Exception: setback from all lot lines: detached accessory buildings and structures, swimming pools, private garages and metal storage sheds
(a) Regulation 2 does not apply to a detached accessory building or structure except that no detached accessory building or structure, excluding a privately-owned out door swimming pool, shall be erected:
(i) closer to a residential building than 4.5 metres; or
(ii) closer to the front lot line of an inside lot or corner lot than the distance at which the main building or structure is erected.
(b) Notwithstanding paragraph (a), the distance at which any part of a private garage or metal storage shed not more than nine square metres in area incidental and subordinate to the main building and on the same lot therewith may be erected is not less than 1.5 metres from any part of the main building.
6. Exception: setback from side lot line: front lot line less than 27.5 metres
(a) Notwithstanding regulation 7 (a) (i) and subject to regulation (a) (iv), in the case of a lot in an $R$ district having a lesser front lot line than 27.5 metres, any part of a private detached dwelling house or the outer wall of a semi-detached dwelling house may be erected not less than 0.90 metres from the side lot lines (except where the side lot line is the flank of a corner lot) for a length not exceeding 17.0 metres back from the minimum front lot line setback or in the case of an addition to the rear of an existing building having a front lot line setback of less than 6.0 metres, 17.0 metres back from the line of the existing main front wall of the building, provided no part of the
3. Exception: setbacks from front lot line: inside lot between existing buildings

Notwithstanding regulation 2:
(i) where the proposed building or structure is to be erected on an inside lot between existing buildings or structures, other than apartment houses, having their front lot lines on the same street and distant from each other not more than 45 metres, no part of the proposed building or structure shall be erected closer to the front lot line than the average of the shortest distances by which the main front walls of the existing buildings or structures are set back from their front lot lines, but no part of the proposed building or structure shall be erected closer to the front lot line than six metres;
(ii) where the proposed building or structure is to be erected on an inside lot between existing buildings or structures, one of which is an apartment house or has its front lot line on another street, and the existing buildings or structures are distant from each other not more than 45 metres, no part of the proposed building or structure shall be erected closer to the front lot line than onehalf the shortest distance by which the main front wall of the existing building or structure that is not an apartment house or a building or structure having its front lot line on another street exceeds six metres, but no part of the proposed building or structure shall be erected closer to the front lot line than six metres.
4. Exception: setbacks from front lot line and flank side lot 1ine: corner lot

Notwithstanding regulation 2:
a private detached dwelling house, a one-family dwelling house, a pair of semi-detached dwelling houses, the end house of row housing, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, or a double triplex dwelling house may be erected on a corner lot in an $R$ district with no part of the building closer than six metres to the front lot line or flank of the lot.

However, the distance from the flank may be reduced by one metre or part thereof for every one metre or part thereof that the distance from the front lot line is increased, provided:
(b) Where a lot line of an inside lot coincides with a street line, the angular plane may be constructed from the centre line of the street instead of the lot line or from an intervening line parallel to the centre line of the street provided:
(i) the distance between the line on which the plane is constructed and the lot line does not exceed 10 metres;
(ii) the vertical angle of 60 degrees is constructed perpendicular to the line on which the plane is constructed or, in the case of a curved line. perpendicular to the tangents of all points of the curved line; and
(iii) no part of the building or structure is closer to the lot line than six metres.
(c) Notwithstanding paragraphs (a) and (b) but subject to paragraph (d), any part of a building or structure may project beyond a prescribed 60 degree angular plane if, in each case:
(i) the projection through the plane subtends a horizontal angle not exceeding 80 degrees formed by lines drawn from a point on the line on which the 60 degree angular plane is constructed opposite the centre of the projection;
(ii) the extremities of the projection are enclosed by the arms of the 80 degree horizontal angle; and
(iii) no part of the building or structure is cioser to a lot line than 7.5 metres (six metres where the lot line of an inside lot coincides with a street line).
(d) Where part of a building or structure projects through the 60 degree angular plane in the manner permitted by paragraph . (c), no other part of the building or structure within 30 metres of either side of the projection shall project beyond a 40 degree angular plane, constructed from the line from which the 60 degree angular plane was constructed and in a manner similar to that prescribed in paragraphs (a) and (b) for 60 degree angular planes, unless the extremities of the projection through the 40 degree angular plane are enclosed by the arms of the horizontal angle constructed pursuant to paragraph (c).
(3) REGULATIONS APPLYING TO RESIDENTIAL DISTRICTS

## PART I - DENSITY

1. Maximum gross floor area

No person shall on a lot in a zone 1 , zone 2 , zone 3 , zone 4 or zone 5 area, erect or use an $R$ building or $R$ structure or a residential building or residential structure having a greater gross floor area than as follows:

Zone Maximum Gross Floor Area
zone $1 \quad 0.35$ times the area of the lot
zone 20.6 times the area of the lot
zone $3 \quad 1.0$ times the area of the lot
zone $4 \quad 2.0$ times the area of the lot
zone $5 \quad 2.5$ times the area of the $\overline{10 t}$.

## PART II - SETBACKS

1. Portions of buildings to which setbacks apply

The restrictions in regulations 2 to 9 , inclusive, respecting setbacks and angular planes 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.
2. Setbacks from front, side and rear lot lines: angular planes and minimum distances: general
(a) Subject to paragraphs (b) (c) and (d), regulations 1 , $3,4,5,6,7,8$ and 9 and section $4(10)$, no person shall, on a lot in an $R$ district, erect or use a building or structure any part of which projects beyond any of the angular planes constructed in the manner hereinafter described in this paragraph; but in no case shall part of a building or structure be erected closer to a lot line than 7.5 metres.

The angular planes referred to shall be constructed over the lot from each lot line at natural or finished ground level, whichever is the lower, at a vertical angle of 60 degrees above the horizontal and measured perpendicular to the lot line or, in the case of a curved lot line, perpendicular to the tangent of all points of the $10 t$ line.

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    defined in The Child Welfare Act, R.S.O. 1970, Chapter 64.
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37. The keeping of roomers or boarders is a permitted use in $R 1$, R1A, R1F, R2, R3, R4 and R4A districts provided:
(i) the number of roomers or boarders does not exceed two; and
(ii) the keeping of the roomers or boarders is confined to a private detached dwelling house in which no foster children are kept at the same time.
38. The keeping of roomers or boarders or the keeping of foster children are permitted uses in R2, R3, R4 and R4A districts provided:
(i) the number of roomers or boarders does not exceed three;
(ii) the number of foster children does not exceed four; and
(iii) the keeping of the roomers, boarders or foster children is confined to the following clases of dwelling accommodation:
A. a one-family dwelling house, except a one-family dwelling house where the family consists of a group of not more than five unrelated persons:
B. a semi-detached dwelling house;
C. a duplex dwelling house;
D. a double duplex dwelling house;
E. a triplex dwelling house;
F. a double triplex dwelling house;
G. row housing; and
H. an apartment house.
39. A clinic, treatment centre, research centre or hospital are permitted uses in $R 4$ and $R 4 A$ districts provided it is operated by the Alcoholism and Drug Addiction Research Foundation.
40. An administrative office of a non-profit organization is a permitted use in $R 4 A$ districts provided it is the administrative office of a non-profit organization of a religious, educational, recreational, fraternal or philanthropic nature.
41. An office building is a permitted use in R4A districts provided it is for the accommodation of the office or offices of a chiropractor or osteopath, a professional person or persons such as a physician, barrister, engineer, architect, or Ontario Land Surveyor, the administrative office or offices of a non-profit organization or organizations of a religious, educational, recreational, fraternal or philanthropic nature, a business administrative office or the office of a town or regional planning consultant who is a member of a recognized planning institute, association or organization.
42. The office of a town or regional planning consultant is a permitted use in $R 4 A$ districts provided the consultant is a member of a recognized planning institute, association or organization.
43. The keeping of foster children is a permitted use in R1, R1A, R1F, R2, R3, R4 and R4A districts provided:
(i) the number of foster children does not exceed three; or
(ii) the number of foster children does not exceed four provided each of them is a brother-german or a sistergerman of all the others; and
(iii) the keeping of the foster children is confined to a private detached dwelling house in which no roomers or boarders are kept at the same time.
44. The keeping of foster children is a permitted use in R2, R3, R4 and R4A districts provided:
(i) the number of foster children does not exceed six;
(ii) the keeping of the foster children is confined to a onefamily dwelling house; and
(iii) the foster children are under the control of the Jewish Family and Child Services or a Children's Aid Society as
(ii) unless the 1 ot, in addition to the area occupied by the school and provided as landscaped open space, contains as playground area at least 12.5 square metres for each of the first 560 pupils, as determined by the design capacity of the school, and 10 square metres for each additional pupil.

For the purposes of this subsection "landscaped open space" does not include playground area.
27. A public school is a permitted use in R2 districts provided it is or was originally constructed for that purpose.
28. A Bible Institute, a church, a religious library or reading room including the carrying on therein of incidental retail sales or a private academic, philanthropic or religious school are permitted uses in R2 and R3 districts provided:
(i) it is originally constructed for the purpose; or
(ii) in the case of a religious library or reading room, including the carrying on therein of incidental retail sales, it is within a church.
29. A charitable institution is a permitted use in $R 4$ and $R 4 A$ districts provided it is:
(i) in a building or structure originally constructed for the purpose; or
(ii) in a building or structure that is so located on its lot that if this by-1aw had applied to its lot at the time the building or structure was erected, it would have complied with the provision of subsection (3) PART II 1 to 9 , inclusive, respecting front lot line, side lot line and rear lot line setbacks and the spacing of facing external walls of buildings and structures in $R$ districts.
30. (a) A church is a permitted use in Rl, R1A and R1F districts provided it is or was originally constructed for that purpose.
(b) No person shall, within an R1, R1A or R1F district:
(i) erect a church until the plans and elevations thereof have been considered by the land Use Committee and City Council; or
(ii) erect or use a church on a lot having a lesser lot frontage than 30 metres.
(ii) no part of the building is closer to the nearest side lot line than one metre;
(iii) landscaped open space is provided and maintained to the extent of at least of 30 per cent of the area of the lot;
(iv) no sign is erected other than as permitted by subsection (1) and a non-illuminated sign not exceeding 0.2 square metres in area indicating the name of the day nursery;
(v) no portion of the lot in front of the main front wall of the building is used as playground space.

For purposes of this paragraph a pair of attached semidetached dwelling houses is deemed to be one building.
(c) A portion of a church may be altered or converted for use as nursery school or day nursery in R3, R4 and R4A districts, provided:
(i) subject to (fence) By-law 39-72, a solid fence is erected and maintained on or adjacent to the portions of the boundaries of any outdoor playground area adjacent to residential premises;
(ii) no sign is erected other than a non-illuminated sign not exceeding 0.2 square metres in area indicating the name of nursery school or day the nursery.
26. (a) A public or separate elementary school including therein a day nursery or nursery school are permitted uses in R1, R1A, R1F, R2, R3, R4 and R4A districts provided:
(i) no portion of the lot in front of the main front wall of the building is used as playground space; and
(ii) the school, if in an R1, R1A or R1F district, is in compliance with paragraph (b).
(b) No person shall, within an R1, R1A or R1F district erect a public or separate elementary school
(i) until the plans thereof, showing the lot, the location on the lot of the school and the uses of the portions of the lot unoccupied by a building, have been considered by the Land Use Committee and City Council; and
(ii)
landscaped open space is provided and maintained to the extent at least of 30 per cent of the area of the lot;
(iii)
no sign is erected other than a non-illuminated sign not exceeding 0.2 square metres in area indicating the name of the day nursery or nursery school;
(iv) no portion of the lot in front of the main front wall of the building is used as playground space; and
(v) subject to (fence) By-law 39-72, a solid fence is erected and maintained on or adjacent to the portions of the boundaries of any outdoor playground area adjacent to residential premises.
(e) A portion of a public school may be altered or converted for use as a day nursery or nursery school in R2 districts provided nc portion of the 1 ot in front of the main front wall of the building is used as playground space.
25. (a) A day nursery or a nursery school are permitted uses in R3, R4 and R4A districts, provided:
(i) the day nursery is
A. in a community centre; and
B. operated by a non-profit institution; or

(b) The owner of a one-family dwelling house of masonry construction or a pair of attached semi-detached dwelling houses of masonry construction, as the case may be, may alter or convert the building for use as a day nursery or a nursery school in R3, R4 and R4A districts, provided:
(i) not more than 34 children are accommodated in the building;
(b) The owner of a one-family dwelling house of masonry construction or a pair of attached semi-detached dwelling houses of masonry construction, as the case may be, may alter or convert the building for use as a day nursery or a nursery school in R2 districts, provided:
(i) not more than 34 children are accommodated in the building;
(ii) no part of the building is closer to the nearest side lot line than one metre;
(iii) landscaped open space is provided and maintained to the extent of at least of 30 per cent of the area of the lot;
(iv) no sign is erected other than as permitted by section 6(3) PART $X 2$ (a) and (b), and a nonilluminated sign not exceeding 0.2 square metres in area indicating the name of the day nursery; and
(v) no portion of the lot in front of the main front wall of the building is used as playground space.

For purposes of this paragraph a pair of attached semidetached dwelling houses is deemed to be one building.
(c) A portion of a church may be altered or converted for use as a nursery school or day nursery in R2 districts, provided:
(i) subject to (fence) Ey-law 39-72, a solid fence is erected and maintained on or adjacent to the portions of the boundaries of any outdoor playground area adjacent to residential premises; and
(ii) no sign is erected other than a non-illuminated sign not exceeding 0.2 square metres in area indicating the name of the nursery school or day nursery.
(d) A non-residential building of masonry construction, other than a public school or church, may be altered or converted for use as a day nursery or nursery school in R2 districts, provided:
(i) not more than 34 children are accommodated in the building;
(ii) the requirements of paragraph (a) (i), (ii) and (iii) are complied with.
19. A parking station is a permitted use in R1A districts provided it is accessory to an apartment house.
20. A private garage is a permitted use in R1 and RlA districts provided it is incidental and subordinate to a private detached dwelling house on the same lot.
21. A private garage is a permitted use in RlF districts provided:
(i) it is incidental and subordinate to a private detached dwelling house or a semi-detached dwelling house; and
(ii) it is on the same lot therewith.
22. A private garage is a permitted use in R2, R3, R4 or R4A districts provided:
(i) it is incidental and subordinate to a private detached dwelling house, a semi-detached dwelling house or a onefamily dwelling house; and
(ii) it is on the same lot therewith.
23. A day nursery is a permitted use in $R 1, R 1 A$ and $R 1 F$ districts provided it is:
(i) in a community centre; and
(ii) operated by a non profit institution.
24. (a) A day nursery or a nursery school are permitted uses in R2 districts provided:
(i) the day nursery is
A. in a community centre; and
B. operated by a non-profit institution; or
(ii) the day nursery or nursery school is or was originally constructed for such purpose; or
(iii) the day nursery or nursery school is in an apartment house;
or provided one of the sets of qualifications in paragraphs (b), (c), (d) and (e) is complied with.
(ii) let to a family of two or more persons who are interrelated by bonds of consanguinity, marriage or legal adoption.
15. The office of a physician or dentist is a permitted use in R1, R1A and RlF districts provided it is in the basement or on the first floor of the private detached dwelling house that the physician or dentist regularly uses as his private residence.
16. The office of a physician or dentist is a permitted use in R2, R3, R4 and R4A districts provided it is in the basement or on the first floor of a private detached dwelling house, a one-family dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, row housing or an apartment house, in all cases, that the physician or dentist regularly uses as his private residence.
17. An office of a chiropractor or osteopath is a permitted use in R4 districts provided:
(i) it is in the portion of an apartment house used by him as his regular place of residence; and
(ii) the portion of the apartment house is in the basement or on the first floor.
18. (a) Subsection (1) does not prevent the use of not more than 23 square metres of floor space in an apartment house in an R1A or an R2 district, containing more than 100 dwelling units, for the purpose of not more than one retail store that is appurtenant to and for the benefit of the tenants of the apartment house, provided:
(i) the entrance to the store is from within the apartment house;
(ii) the store is in the ground floor or basement of the apartment house; and
(iii) no exterior window of the store or apartment house is used for the display of goods or advertising.
(b) Notwithstanding paragraph (a) the floor area of the retail store may exceed 23 square metres to the extent of an additional 4.5 square metres for each additional 100 dwelling units in the apartment house, provided:
(i) the floor area of the retaii store does not exceed 70 square metres; and
(vii) any part of a building to which sub-paragraphs (i), (ii), (v) and (vi) apply exceeding the lengths specified therein shall comply with the setback requirements of regulation $2(a)$.
(b) In the case of a lot in a zone 4 or 5 area and having a lesser front lot line than 27 metres, a building may be erected with no part thereof closer to the nearest side lot line (except where the lot line is the flank of a corner lot) than 4.5 metres for a length not exceeding 14 metres back from the minimum front lot line setback provided no part of the building that projects beyond the prescribed 60 degree angular plane exceeds 18.3 metres in height.
8. Exception: setback from side lot line: front lot line less than 7.5 metres: replacement dwelling house

In the case of a lot having a lesser front lot line than 7.5 metres, a private detached dwelling house or one-family dwelling house proposed to be erected to replace an existing building on the lot may, subject to regulation 7 (a) (ii) and (iii), be erected with its side walls in the same position relative to the side lot lines as the existing building.
9. Exception: uncovered platforms

In calculating the depth of a building under regulations 1 to 8, inclusive, an uncovered platform that complies with the provisions of clause (iv) of the definition of "landscaped open space" shall be excluded from the calculation.
10. Exception: angular plane: distance between two external walls of a building: exceptions
(a) Subject to paragraphs (b). (c) and (e) and section 4 (10). no person shall, on a lot in an district, erect or use a building or structure part of which projects beyond any of the angular planes constructed in the manner nereinafter describec ir this paragrapn; du: in no case shall the distance between external walls of a building or structure that face each other be less than 15 metres.

The anguiar planes referred to shall be constructed outwards from the base line of each external wall of each part of the building or structure at a veriical angle of 40 degrees above the horizontal and measured perpendicular to the base line or, in the case of a curved base line, perpendicular to the tangents of all points of the curved base line.
(b) It is not necessary to comply with paragraph (a) if no part of the building or structure is erected within the arms of horizontal angles of 65 degrees constructed outwards, at the natural level of the ground, from the nearest extremities of external walls that face each other provided where the two extremities of one wall are, respectively, equidistant from the opposite extremities of the other wall or where the two extremities of one wall are equidistant from the nearest extremity of the other wall, the 65 degree horizontal angles may be constructed from either pair of equidistant extremities.
(c) Where two external walls of a building or structure rise from the ground and face and are parallel to each other and neither wall contains an opening except windows that light stairways and not more than two service or emergency or fire exit doors, the distance between the walls may, subject to compliance with By-law 9868, being a by-law to regulate the erection and provide for the safety of buildings, be not less than two metres, in which case paragraph (a) does not apply.
(d) For the purposes of this regulation, where external walls are not parallel to each other but the angle of divergence does not exceed 85 degrees, the walls are, nevertheless, deemed to face each other.
(e) The provisions of paragraph (a) respecting distances between external facing walls do not apply in the case of a private detached dwelling house, a semi-detached dwelling house, a duplex dwelling house, or a triplex dwelling house.
11. Exception: permitted projections into minimum setback areas

No person shall, on a lot in an $R$ district, erect or use a building or structure part of which, including any feature such as a balcony, verandah or canopy, is upon or projects over part of the lot between a lot line and the minimum distance therefrom at which any part of the building or structure may, pursuant to regulation 2 or regulations 3 to 9, inclusive, be erected, on any part of the lot within the minimum distance of 15 metres required by regulation 10 between external walls that face each other, but this regulation does not:
(i) apply to main eaves or cornices;
(ii) apply to fences and safety railings not exceeding 1.5 metres in height;
(iii) apply to a chimney breast projecting not more than 0.25 metres beyond the outer facing of a side wall for a length not exceeding two metres;
(iv) prevent the construction and use between a front lot line and the main front wall and between a rear lot line and the main rear wall of a residential building of an uncovered platform, provided the platform does not exceed 1.2 metres in height above grade, project more than 2.5 metres from the wall, or extend beyond the side walls as projected of the building;
(v) prevent the erection and use of an accessory building between a rear lot line and the nearest main rear wall of the main residential building, other than an apartment house, on a lot;
(vi) prevent the erection and use, between a side lot line and the nearest main wall of a private detached dwelling house, one-family dwelling house, or a semi-detached dwelling house, of a private garage attached to and forming part of the dwelling house, provided no part of the garage is erected closer to the front lot line than the distance at which the main front wall of the dwelling house may be erected, or in the case of a corner lot, closer to the flank of the lot than the distance at which the dwelling house may be erected;
prevent the construction and use, in the case of a residential building other than an apartment house, between a front lot line and the main front wall or between a rear lot line and the main rear wall, of a canopy supported only from the wall and not projecting more than 1.2 metres from the wall and having an area not exceeding 2.5 square metres;
(viii) prevent the construction and use, in the case of an apartment house, of not more than three canopies, supported only from a wall, not projecting more than 2.5 metres from the wall and having an aggregate area not exceeding 0.40 square metres for each 100 square metres of gross floor area in the apartment house;
(ix) prevent the construction and use between a front lot line and the main front wall or between the rear lot line and the main rear wall of a dwelling house other than an apartment house lawfully erected before September 14, 1964, of a room used for a cold storage cellar under a porch or verandah or under an uncovered platform permitted by this paragraph, provided the cold storage cellar is in the same position relative to the lot lines as the porch, verandah or uncovered platform;
prevent the erection or display in the case of an apartment house under construction of a sign or signs advertising the name of the owner or developer, the names and professional capacities of architects and professional consultants, the name of the principal contractor and the names of subcontractors, and in the case of an apartment house under construction, until 75 per cent of all dwelling units in the apartment house are rented or until one year from the date of first renting a dwelling unit therein, whichever is earlier, the erection or display of directional signs and one sign advertising dwelling units for rent in the apartment house and a telephone number, provided:
A. no directional sign is more than 0.5 square metres in area and no other sign is more than 18 square metres in area, the combined areas of all signs being not greater than 0.10 square metres for every 100 square metres of $\underline{\text { lot }}$ area on which the apartment house is erected;
B. no sign, other than a sign advertising dwelling units for rent in an apartment house, projects more than 5.5 metres above grade; and
C. each sign is of a non-flashing type and any illumination is no greater than adequately to light the sign, is so arranged as to divert the light away from the street and adjacent premises and, with the exception of directional signs, is discontinued between 23:00 hours each evening and 8:00 hours of the following day;
(xi) prevent the replacement or erection of a bay window that projects beyond the main front and rear walls of a private detached dwelling house into the area of setback required by this by-law, without complying with the provisions of this by-law respecting gross floor area or landscaped open space, provided:
A. the window does not exceed a depth of 0.75 metres measured from the main wall of the building;
B. the window does not exceed a width of three metres measured where the window joins the main wall of the building; and
C. the requirements of this by-law respecting minimum distances between buildings are complied with, the distances being measured from the external face of the aforesaid window or windows;
(xii) prevent the erection or use of an addition at the level of the second storey of an existing one-family dwelling house or private detached dwelling house, provided:
A. no part of the addition projects beyond a vertical plane constructed at the outer faces of the external walls of the first storey level;
B. the building continues to comply with the provisions of this by-law respecting density and floor area; and
C. the addition does not extend further back from the main front wall of the building than 17.0 metres;
(xiii)
prevent, on a lot in an R2, R3, R4, R4A or C1 district, the construction and use, between the front lot line and main front wall, or between the rear lot line and main rear wall, of a private detached dwelling house, a onefamily dwelling house except where comprising a portion of row housing, or a semi-detached dwelling house, of a balcony attached to the main front wall or main rear wall as the case may be, provided:
A. the dwelling house including the main front wall or main rear wall, is at least five years old;
B. the balcony does not project more than 2.5 metres from the wall, or extend towards the side lot lines further than the main side walls of the dwelling house; and
C. the balcony, when attached to the main front wall of a semi-detached dwelling house where the adjoining semi-detached dwelling house has an existing balcony attached to its main front wall, has a height, width and depth not more than 0.3 metres greater or 0.3 metres less than the existing balcony.

## PART III - OPEN SPACE

1. Minimum landscaped open space
(a) Subject to paragraph (b) no person shall, on a lot in a zone 1 , zone 2 , zone 3 , zone 4 or zone 5 area, erect or use an $R$ building or $R$ structure or a residential building or residential structure so that the lot has less landscaped open space than as follows:

| Zone | Minimum Landscaped Open Space |
| :--- | :--- |
| zone 1 | $30 \%$ of the area of the $\frac{\text { lot }}{}$ |
| zone 2 | $30 \%$ of the area of the $\frac{\text { lot }}{\text { zone } 3}$ |

(b) Notwithstanding paragraph (a), no person shall, on a lot in a zone 1 , zone 2 , zone 3 , zone 4 or zone 5 area, erect or use an apartment house so that the lot has less landscaped open space than 50 per cent of the area of the lot.
2. No use of landscaped open space resulting in reduction of minimum prescribed

No person shall use landscaped open space for a purpose that reduces the minimum prescribed by regulation 1 (a) for the zone in which the landscaped open space is located.
3. Minimum landscaped open space in front yard: dwelling houses other than apartment houses

No person shall on any lot erect or use a dwelling house or addition to a dwelling house, other than an apartment house, in a manner so that less than 50 per cent of the area of the portion of the lot between the front lot line and the line of the main front wall of the dwelling house as produced to the side lot line, is provided and maintained as landscaped open space.

This regulation does not prevent:
(i) the construction or use in the portion of the lot area referred to above, of:
A. an area where parking is permitted by this by-law or by By-law 65-81, being a by-law to authorize front yard parking, pursuant to permits issued, within defined areas of the City, or by amendment to those by-laws; or
B. a driveway or portion thereof leading to a lawful parking facility on the lot provided the width of the driveway or portion thereof does not exceed 2.6 metres, measured parallel to the front lot line; or
C. a cold storage cellar, stairs, landings, pedestrian or wheelchair ramps or retaining walls; or
(ii) the extension of an existing porch or platform attached to the main front wall of the dwelling house, provided no part of the porch or platform as extended projects closer to the front lot line than the original porch or platform.

## PART IV - PARKING

1. Parking or storage of trailers and motor vehicles
(a) Subject to paragraph (d) no person shall, in an $R$ district, use a lot for the parking or storage of a trailer or commercial motor vehicle.
(b) Subject to paragraphs (c) and (d), no person shall, in an R district, use a building or structure for the housing or storage of a trailer or commercial motor vehicle.
(c) Notwithstanding paragraph (b), a person who is the owner or occupant of a lot, building or structure in an R2, R3, R4 or R4A district, may personally use a building or structure that is accessory to the lot, building or structure of which that person is owner or occupant, for the housing or storage of one commercial motor vehicle.
(d) Notwithstanding paragraphs (a) and (b), a person who is the owner or occupant of a lot, building or structure in an R district, may personally use the lot, or a building or structure that is accessory to the lot, building or structure of which that person is owner or occupant, for the parking or storage of not more than one camper trailer or one boat trailer, provided:
(i) no person shall use a portion of a lot beyond the main front wall of a residential building on the lot for the purpose of parking or storing a camper trailer or boat trailer; and
(ii) no electricity, water or gas supply is connected to a camper trailer while so parked or stored and the camper trailer while so parked or stored is not used for living accommodation or recreational use.
(e) No person shall, in an $R$ district, use a portion of a lot beyond the main front wall of a residential building on the lot for the purpose of parking or storing a motor vehicle, but this paragraph does not apply to the casual use for that purpose of a properly constructed and surfaced driveway.
(f) Paragraph (e) does not prevent the widening of an existing mutual driveway beyond the main front wall of a residential building for the purpose of parking not more than one private passenger vehicle or motorcycle bearing a valid motor vehicle or motorcycle registration plate, provided:
(i) the existing mutual driveway does not exceed a width of 2.44 metres;
(ii) the mutual driveway leads to a private garage on the lot or to a line that is the production of the main rear wall of the residential building;
(iii) there is no existing parking facility on the lot with access thereto by either a private driveway at least 2.44 metres in width or by a contiguous street or lane;
(iv) there is no vehicular accessibility to the rear yard or side yard of the lot by a private driveway at least 2.44 metres in width, or by a street or lane contiguous to the rear yard;
(v) the widening of a mutual driveway, for the purpose of a front yard parking area on a lot, does not exceed a width of 2.6 metres measured from the limit of the mutual driveway on the lot, which limit is opposite the common side lot line of the mutual driveway;
(vi) the remainder of paragraph (g) following subparagraph (ii) is complied with.
(g) Paragraph (e) does not prevent the use of an existing private driveway or the construction and use of a widening thereof beyond the main front wall of a residential building for the purpose of parking not more than one private passenger vehicle or motorcycle bearing a valid motor vehicle or motorcycle registration plate, provided:
(i) the existing driveway, including any widening thereof, does not exceed a width of 2.6 metres;
(ii) the existing driveway leads to a private garage on the lot or to a line that is the production of the main rear wall of the residential building;
(iii) no motor vehicle or motorcycle is parked closer to the inside edge of a public sidewalk than 0.30 metres;
(iv) the area occupied by a motor vehicle or motorcycle has a properly drained hard surface, excepting slab concrete and any surface of asphalt other than that consisting of a 50 millimetres surface layer of asphalt on a 100 millimetres gravel aggregate base;
(v) the driveway is no closer to a tree than one metre;
(vi) no motor vehicle or motorcycle is parked:
A. closer than 0.30 metres to a door of a residential building, measured perpendicular to the door;
B. closer than 0.30 metres to a basement or ground floor window in a residential building, measured perpendicular to the window, provided in the case of a basement window the front of the motor vehicle or motorcycle faces the main front wall of the residential building; or
C. closer than 0.30 metres to a portion of a wall of a residential building containing a window in the second or higher floor, measured perpendicular to the portion of wall;
(vii) the provisions dealing with the excavating or encumbering of a street and the construction of a roadway across a boulevard in By-law 12519, being a by-law respecting streets, are complied with;
(viii) a concrete curb, having a minimum height above ground level of 150 millimetres, is constructed to effect compliance with subparagraph (vi);
(ix) the motor vehicle is parked at right angles to the main front walls of the premises;
(x) a concrete curb having a minimum height above ground level of 15.24 centimetres is constructed at right angles to the main front wall of the building along the portion of the boundary of the parking area adjoining the landscaped portion of the lot;
(xi) By-law 341-71, being a by-law to permit the leasing or licensing of untravelled portions of highways for parking purposes within those portions of the City of Toronto zoned for residential purposes, is complied with; and
(xii) an identifying marker issued by the Corporation authorizing the parking area is firmly attached to

> the front wall of the building or on the face of an appurtenance to the front wall of the building, such as a verandah or porch, at a height not greater than 1.83 metres from grade and at a location that ensures that the identifying marker is visible from the travelled portion of the adjacent public highway at all times.

Notwithstanding this paragraph, no driveway shall be widened if the effect of the widening creates a condition wherein the landscaped open space in the front yard is less than 50 per cent of the area of the front yard, unless the lot has a frontage of less than six metres in which case the remainder of the portion of the lot between the front lot line and the main front wall of the dwelling house exclusive of any porch or platform and steps leading thereto shall be provided and maintained as landscaped open space.

In the preceding sentence, "frontage" means the width of the lot between the side lot lines measured along a line at right angles to the centre line of the lot at the minimum front lot line setback.

## PART V - LOADING/STORAGE

none

## PART VI - PORCHES/ADDITIONS

1. Additions (other than in front of main front wall) to certain dwelling houses: $Z 2$ areas

None of the provisions of section 4(12), (13), (14) and (15) and PART VI 2 or of PART II 3, 4 and 7 (a) or of section 4 (2) and PART 11 and PART III 1 and nothing in the definitions of gross floor area and landscaped open space prevents, in a 22 area, the erection of an addition or additions, other than in front of the main front wall, to a private detached dwelling house, semi-detached dwelling house, or duplex dwelling house erected before October 15,1953 , or to a converted dwelling house that had been erected as a one-family dwelling house before October 15, 1953, provided:
(i) the gross floor area of the dwelling house as enlarged does not exceed 0.69 times the area of the lot;
(ii) no floor level of the addition is higher than the uppermost floor level, whether finished or not, in the existing dwelling house;
(iii) no part of an addition to the rear of the dwelling house is closer to the rear lot line than 7.5 metres;
(iv) no part of an addition to the rear of the dwelling house is closer to the nearest side lot line than the distance by which the portion of the main side wall of the dwelling house immediately adjacent to the main rear wall is from side lot line nearest that portion; and
(v) the length of the dwelling house and addition or additions, does not exceed 17.0 metres.

For the purposes of this regulation, a porch or verandah, whether or not covered or enclosed, is deemed not to constitute an addition.
2. Reconstruction, replacement, enclosure, etc. of existing, unenclosed, one-storey verandah, etc.

This by-law, does not prevent the reconstruction, replacement, enclosure, extension or reconstruction and extension of a lawfully constructed one-storey unenclosed porch or verandah attached to a specified type of dwelling house in an $R$ district, except on land specifically excluded as set out hereinafter, provided the following conditions are satisfied:

Form of Alteration
(i) reconstruction or replacement (total or partial) to or within the same outer limits of the existing structure;

Type of Dwelling House
private detached
dwelling house
one-family
dwelling house;
semi-detached
dwelling house;
row housing;
duplex dwelling house;
triplex dwelling house; converted dwelling house; converted dwelling and lodging house;
(ii) enclosure: provided:
A. the permitted
type of
dwelling house,
including the
whole of the
porch or
verandah, was
private detached dwelling house; one-family dwelling house
other than
row housing;
semi-detached

| lawfully erected |  |
| :--- | :--- |
| before October 15, |  |
| 1953; | $\frac{\text { dwelling house; }}{\text { duplex dwelling house; }}$ |
|  | $\frac{\text { triplex dwelling house; }}{\text { converted }}$ |
|  | dwelling house <br> containing or proposed <br> to contain not more than |
|  | three dwelling units; |

B. there is no enlargement of the porch or verandah;

For further clarity there is to be no enclosure of a porch or verandah that has been extended.

```
(iii) extension or
    reconstruction
    and extension
    provided:
    A. the porch or
    verandah is
    attached to the
    main front wall
    or main rear wall
        of the permitted
        dwelling house;
```

B. the dwelling house
was lawfully
erected before
October 15, 1953;
private detached
dwelling house;
one-family dwelling
house other than row housing;
semi-detached
dwelling house;
duplex dwelling house;
triplex dwelling house;
converted dwelling
house containing
or proposed to contain
not more than
three dwelling units;
C. the porch or
verandah as extended
or as reconstructed
and extended,
when within or
projected into a
required lot line
setback, does not
extend beyond 2.5
metres from the
main front wall
or main rear wall,
as the case may be,
of the dwelling house
and no part of
the extension is
closer to the side
C. the porch or verandah as extended or as reconstructed and extended, when within or projected into a required lot line setback, does not extend beyond 2.5 metres from the main front wall or main rear wall, as the case may be, of the dwelling house and no part of closer to the side

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lot lines than
the shortest distance
by which the main
side walls of the
dwelling house are
set back from
their respective
side lot lines;
```

D. but in no case shall a porch or verandah attached to the main front wall of a semi-detached dwelling house be extended or reconstructed and extended so that it is set back a lesser distance from its front lot line than an existing lawfully constructed porch or verandah, attached to the main front wall of the adjoining semi-detached dwelling house, is set back from its front lot line.

North and South Rosedale is excluded from the operation of this regulation.

PART VII - MINIMUM LOT FRONTAGE AND/OR LOT SIZE

1. Minimum lot frontage: certain types of buildings

Except as otherwise provided in a restricted area by-law passed by the Corporation before March 19, 1975, imposing minimum lot frontages, in which case that by-law prevails, no person shall erect or use a private detached dwelling house, one-family dwelling house, duplex dwelling house or triplex dwelling house on a lot having a lesser lot frontage than six: metres.

For the purpose of this regulation, a one-family dwelling house includes a detached one-family dwelling house, a semidetached dwelling house and a one-family dwelling house comprising a portion of row housing.

This regulation does not apply to a lot having a lot frontage less than that prescribed for it if a conveyance of the lot was registered before March 19, 1975.
2. Exception: minimum lot frontage: Knox-Eastern

Notwithstanding regulation 1 , in Knox-Eastern, no person shall erect or use a private detached dwelling house, onefamily dwelling house, duplex dwelling house, or triplex dwelling house on a lot having a lesser lot frontage than 4.5 metres.

## PART VIII - FRONTING OF BUILDINGS

1. Deemed fronting of buildings

For the purposes of this by-law, every building erected or proposed to be erected in an $R$ district is deemed to front on the street opposite the principal entrance of the building or, if the principal entrance is not opposite a street, upon the street from which the building gains its principal entrance provided no person shall erect or use an $R$ building on a lot in a Cl district if the street upon which the building fronts or will front has a lesser width than 12 metres.

PART IX - CONVEYANCE UNDER PLANNING ACT, 1983

1. Parcel must be capable of conveyance under Planning Act when permit applied for
(a) No person shall, in an $R$ district, erect or use a building or structure except on a parcel of land that could, at the time of application for a building permit, be conveyed in compliance with the provisions of the Planning Act.
(b) No person shall, in an $R$ district, erect or use more than one building or structure, together with any building or structure that is accessory thereto, on a parcel of land that complies with paragraph (a).
(c) This regulation does not prevent:
(i) the erection or use of an addition to an existing building or structure that is not on a parcel of land complying with paragraph (a);
(ii) the replacement (in the case of destruction, or damage to the extent at least of 50 per cent of the
value of the building before damage by fire, explosion, windstorm or Act of God, or in the case of demolition by lawful order of the Corporation, the Local Board of Health or other authority for health or sanitation reasons), of a building or structure that was not on a parcel of land complying with paragraph (a); or
the total or partial replacement, in the case of destruction or structural damage by the infestation of termites or other wood destroying insects, of a building or structure that was not on a parcel of land complying with paragraph (a).

## PART X - SIGNS

1. Signs: R1, R1A and R1F districts
(a) No person shall, within an R1, R1A or R1F district, use a building, structure or 1 ot for the erection or display of a sign or billboard other than one non-illuminated real estate sign not exceeding 0.5 square metres in area advertising the sale, rental or lease of the building, structure or lot and/or one non-illuminated notrespassing, safety or caution sign not exceeding 0.20 square metres in area and/or one sign not exceeding 0.1 square metres in area indicating the name and profession of a physician or dentist, and/or one church bulletin board not exceeding one square metre in area, and/or a non-illuminated sign not exceeding 0.5 square metres in area advertising an application to the Corporation for an amendment to this by-law.
(b) Paragraph (a) does not prevent the erection or display in the case of an apartment house under construction of a sign or signs advertising the name of the owner or developer, the names and professional capacities of architects and professional consultants, the name of the principal contractor and the names of subcontractors, and in the case of an apartment house under construction, until 75 per cent of all dwelling units in the apartment house are rented or until one year from the date of first renting a dwelling unit therein, whichever is earlier, the erection or display of directional signs and one sign advertising dwelling units for rent in the apartment house and a telephone number, provided:
(i) no directional sign is more than 0.5 square metres in area and no other sign is more than 18 square metres in area, the combined areas of all signs
being not greater than 0.10 square metres for every 100 square metres of lot area on which the apartment house is erected;
(ii) no sign, other than a sign advertising dwelling units for rent in an apartment house, projects more than 5.5 metres above grade; and
(iii) each sign is of a non-flashing type and any illumination is no greater than adequately to light the sign, is so arranged as to divert the light away from the street and adjacent premises and, with the exception of directional signs, is discontinued between 23:00 hours each evening and 8:00 hours of the following day.
2. Signs: R2, R3, R4 and R4A districts
(a) No person shall, within an R2, R3, R4 or R4A district, use a building, structure or lot for the erection or display of a sign except those permitted under paragraph (b) and the following:
(i) in respect of any non-residential building or structure not more than one bulletin board not exceeding one square metre in area;
(ii) in respect of an apartment house not more than one non-illuminated directional sign not exceeding 0.2 square metres in area;
(iii) in respect of an apartment house having a gross floor area of not less than 4600 square metres and in lieu of the non-illuminated directional sign referred to in subparagraph (ii), not more than one softly illuminated directional sign of the nonflashing type not exceeding 0.2 square metres in area, the lights of which are so arranged as to divert the light away from adjacent premises;
(iv) in respect of an apartment house having a gross floor area of not less than 4600 square metres and in lieu of the non-illuminated real estate sign referred to in paragraph (b), not more than one softly illuminated real estate sign of the nonflashing type not exceeding 0.5 square metres in area advertising the sale, rental or lease of the building or dwelling units contained therein, the lights of which are so arranged as to divert the light away from adjacent premises; and
(v) in respect of an apartment house under construction, a sign or signs permitted by PART II 11 (x).

For the purposes of the signs permitted by subparagraphs (i), (ii), (iii) and (iv) and the non-illuminated real estate sign referred to in paragraph (b), where an apartment house, the gross floor area of which is not less than 4600 square metres, is composed of two or more towers, each tower is deemed to be an apartment house.
(b) Subject to paragraph (a), no person shall, within an R2 district, use a building, structure or lot for the erection or display of a sign or billboard other than one non-illuminated real estate sign not exceeding 0.5 square metres in area advertising the sale, rental or lease of the building, structure or 1 ot and/or one nonilluminated no-trespassing, safety or caution sign not exceeding 0.20 square metres in area and/or one sign not exceeding 0.1 square metres in area indicating the name and profession of a physician or dentist, and/or one church bulletin board not exceeding one square metre in area, and/or a non-illuminated sign not exceeding 0.5 square metres in area advertising an application to the Corporation for an amendment to this by-law.
(c) In addition to the signs permitted by paragraph (a), there is permitted in R4 and R4A districts one non-neon facial sign, not exceeding 0.20 square metres in area, indicating the nature of the occupancy of a nonresidential building or structure and, in R4A districts, one non-neon facial sign, not exceeding 0.20 square metres in area, indicating the nature of an office occupancy.

## PART XI - EXCEPTIONS TO PERMITTED USES: RESTRICTIONS ON USE

1. Dwelling units below grade
(a) Subject to paragraph (b), no person shall, in an $R$ district, erect or use a building or structure having more than one basement or floor level below or partly below grade containing dwelling units.
(b) No person shall, in an $R$ district, use for the purpose of a dwelling unit or living quarters, a portion of a duplex dwelling house or double duplex dwelling house the floor level of which portion is below or partly below the level of the first floor of the duplex dwelling house or double duplex dwelling house.
2. No roomers or boarders in a dwelling house in certain areas

Notwithstanding subsection (1), no person shall, within either of the areas hereinafter described, keep a roomer or boarder in a dwelling house.

The following are the areas:
(i) the area bounded on the east by the west limit of Avenue Road, on the west by the west city limits, on the north by the north City limits and on the south by a line parallel to and distant 40.84 metres north of the north limit of Briar Hill Avenue;
(ii) the portion of the City generally known as Lawrence Park being the lands subdivided by Plans E511, 1534 and 1485 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), excepting Lots 94 to 98 , inclusive, and 134 to 143 , inclusive, according to Plan 1485.
3. No boarding or lodging house or converted dwelling and lodging house in certain buildings in certain areas

Notwithstanding subsection (1). no person shall use a private detached dwelling house, one-family dwelling house or semidetached dwelling house for the purpose of a boarding or lodging house or a converted dwelling and lodging house:
(i) in an R2 district in the portion of the City north of the Belt Line Railway;
(ii) in an R2 district in the portion of the City bounded on the north by the Belt Line Railway, on the east by Yonge Street, on the south by St. Clair Avenue West and on the west by Avenue Road, Lonsdale Road and Oriole Parkway;
(iii) on land abutting Whitehall Road;
(iv) on land abutting Summerhill Gardens.
4. No semi-detached dwelling house within a certain area

No person shall, within the area designated R1F 2.2 bounded by Sir Winston Churchill Park, the rear of the lots on the south side of $S t$. Clair Avenue West, the rear of the lots on the west side of Avenue Road and Edmund Avenue, and the rear of the lots on the south side of Clarendon Crescent and Clarendon Avenue, use a lot or erect or use a building for the purpose of a semi-detached dwelling house.
5. Prohibited R3 uses in Central Area and Yonge-St. Clair Area

Notwithstanding subsection (1) no person shall, within an R3 district within the Central Area, or within the Yonge-St. Clair Area use a lot, or erect or use a building or structure for any of the following purposes: a public school that is not a public elementary school or a separate elementary school; a Bible Institute, a religious library or reading room; a private, academic, philanthropic or religious school.
6. Additional R3 uses permitted in Central Area

Subsection (1) does not prohibit in an R3 district within the Central Area, except for an R3 district within the area bounded by Bathurst Street, Dupont Street, Avenue Road and Bloor Street West, the use of a lot or the erection or use of a building or structure for any of the following purposes:
(i) the office of a physician, dentist, osteopath or chiropractor in the portion of an apartment house used by him as his regular place of residence if that portion is in the basement or on the first floor thereof; a community centre; a student fraternity or sorority house; a home for the aged;
(ii) a community health centre.
7. Certain commercial uses permitted in R3 districts in Central Area

Notwithstanding subsections (1) (2) 12 , and (3) PART XI 5 and 6, a building or structure on a lot in an R3 district in the Central Area may be used for a commercial purpose or purposes provided:
(i) the same commercial purpose or purposes were permitted on the lot on February 25, 1975;
(ii) the building or structure was lawfully on the lot and lawfully used in whole or in part for the same commercial purpose or purposes on January 31, 1976; and
(iii) the gross floor area used for the same commercial purpose or purposes does not exceed the gross floor area so used on January 31, 1976;
and for the purposes of this paragraph, if a building or structure on a lot was vacant in whole or in part on January 31, 1976 and if the last use of the vacant portion of the building or structure was for a commercial purpose or purposes permitted on the lot on February 25, 1975, it is
deemed to have been lawfully used on that date for the same commercial purpose or purposes.
8. R4 and R4A buildings in R3 districts in South-East Spadina

Subsections (1), (2) 12 and (3) PART XI 5 and 6, do not prevent the use in South-East Spadina of a building or structure that was in an R 4 or R 4 A district on January 31 , 1976 but in an R3 district after that date for the purpose of a non-residential use permitted on the lot on January 31 , 1976, provided:
(i) the building or structure was lawfully on the lot and was lawfully used in whole or in part on January 31, 1976, for a non-residential purpose or purposes permitted on that date; and
(ii) the floor area that is used for a non-residential purpose does not exceed that used for a non-residential purpose on January 31, 1976.
9. $68,92,102,118,138$ and 160 Claremont Street

Notwithstanding subsection (1), the lands and premises known in 1984 as $68,92,102,118,138$ and 160 Claremont Street may, notwithstanding the regulations applicable to $R$ districts, be used for a use permitted in a C2 district, including a $C 1$ use permitted in a C2 district, except the following: a waterworks plant, a city yard, class A, a railway including service or repair yards, a railway station, a bus station, a bread distributing depot, a motor vehicle repair shop, class B, a commercial stable, an industrial catering service, a postal sorting station, a courier service, a security service and equipment business, an open air market, a builders' supply yard, a retail fuel oil yard, an open storage yard, a food wholesaling establishment, a soft drink bottling works, a brewery, a tobacco factory, a canning factory (fruits and vegetables), a miscellaneous vegetable food products factory, class A, an inoffensive gas plant; and the provisions of this by-law applicable to $V 1$ areas also apply to those lands and premises.
10. Conversion of 64 Glenlake Avenue to a converted dwelling house containing two dwelling units

Subsections (1) and (2) 3 do not prevent the conversion and use of the one-family dwelling house known in 1980 as 64 Glenlake Avenue as a converted dwelling house containing two dwelling units.

## 11. 1411 Queen Street East

Notwithstanding subsection (1), the lot known in 1983 as 1411 Queen Street East may be used for the purposes of administrative offices, a private commercial garage, outdoor storage areas for public transit vehicles, and any use accessory to those uses.

## SECTION 7 - COMMERCIAL DISTRICTS (C1A, C1S and C1)

(1) PERMITTED USES
(a) No person shall, within a C1A, C1S or C1 district, use a lot or erect or use a building or structure for any purpose except one or more of the uses where permitted by the chart in paragraph (f) and subject to qualifications where indicated.
(b) Each use permitted by the chart is subject to:
(i) the qualifications, if any, in subsection (2) to be complied with before the use is permitted;
(ii) the regulations in section 4;
(iii) the regulations in subsection (3);
(iv) the exceptions in section 11; and
(v) the exceptions in section 12 ;
(vi) any provision of a by-law referred to in section 13 that conflicts with a provision of this by-law; and
(vii) the exceptions (including the exceptions in section 12 and the by-laws referred to in section 13) referred to in section 15 - the Index of Exceptions - and identified as to municipal adoresses.
(c) A use is permitted by the chart when the letter " $P$ " is set in the line opposite the designation of the use but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter " $P$ " is set.
(d) A use is permitted by the chart when the letter " q " followed by a number or numbers is set in the line opposite the designation of the use but only:
(i) in the use district or districts designated at the top of the column or columns intersecting the line where the letter " q " followed by a number or numbers is set; and
(ii) subject to the qualification or qualifications in subsection (2) bearing the number or numbers that follow the letter " $q$ ".
(e) Uses accessory to a use that is permitted by the chart are themselves permitted by the chart as accessory uses when an asterisk is set in the line opposite the designation of the
use and in the column under the heading "Acc." but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter "P" or the letter "q" is set.
(f) Following is the chart:

## CHART

## RESIDENTIAL USES

(i) HOUSING COMPRISING

DWELLING UNITS
apartment house
*
converted dwelling house
double duplex dwelling
house
double triplex dwelling house
duplex dwelling house
dwelling units in the upper portion of a Cl building - one or more
one-family dwelling house $\quad * \quad P$
private detached dwelling $\quad: \quad P$
house, including the
keeping therein of (i) not
more than two roomers
or boarders or (ii) not
more than three foster
children, or (iii) not
more than four foster
children each of whom is
a brother-german or a sister-german of all the others
row housing
semi-detached dwelling
*
*
house
triplex dwelling house
Acc. ClA ClS Cl
*
*
*
$\%$
*
q2

$$
P
$$




| row housing | $*$ | $P$ |
| :--- | :--- | :--- |
| semi-detached dwelling $*$ | $P$ |  |
| house | $*$ | $P$ |


| (ii) | SHARED HOUSING CONTAINING DWELLING ROOMS |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | boarding or lodging house | * | P |  | P |
|  | converted dwelling and | * |  |  | P |
|  | lodging house |  |  |  |  |
|  | crisis care facility | * |  |  | q3 |
|  | home for the aged | * |  |  | P |
|  | monastery | * |  |  | P |
|  | nunnery or religious retreat | * |  |  | P |
|  | nursing home, convalescent home or rest home | * |  |  | P |
|  | residential care | * |  |  | q4 |
|  | facility |  |  |  |  |
|  | student fraternity or sorority house | * | P |  | P |
| (iii) | ASSOCIATED/ACCESSORY RESIDENTIAL USES |  |  |  |  |
|  | keeping of roomers or boarders or foster children | * |  |  | q22 |
|  | keeping of foster children | * |  |  | q 23 |
|  | letting of a flat | * |  |  | q5 |
|  | office of a physician or dentist | * |  |  | q6 |
|  | office of an osteopath or chiropractor | * |  |  | q7 |
|  | private home day care | * |  |  | P |
|  | private garage | * |  |  | q8 |
|  | privately-owned outdoor swimming pool | * | P | P | P |

NON-RESIDENTIAL USES
(i) PARKS, RECREATION, PLACES OF AMUSEMENT AND ASSEMBLY
athletic field other than a public park
bathing station
club
commercial baths and swimming pool
golf course
place of amusement
playlot
private art gallery
public hall
pub1ic park, including
therein one or more athletic fields, field houses, community centres, bleachers, open or closed swimming and wading pools, greenhouses, botanical gardens, zoological gardens, band stands, skating rinks, tennis courts, bowling greens, boat liveries, bathing stations and refreshment rooms, an ornamental structure
public playground
union hall
(ii) COMMUNITY SERVICES AND FACILITIES
clinic
*

* P
$\Rightarrow \quad P \quad P \quad P$
$\% \quad \mathrm{P}$
$\% \quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$
$\% \quad \mathrm{P}$
$\therefore \quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$
* $\quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$
* $\quad \mathrm{q} 9$
$\% \quad P \quad P \quad P$
$\% \quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$
* 

P
$\therefore \quad \mathrm{P}$
P

|  |  | Acc. | C1A | C1S | C1 |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | community centre | * | q10 |  | P |
|  | community health centre | * | q10 |  | P |
|  | day nursery | * | q10 | q10 | P |
|  | fire hall | * | P |  | P |
|  | municipal baths and swimming pool | * |  |  | P |
|  | municipal community | * |  |  | P |
|  | centre including any |  |  |  |  |
|  | appropriate bulletin board |  |  |  |  |
|  | nursery school | * | q10 |  | P |
|  | police station | * | P |  | P |
|  | post office | * | P | P | P |
|  | public art gallery | * | P |  | P |
|  | public library | * | P | P | P |
|  | public museum | * | P |  | P |
|  | public or separate elementary school, including therein a day nursery or nursery school | * |  |  | q11 |
|  | public school | * | P |  | P |
|  | The Salvation Army | * | P |  | P |
|  | YMCA | * | P |  | P |
|  | YMHA | * | P |  | P |
|  | YWCA | * | P |  | P |
|  | YWHA | * | P |  | P |
| (iii) | GENERAL INSTITUTIONS |  |  |  |  |
|  | Bible Institute | * | P |  | P |



| delicatessen shop | * |  | P | P |
| :---: | :---: | :---: | :---: | :---: |
| dressmaker's shop | * |  | P | P |
| dry-cleaner's | * |  | P | P |
| distribution centre |  |  |  |  |
| dry-cleaning shop | * |  | P | P |
| duplicating shop | * |  |  | P |
| eating establishment | * |  |  | P |
| eating establishment | * | q14 | q14 |  |
| including therein a tavern |  |  |  |  |
| industrial computer | * |  |  | P |
| service |  |  |  |  |
| ladies' hairdressing establishment | * |  | P |  |
| laundry shop | * |  | P | P |
| locksmith's or gunsmith's shop | * |  | P | P |
| motion picture or other theatre | * |  | P |  |
| pawnbroker's shop | * |  |  | P |
| personal grooming | * |  |  | P |
| establishment |  |  |  |  |
| pet shop | * |  | P | P |
| retail store | * |  |  | P |
| retail store, including | * |  | P |  |
| therein a custom workshop as an accessory use |  |  |  |  |
| sample or showroom | * |  | P | P |
| secondhand shop | * |  |  | P |
| security service | * |  |  | P |



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    office building
    office of a chiro-
    practor or osteopath
    office of a profession-
    al person or persons such
    as a physician, barrister,
    engineer, architect,
    Ontario Land Surveyor
    office of a town or
    regional planning
    consultant
(vii) AUTOMOBILE RELATED USES
automobile service and }\quad*\quad
repair shop
automobile service
station
car washing establish-
ment
motor vehicle repair *
shop, class A
```



Acc. C1A C1S C1

| (viii) | SIGNS <br> wall sign, window sign, roof sign, projecting sign, ground sign, banner sign or other sign, notice or advertising device | * |  | q20 | q20 |
| :---: | :---: | :---: | :---: | :---: | :---: |
| (ix) | PUBLIC |  |  |  |  |
|  | defence project | * | P |  | P |
|  | municipal water reservoir | * |  |  | P |
|  | public commercial scales | $\%$ |  |  | P |
| (x) | WAREHOUSING AND STORAGE |  |  |  |  |
|  | $\frac{\text { cold storage locker }}{\text { plant }}$ | * |  |  | P |
| ( xi ) | MISCELLANEOUS |  |  |  |  |
|  | airfield | * |  |  | P |
|  | airport | : |  |  | P |
|  | animal hospital | * |  |  | P |
|  | commercial bakery | is |  |  | P |
|  | commercial school | * | q21 |  | P |
|  | craft school | * |  |  | P |
|  | drinking water fountain | * |  |  | P |
|  | market gardening | * |  |  | P |
|  | massage establishment | * |  | P | P |
|  | private commercial scales | * |  |  | P |
|  | trade school | * |  |  | P |
|  | undertaker's <br> establishment | * |  |  | P | establishment

(2) QUALIFICATIONS TO BE COMPLIED WITH BEFORE CERTAIN USES ARE PERMITTED IN COMMERCIAL DISTRICTS

1. An apartment house is a permitted use in Cl districts provided it is designed by an architect.
2. One or more dwelling units in the upper portion of a Cl building is a permitted use in C1 districts provided the C1 building does not exceed three storeys in height.
3. A crisis care facility is a permitted use in Cl districts provided:
(i) it occupies the whole of a fully detached building;
(ii) in the case of a building that is partly residential and partly non-residential, it occupies the whole of the residential portion of the building; and
(iii) it is at least 245 metres from a residential care facility in an $R$ district.
4. A residential care facility is a permitted use in Cl districts provided:
(i) it occupies the whole of a fully detached building; and
(ii) it is at least 245 metres from another residential care facility.
5. The letting of a flat is a permitted use in Cl districts provided the flat is:
(i) in a private detached dwelling house, a one-family dwelling house or a semi-detached dwelling house; and
(ii) let to a family of two or more persons who are interrelated by bonds of consanguinity, marriage or legal adoption.
6. An office of a physician or dentist is a permitted use in C1 districts provided it is in the basement or on the first floor of a private detached dwelling house, a one-family dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, row housing, or an apartment house, in all cases that the physician or dentist regularly uses as his private residence.
7. An office of an osteopath or chiropractor is a permitted use in Cl districts provided:
(i) it is in the portion of an apartment house used by him as his regular place of residence; and
(ii) the portion of the building is in the basement or on the first floor thereof.
8. A private garage is a permitted use in Cl districts provided it is:
(i) incidental and subordinate to a one-family dwelling house, a private detached dwelling house or a semidetached dwelling house; and
(ii) on the same lot therewith.
9. A public hall is a permitted use in C1S districts provided it is used only for lectures and meetings and for art exhibits, concerts and other displays or performances of a cultural nature.
10. (a) A community centre, a community health centre, a day nursery or a nursery school are permitted uses in C1A districts provided they are within the Central Area.
(b) A day nursery is a permitted use in ClA districts not within the Central Area provided it is:
(i) in a community centre; and
(ii) operated by a non-profit institution.
11. A public or separate elementary school, including therein a day nursery or nursery school, is a permitted use in C1 districts provided no portion of the lot in front of the main front wall of the building is used as playground space.
12. A charitable institution is a permitted use in Cl districts provided it is:
(i) in a building or structure originally constructed for that purpose; or
(ii) in a building or structure that is so located on its lot that if this by-law had applied to the lot at the time the building or structure was erected, it would have complied with the provisions of section 6(3) PART II 1 to 10 , inclusive, respecting front lot line, side lot line and rear lot line setbacks and the spacing of facing external walls of buildings and structures in $R$ districts.
13. A research centre or hospital is a permitted use in C1A and Cl districts provided it is operated by the Alcoholism and Drug Addiction Research Foundation.
14. An eating establishment including therein a tavern is a permitted use in ClA and C1S districts provided it excludes therefrom a dairy bar or refreshment room or stand.
15. A printing plant is a permitted use in C1 districts provided not more than 10 persons are employed in it.
16. An administrative office is a permitted use in Cl districts provided it is an administrative office of a non-profit organization of a religious, educational, recreational, fraternal or philanthropic nature.
17. A business office is a permitted use in ClA districts provided it is not a newspaper plant, a radio or television broadcasting station, studio or theatre.
18. An office of a town or regional planning consultant is a permitted use in Cl districts provided the consultant is a member of a recognized planning institute, association or organization.
19. The temporary parking or storage of private passenger motor vehicles is permitted in C1A districts as ase accessory to a ClA or C use provided:
(i) the temporary parking or storage is on a lot having a properly drained hard surface;
(ii) where the lot is accessory to an $R$ or $C$ use not within the ClA district, the lot adjoins the district within which the $R$ or $C$ use is located;
(iii) the lot is fenced and suitably landscaped;
(iv) the fence and landscaping are satisfactorily maintained;
(v) lights used for illumination are so arranged as to divert the light away from the adjoining premises;
(vi) no building, other than one shelter for attendants, not exceeding one storey in height or 4.5 square metres in area is on the lot;
(vii) no vehicle is parked closer to residential building than 6 metres and in any case not closer to a limit of the lot than 1.80 metres;
(viii) no sign is erected on the lot other than directional signs including the name of the proprietor, not exceeding one square metre in area;
(ix) no gasoline pump or service equipment is on or maintained on the lot;
(x) the lot is not more than 150 metres from the use to which it is accessory.

A lot complying and used in accordance with the foregoing requirements is deemed to be a parking station for the purposes of section 4(4) (9) (4).
20. A wall sign, a window sign, a roof sign, a projecting sign, a ground sign, a banner sign or other sign, notice or advertising device are permitted uses in C1S and C1 districts, provided the sign, notice or advertising device is not externally displayed or visible from the exterior of a building if respecting or apparently respecting such matters as fortune telling, palmistry or phrenology.
21. A commercial school is a permitted use in C1A districts provided it is not a trade school.
22. The keeping of roomers or boarders or foster children is a permitted use in Cl districts provided:
(i) the number of roomers or boarders does not exceed three;
(ii) the number of foster children does not exceed four; and
(iii) the keeping of roomers, boarders or foster children is confined to the following classes of dwelling accommodation:
A. a one-family dwelling house, except a one-family dwelling house where the family consists of a group of not more than five unrelated persons;
B. a semi-detached dwelling house;
C. a duplex dwelling house;
D. a double duplex dwelling house;
E. a triplex dwelling house;
F. a double triplex dwelling house;
G. row housing; and
H. an apartment house.
23. The keeping of foster children is a permitted use in Cl districts provided:
(i) the number of foster children does not exceed six;
(ii) the keeping of foster children is confined to a onefamily dwelling house; and
(iii) the foster children are under the control of the Jewish Family and Child Services or a Children's Aid Society as defined in The Child Welfare Act, R.S.O. 1970, Chapter 64.
(3) REGULATIONS APPLYING TO COMMERCIAL DISTRICTS

PART I - DENSITY

1. Maximum gross floor area: Z areas: C1A and C1S districts: residential buildings and residential structures

No person shall, on a lot in a zone 1 , zone 2 , zone 3 , zone 4 or zone 5 area in a ClA or ClS district, erect or use a residential building or residential structure having a greater gross floor area than as follows:

| Zone | Maximum Gross Floor Area |  |  |
| :--- | :--- | :--- | :---: |
| zone 1 | 0.35 times the area of the $\frac{10 t}{10 t}$ |  |  |
| zone 2 | 0.6 times the area of the $\frac{10 t}{10 t}$ |  |  |
| zone 3 | 1.0 times the area of the $\frac{100}{10 t}$ |  |  |
| zone 4 | 2.0 times the area of the |  |  |
| zone 5 | 2.5 times the area of the $\underline{l o t}$. |  |  |

2. Maximum gross floor area: L zones: ClA and ClS districts: non-residential buildings or structures

No person shall, on a lot in an L0.5, L0.6, L1, L1.5, L2, $\mathrm{L} 2.5, \mathrm{~L} 3, \mathrm{~L} 4, \mathrm{~L} 4.5, \mathrm{~L} 5, \mathrm{~L} 6, \mathrm{~L} 7$, or L 8 zone in a C 1 A or C 1 S district, erect or use a non-residential building or nonresidential structure having a greater grossfloor area than as follows:

| Zone | Maximum Gross Floor Area |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| L0. 5 | 0.5 | times | the | area of | f the | lot |
| L0. 6 | 0.6 | times | the | area of | f the | 10t |
| L1 | 1 | times | the | area of | f the | lot |
| L1. 5 | 1.5 | times | the | area of | f the | 10t |
| L2 | 2 | times | the | area o | f the | 10t |
| L2. 5 | 2.5 | times | the | area o | f the | lot |
| L3 | 3 | times | the | area o | f the | 1ot |
| 14 | 4 | times | the | area o | f the | 10t |
| 14.5 | 4.5 | times | the | area o | f the | 1ot |
| L5 | 5 | times | the | area o | f the | 10t |
| L6 | 6 | times | the | area o | of the | 10t |
| L7 | 7 | times | the | area o | f the | lot |
| L8 | 8 | times | the | area o | of the | lot. |

3. Maximum gross floor area: V areas: C1 district: C buildings or structures

No person shall, on a lot in a V1, V2, V3 or V4 area in a Cl district, erect or use a $C$ building or $C$ structure having a greater gross floor area than as follows:
4. Maximum gross floor area: $V$ areas: Cl district: $R$ buildings and $R$ structures, residential buildings and residential structures

No person shall, on a lot in a V1, V2, V3 or V4 area in a C1 district, erect or use an $R$ building or $R$ structure or a residential building or residential structure having a greater gross floor area than as follows:

Area Maximum Gross Floor Area
V1 $\quad 1.0$ times the area of the 1 ot
V2 2.0 times the area of the $10 t$
V3 2.0 times the area of the $\overline{1 o t}$
$V 4 \quad 2.5$ times the area of the $\overline{1 o t}$.
5. Exception: private parking garage in an office building: ClA district

Where a private parking garage in a ClA district comprises one or more floors of an office building, the area thereof is excluded from the computation of the gross floor area of the office building.

## PART II - SETBACKS

1. Residential buildings and residential structures: ClA district

The provisions of section 6(3) PART II 1 to 10 , inclusive, respecting front lot line, side lot line and rear lot line setbacks and the spacing of facing external walls of buildings and structures in $R$ districts apply mutatis mutandis to every residential building or residential structure to be erected in a ClA district.
2. $R$ buildings and $R$ structures that are residential buildings and residential structures: Cl district

The provisions of section 6(3) PART II 1 to 10 , inclusive, respecting front lot line, side lot line and rear lot line setbacks and the spacing of facing external walls of buildings and structures in $R$ districts apply mutatis mutandis to every $R$ building or $R$ structure that is a
residential building or residential structure and to a boarding or lodging house, a converted dwelling and lodging house and a converted dwelling house, erected in a Cl district.
3. Non-residential buildings: C1A district

The provisions of section 6(3) PART II 2 and 10 respecting front lot line, side lot line and rear lot line setbacks and the spacing of facing external walls of buildings and structures in $R$ districts apply mutatis mutandis to every non-residential building or non-residential structure, other than a private parking garage, to be erected in a ClA district except that:
(i) the minimum front lot line setback is six metres and the minimum side lot line setback is three metres, except where the side lot line is the flank of a corner lot;
(ii) the minimum side lot line setback is six metres where the side lot line is the flank of a corner lot, except where the flank abuts a street six metres or less in width;
(iii) the minimum side lot line setback is three metres where the flank of a corner lot abuts a street six metres or less in width;
(iv) the angular planes prescribed by section 6(3) PART II 2 (a) may be constructed at an angle of 70 degrees instead of 60 degrees;
(v) the maximum horizontal angle of 80 degrees prescribed by section 6(3) PART II 2 (c) may be increased to a maximum of 100 degrees in which case the 40 degree angular plane prescribed by section 6(3) PART II 2 (d) may be increased to 50 degrees;
(vi) the angular planes prescribed by section 6(3) PART II 10(a) may be constructed at an angle of 55 degrees instead of 40 degrees and the horizontal angles of 65 degrees prescribed by section 6(3) PART II 10 (b) may be decreased to 50 degrees and in no case is it necessary to observe a minimum distance between external walls of a building or structure that face each other.
4. Apartment houses: C1S district

The provisions of section 6(3) PART II 1 to 10 , inclusive, respecting front lot line, side lot line and rear lot line setbacks and spacing of external facing walls of buildings
and structures in $R$ districts apply mutatis mutandis to every apartment house to be erected in a C1S district.
5. Permitted projections into minimum setback areas: C1A district

No person shall, on a lot in a ClA district, erect or use a building or structure any part of which, including any feature such as a balcony, verandah or canopy, is upon or projects over part of the lot between a lot line and the minimum distance therefrom at which part of the building or structure may, pursuant to regulations 1,3 and 6 and PART I 5, be erected or, in the case of a residential building or residential structure, part of the lot within the minimum distance of 15 metres required between external walls that face each other, but this subsection does not:
(i) apply to main eaves and cornices;
(ii) apply to fences and safety railings not exceeding 1.5 metres in height;
(iii) prevent the construction and use between a front lot line and the main front wall of a residential building of an uncovered platform not exceeding 1.2 metres in height above grade and not projecting more than 2.5 metres from the wall.
6. Private parking garages: C1A district
(a) Subject to paragraph (b), the provisions of section 6 (3) PART II 2 and 10 respecting front lot line, side lot line and rear lot line setbacks and the spacing of external facing walls of buildings and structures in $R$ districts apply mutatis mutandis to every private parking garage to be erected in a C1A district to serve an apartment house and the provisions of regulation 3 of this subsection apply mutatis mutandis to every private parking garage to be erected in a ClA district to serve an office building.
(b) A private parking garage in a ClA district may be erected closer to the rear or side of the apartment house or office building that it serves than the minimum distance at which it may, pursuant to section 6(3) PART II 2 or 10 , be erected, provided no part of the private parking garage projects beyond an angular plane constructed outwards from the base line of the facing rear or side wall of the apartment house or office building at a vertical angle of 55 degrees above the horizontal and measured perpendicular to the base line or, in the case of a curved base line; but where a
private parking garage is a separate building in no case shall the distance between any part thereof and the apartment house or office building be less than five metres.
7. Private parking garages: C1S district

The provisions of PART I 5 and PART II 6 respecting front lot line, side lot line and rear lot line setbacks and spacing of external facing walls of private parking garages to be erected in C1A districts to serve apartment houses apply, mutatis mutandis, to every private parking garage to be erected in a ClS district to serve an apartment house.
8. Separation of buildings and structures from $R$ district
(a) No person shall, within a C1A, C1S or Cl district, erect or use a building or structure so that part of the building or structure, above grade, is closer than three metres to a lot wholly within an R district other than an R4 and R4A district in the Central Core.
(b) Paragraph (a) does not apply to an accessory building or structure that is four metres or less in height, measured from the natural or finished elevation of the ground, whichever is the lower.
9. Separation of propane tank from R district

No person shall erect or use a tank for the storage of propane for sale at an automobile service station within 7.5 metres of an $R$ district unless the tank is separated from the R district by an unpierced wall or fence of non-combustible construction having a height of 1.7 metres above the level of the ground adjoining the tank.
10. Separation of detached building, accessory to a nonresidential building, from residential building in abutting $R$ district

No person shall erect or use on a lot in a C1, C1A or C1S district a detached building or structure, accessory to a non-residential building or structure, that is closer than 4.5 metres to a residential building on an abutting lot in an R district.

## PART III - OPEN SPACE

1. Minimum landscaped open space: $Z$ zones: C1A and C1S districts: residential buildings and residential structures

Subject to regulation 2 , no person shall on a 1 ot in a zone 1 , zone 2, zone 3, zone 4 or zone 5 area in a ClA or C1S district, erect or use a residential building or residential structure so that the lot has less landscaped open space than as follows:

| Zone | Minimum Landscaped Open Space |
| :---: | :---: |
| zone 1 | 30\% of the area of the lot |
| zone 2 | 30\% of the area of the lot |
| zone 3 | $30 \%$ of the area of the lot |
| zone 4 | $35 \%$ of the area of the lot |
| zone 5 | $35 \%$ of the area of the lot. |

2. Minimum landscaped open space: V areas: Cl district: $R$ buildings and $R$ structures, residential buildings and residential structures

Subject to regulation 3, no person shall, on a lot in a V1, V2, V3 or $V 4$ area in a C1 district, erect or use an $R$ building or $R$ structure or a residential building or residential structure so that the $\underline{\text { lot }}$ has less landscaped open space than as follows:

| Area | Minimum Landscaped Open Space |
| :--- | :--- |
| V1 | $30 \%$ of the area of the 1 ot |
| V2 | $35 \%$ of the area of the 1 ot |
| V3 | $35 \%$ of the area of the 1 ot |
| V4 | $35 \%$ of the area of the $10 t$ |

3. Minimum landscaped open space: $Z$ areas: C 1 A and C 1 S districts: apartment houses

Notwithstanding regulations 1 and 2, no person shall on a lot in a zone 1 , zone 2 , zone 3 , zone 4 or zone 5 area in a CIA or C1S district, erect or use an apartment house so that the lot has less landscaped open space than 50 per cent of the area of the 1 ot.
4. No use of landscaped open space resulting in reduction of minimum prescribed

No person shall, in a C1A district, use landscaped open space for a purpose that reduces the prescribed minimum.
5. Minimum landscaped open space: non-residential buildings or structures: ClA district

No person shall, on a lot in a ClA district, erect a nonresidential building or non-residential structure so that the lot has less landscaped open space than 10 per cent of the area of the lot of which at least five per cent is between the main front wall of the building or structure and the street line in front of it.

## PART IV - PARKING

1. Parking or storage of vehicles: ClA district
(a) No person shall, in a ClA district, use a lot or erect or use a building or structure for the parking or storage of a trailer or commercial motor vehicle.
(b) No person shall, in a ClA district, use a portion of a lot beyond the main front wall of a building on the lot for the purpose of parking or storing a motor vehicle, but this regulation does not apply to the casual use for such purpose of a properly constructed and surfaced driveway.

## 2. Parking or storage of vehicles: C district

(a) No person shall, in a C district, use a portion of a lot beyond the main front wall of a residential building on the lot for the purpose of parking or storing a motor vehicle, but this regulation does not apply to the casual use for such purpose of a properly constructed and surfaced driveway.
(b) Paragraph (a) does not prevent the widening of an existing mutual driveway beyond the main front wall of a residential building for the purpose of parking not more than one private passenger vehicle or motorcycle bearing a valid motor vehicle or motorcycle registration plate, provided:
(i) the existing mutual driveway does not exceed a width of 2.44 metres;
(ii) the mutual driveway leads to a private garage on the lot or to a line that is the production of the main rear wall of the residential building;
(iii) there is no existing parking facility on the lot with access thereto by either a private driveway at
least 2.44 metres in width or by a contiguous street or lane;
(iv) there is no vehicular accessibility to the rear yard or side yard of the lot by a private driveway at least 2.44 metres in width, or by a street or lane contiguous to the rear yard;
(v) the widening of a mutual driveway, for the purpose of a front yard parking area on a lot, does not exceed a width of 2.6 metres measured from the limit of the mutual driveway on the lot, which limit is opposite the common side lot line of the mutual driveway;
(vi) the remainder of paragraph (c) following subparagraph (ii) is complied with.
(c) Paragraph (a) does not prevent the use of an existing private driveway or the construction and use of a widening thereof beyond the main front wall of a residential building for the purpose of parking not more than one private passenger vehicle or motorcycle bearing a valid motor vehicle or motorcycle registration plate, provided:
(i) the existing driveway, including any widening thereof, does not exceed a width of 2.6 metres;
(ii) the existing driveway leads to a private garage on the lot or to a line that is the production of the main rear wall of the residential building;
(iii) no motor vehicle or motorcycle is parked closer to the inside edge of a public sidewalk than 0.30 metres;
(iv) the area occupied by motor vehicle or motorcycle has a properly drained hard surface, excepting slab concrete and any surface of asphalt other than that consisting of a 50 millimetres surface layer of asphalt on a 100 millimetres gravel aggregate base;
(v) the driveway is no closer to a tree than one metre;
(vi) no motor vehicle or motorcycle is parked:
A. closer than 0.30 metres to a door of a residential building, measured perpendicular to the door;
B. closer than 0.30 metres to a basement or ground floor window in a residential building, measured perpendicular to the window, provided in the case of a basement window the front of the motor vehicle or motorcycle faces the main front wall of the residential building; or
C. closer than 0.30 metres to a portion of a wall of a residential building containing a window in the second or higher floor, measured perpendicular to the portion of wall;
(vii) the provisions dealing with the excavating or encumbering of a street and the construction of a roadway across a boulevard contained in By-law 12519, being a by-law respecting streets, are complied with;
(viii) a concrete curb, having a minimum height above ground level of 150 millimetres, is constructed to effect compliance with subparagraph (vi);
(ix) the motor vehicle is parked at right angles to the main front walls of the premises;
(x) a concrete curb having a minimum height above ground level of 15.24 centimetres is constructed at right angles to the main front wall of the building along the portion of the boundary of the parking area adjoining the landscaped portion of the lot;
(xi) By-law 341-71, being a by-law to permit the leasing or licensing of untravelled portions of highways for parking purposes within those portions of the City of Toronto zoned for residential purposes, is complied with; and
(xii) an identifying marker issued by the Corporation authorizing the parking area is firmly attached to the front wall of the building or on the face of an appurtenance to the front wall of the building, such as a verandah or porch, at a height not greater than 1.83 metres from grade and at a location that ensures that the identifying marker is visible from the travelled portion of the adjacent public highway at all times.

Notwithstanding this paragraph, no driveway shall be widened if the effect of the widening creates a condition wherein the landscaped open space in the front yard is 1 ess than 50 per cent of the area of the front yard, unless the lot has a frontage of less than six metres in which case the remainder
of the portion of the lot between the front lot line and the main front wall of the dwelling house exclusive of any porch or platform and steps leading thereto shall be provided and maintained as landscaped open space.

In the preceding sentence, "frontage" means the width of the lot between the side lot lines measured along a line at right angles to the centre line of the lot at the minimum front lot line setback.

## PART V - LOADING/STORAGE

none

## PART VI - ADDITIONS/PORCHES

1. Reconstruction, replacement, enclosure, etc. of existing, unenclosed one-storey verandah, etc.: C1 district

This by-law does not prevent the reconstruction, replacement, enclosure, extension or reconstruction and extension of a lawfully constructed one-storey unenclosed porch or verandah attached to a specified type of dwelling house in a Cl district, except on land specifically excluded as set out hereinafter, provided the following qualifications are satisfied:

Form of Alteration Type of Dwelling House
(i) reconstruction or replacement (total or partial) to or within the same outer limits of the existing structure;
private detached
dwelling house
one-family
dwelling house;
semi-detached
dwelling house;
row housing;
duplex dwelling house;
triplex dwelling house;
converted dwelling house;
converted dwelling and
lodging house;
(ii) enclosure provided:
A. the permitted type of dwelling house, including the whole of the
private detached
dwelling house;
one-family
dwelling house
other than

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porch or
verandah, was
lawfully erected
before October 15,
1953;
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row housing;
semi-detached
dwelling house;
duplex dwelling house;
triplex dwelling house;
converted
dwelling house
containing or proposed
to contain not more than
three dwelling units;
B. there is no
enlargement of
the porch or
verandah;
For further clarity there is to be no enclosure of a porch or
verandah that has been extended.
(iii)
extension or reconstruction and extension provided:
A. the porch or verandah is
attached to the main front wall or main rear wall of the permitted dwelling house;
B. the dwelling house
was lawfully
erected before
October 15, 1953;
C. the porch or verandah as extended or as reconstructed and extended, when within or projected into a required lot line setback, does not extend beyond 2.5 metres from the main front wall or main rear wall, as the case may be, of the dwelling house and no part of

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    the extension is
    is closer to the side
    lot lines than
    the shortest distance
    by which the main
    side walls of such
    dwelling house are
    set back from
    their respective
    side lot lines;
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D. but in no case shall
a porch or verandah
attached to the main
front wall of a semi-
detached dwelling house
be extended or
reconstructed and
extended so that
it is set back a
lesser distance from
its front lot line
than an existing law-
fully constructed porch
or verandah, attached
to the main front
wall of the adjoining
semi-detached
dwelling house,
is set back from
its front lot line.

North and South Rosedale is excluded from the operation of this regulation.

PART VII - MINIMUM LOT FRONTAGE AND/OR LOT SIZE

1. Minimum lot frontage: certain types of buildings

Except as otherwise provided in a restricted area by-law passed by the Corporation before March 19, 1975, imposing minimum lot frontages, in which case that by-law prevails, no person shall erect or use a private detached dwelling house, one-family dwelling house, duplex dwelling house or triplex dwelling house on a lot having a lesser lot frontage than six metres.

For the purpose of this regulation, a one-family dwelling house includes a detached one-family dwelling house, a semidetached dwelling house and a one-family dwelling house comprising a portion of row housing.

This subsection does not apply to a lot having a lot frontage less than that prescribed for it if a conveyance of the lot was registered before March 19, 1975.
2. Exception: minimum lot frontage: Knox-Eastern

Notwithstanding regulation 1 , in Knox-Eastern, no person shall erect or use a private detached dwelling house, onefamily dwelling house, duplex dwelling house, or triplex dwelling house on a lot having a lesser lot frontage than 4.5 metres.

## PART VIII - FRONTING OF BUILDINGS

1. R building: Cl district: required width of street

For the purposes of this by-law, every building erected or proposed to be erected in an $R$ district is deemed to front on the street opposite the principal entrance of the building or, if the principal entrance is not opposite a street, upon the street from which the building gains its principal entrance provided no person shall erect or use an $R$ building on a lot in a Cl district if the street upon which the building fronts or will front has a lesser width than 12 metres.
2. C building or structure: C district: frontage on lane, alley, driveway or right-of-way

Where either limit of a public or private lane, alley, driveway or right-of-way constitutes the boundary or part of the boundary between $a \operatorname{C}$ district and an $R$ district, no person shall, in the $C$ district, use land or erect or use a building or structure on land that fronts on the lane, alley, driveway or right-of-way for a $C$ use if the only means of access to the land is by the lane, alley, driveway or right-of-way.

PART IX - CONVEYANCE UNDER PLANNING ACT, 1983
none

PART X - SIGNS

1. Signs: C1A district

No person shall, within a C1A district, use a building, structure or lot for the erection or display of a sign or bulletin board except as follows:
(i) one non-illuminated real estate sign not exceeding 0.5 square metres in area advertising the sale, rental or lease of the building, structure or $10 t$ and/or one nonilluminated no-trespassing, safety or caution sign not exceeding 0.20 square metres in area and/or one sign not exceeding 0.1 square metres in area indicating the name and profession of a physician or dentist, and/or one church bulletin board not exceeding one square metre in area, and/or a non-illuminated sign not exceeding 0.5 square metres in area advertising an application to the Corporation for an amendment to this by-law;
(ii)
one or more facial signs on a non-residential building, other than on a private parking garage, indicating the nature of the occupancy or occupancies of the building subject to the following qualifications:
A. the sign, if illuminated, shall be of a nonflashing type;
B. the sign shall consist only of letters not exceeding 450 millimetres in height;
C. no portion of the sign shall project above the roof of the building in the case of a flat-roofed building or above the eaves in the case of a pitched-roof building and in no case more than 7.5 metres above grade;
D. no sign shall project more than 450 millimetres out from the wall upon which it is erected or displayed;
E. no sign shall be erected or displayed other than on the main front wall of the building, except that where the building is on a corner lot one nonilluminated facial sign complying with clauses $B, C$ and $D$ may be erected and displayed on the side of the building facing the flank of the lot;
(iii)
one or more free-standing signs on the same lot as a non-residential building, other than a private parking garage, indicating the nature of the occupancy or occupancies of the building, subject to the following qualifications:
A. in the case of an inside lot, not more than one sign may be erected between the front lot line and the main wall of the building opposite the front lot line, provided the distance between the front lot line and the main wall is at least 7.5 metres, and not more than one sign may be erected between

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the rear lot line and the main wall of the building opposite the rear lot line where the rear lot line coincides with a street line and provided the distance between the rear lot line and the main wall is at least 7.5 metres;
B. in the case of a corner lot, one sign, in addition to the signs referred to in clause \(A\), may be erected between the main wall of the building opposite a flank of the lot and the flank, provided the distance between the flank and the main wall is at least 7.5 metres;
C. no sign shall be closer to a street than three metres;
D. no sign shall exceed 1.5 square metres in area, be more than 305 millimetres thick or exceed a height of one metre, excluding supports, which shall not exceed 0.60 metres in height;
E. the sign, if illuminated, shall have soft internal illumination and shall be of a non-flashing type;
F. the sign shall be inscribed only with letters, symbols or numbers, or with all or any of them, not exceeding 230 millimetres in height;
G. the sign shall be constructed of masonry, tile. plastic, stainless steel or other rust-proof metal. or of all or any of them;
(iv) a directional sign or signs referred to in subsection (2) 19 ;
(v) a temporary, non-illuminated sign, not exceeding 2.5 square metres in area, advertising the sale, rental or lease of a building, other than a private parking garage, or space therein; and
(vi) in respect of an apartment house under construction, a sign or signs permitted by section 6(3) PART II 11 (9)
PART XI - EXCEPTIONS TO PERMITTED USES: RESTRICTIONS ON USE
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1. Prohibited uses: C1S district

Notwithstanding subsection (1) no person shall, in a C1S district:
(i) erect or use a building for the purposes of a radio or television broadcasting station, studio or theatre below the second storey of the building;
(ii) erect or use a radio or television transmission tower or antenna in the open; or
(iii) erect, use or store a radio or television structure or equipment in the open.
2. Habitable rooms to be adjacent to vacant space of equal area - exceptions

No person shall, on a lot, erect or use a building containing habitable rooms except where the building is so located on the $10 t$ as to provide for and preserve for every habitable room contained within the storey of the building having the greatest number of habitable rooms, a vacant space area equal to the floor space of each habitable room. This area shall be free of all construction from the average finished level of the ground or the level of the floor of the lowest storey containing habitable rooms, whichever level is the higher, to above the roof and be so situated that every habitable room is adjacent to that area. Rooms containing windows opening directly to public highways are excepted. The area shall be exclusive of space proposed to be used as a side entrance where the space is less than one metre wide, or to any portion of the lot between the main front wall, or the production of the main front wall, of the building and the street line.

This regulation does not apply to a building to which section 6(3) PART II 1 to 10 , inclusive, applies.
3. Upper part of C1S building used for dwelling unit(s): maximum coverage: exemption for apartment house and apartment hotel

Where a building is erected for a ClS use, other than an apartment house or apartment hotel, and the upper portion of the building is proposed to be erected or altered for use as one or more dwelling units, the coverage of the lowest floor of the upper portion shall not exceed 60 percent of the total area of the lot upon which the building is located.
4. Upper part of Cl building used for dwelling unit (s): maximum coverage: exemption for certain lands

Where a building is erected for a Cl use and the upper portion of the building is proposed to be erected or altered for use as one or more dwelling units, the coverage of the lowest floor of the upper portion shall not exceed 60 per
cent of the total area of the lot upon which the building is located.

This regulation does not apply to the lands hereinafter described but the provisions of this regulation as they existed immediately before the enactment of By-law 108-75 continue to apply to those lands.

The following are the lands:
The lands in the City of Toronto, in the Municipality of Metropolitan Toronto, composed of Lots $1,2,3$ and part of Lot 4 on Plan $\mathrm{M}-450$, and designated as Parts 1 through 23, on a plan of reference filed in the Land Registry Office for Land Titles Division of Metropolitan Toronto (No. 66) as Plan 66R-7978 and Part of Lot 4, Lots 5 and 6 and part of Lot 7 on Plan $M-450$ and designated as Parts 1 through 45 on a plan of reference filed in the said Land Registry Office as Plan 66R7979.
5. Restrictions on $C$ buildings and structures and nonresidential uses: flankage adjoining $R$ district or separated by less than 12 metre street: C district

Where a C district, or a portion thereof, fronts on one street and has a flankage on another street, and the flankage either adjoins an $R$ district or is separated therefrom by a street less than 12 metres in width, no person shall:
(i) on a lot in the $C$ district, erect or use a $C$ building or structure fronting or gaining an entrance from the flanking street, except a service entrance, an entrance to a residential portion of the building or structure or an entrance or exit required by the Ontario Building Code;
(ii) use the lot for a $C$ use that gains an entrance from the flanking street.

For the purpose of determining the flankage of a $C$ district or portion thereof, the boundary of the $C$ district or portion of the $C$ district that abuts a street and also adjoins an $R$ district or is separated therefrom by a street less than 12 metres in width is deemed to be the flankage.

This regulation does not apply to any lot in the Central Core south of Bloor Street East and Bloor Street West.
6. Two or more $C$ uses on a lot: applicable district requirements

Notwithstanding any other provision of this by-law, where a use or proposed use of a lot, building or structure is composed of two or more $C$ uses that are separately classified for different $C$ districts, none of those uses shall be construed as accessory to another of those uses but the permissible district for the composite use is the less restricted district in the case of a combination of two $C$ uses or the least restricted district in the case of a combination of more than two $C$ uses.
7. No gas bar

No person shall use land or erect or use a building or structure in a $C$ district for the purpose of a gas bar.

## SECTION 8 - MIXED-USE DISTRICTS (CR and $Q R$ )

## (1) PERMITTED USES

(a) No person shall, within a CR or $Q R$ district, use a lot or erect or use a building or structure for any purpose except one or more of the uses where permitted by the chart in paragraph (f) and subject to qualifications where indicated.
(b) Each use permitted by the chart is subject to:
(i) the qualifications, if any, in subsection (2) to be complied with before the use is permitted;
(ii) the regulations in section 4 ;
(iii) the regulations in subsection (3);
(iv) the exceptions in section 11; and
(v) the exceptions in section 12 ;
(vi) any provision of a by-law referred to in section 13 that conflicts with a provision of this by-law; and
(vii) the exceptions (including the exceptions in section 12 and the by-laws referred to in section 13) referred to in section 15 - the Index of Exceptions - and identified as to municipal addresses.
(c) A use is permitted by the chart when the letter " $P$ " is set in the line opposite the designation of the use but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter "P" is set.
(d) A use is permitted by the chart when the letter " $q$ " followed by a number or numbers is set in the line opposite the designation of the use but only:
(i) in the use district or districts designated at the top of the column or columns intersecting the line where the letter " $q$ " followed by a number or numbers is set; and
(ii) subject to the qualification or qualifications in subsection (2) bearing the number or numbers that follow the letter " $q$ ".
(e) Uses accessory to a use that is permitted by the chart are themselves permitted by the chart as accessory uses when an asterisk is set in the line opposite the designation of the use and in the column under the heading "Acc." but only in

```
    the use district or districts designated at the top of the
    column or columns intersecting the line where the letter "P"
    or the letter "q" is set.
(f) Following is the chart:
```


## CHART

RESIDENTIAL USES
(i) HOUSING COMPRISING DWELLING UNITS
apartment house
converted dwelling house
double duplex dwelling
house
double triplex awelling $\quad * \quad P \quad P$ house
duplex dwelling house $\quad * \quad P \quad P$
dwelling units in a $\quad * \quad q 1 \quad q^{2}$
building - one or more
one-family dweliing house
row housing
semi-detached dwelling
house
senior citizens housing $\quad * \quad P \quad P$
single persons' housing $\quad * \quad P \quad P$
triplex dwelling house $\quad$ : $\quad \mathbf{P} \quad \mathbf{P}$
(ii) SHARED HOUSING CONTAINING

DWELLING ROOMS
boarding or lodging house $\quad * \quad P \quad P$
dwelling rooms in a $\quad * \quad q 4 \quad q 5$
building - one or more
nursing home, $\quad * \quad P \quad P$
convalescent home or rest home

|  |  | Acc | CR | QR |
| :---: | :---: | :---: | :---: | :---: |
|  | crisis care facility | * | q3 | q3 |
|  | home for the aged | * | P | P |
|  | hostel | \% | P | P |
|  | monastery | * | P | P |
|  | nunnery or religious retreat | * | P | P |
|  | $\begin{aligned} & \text { residence owned and } \\ & \text { controlled by The } \\ & \text { Salvation Army, Y.M.C.A., } \\ & \text { Y.W.C.A., Y.M.H.A. or } \\ & \text { Y.W.H.A. } \end{aligned}$ | * | P |  |
|  | residence owned or operated by The Salvation Army, Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A., a university or a public hospital | * |  | P |
|  | $\frac{\text { residential care }}{\text { facility }}$ | * | q6 | q6 |
|  | university residence | * | P | P |
| (iii) | ASSOCIATED/ACCESSORY RESIDENTIAL USES |  |  |  |
|  | private garage or parking station | * | q7 | q8 |

NON-RESIDENTIAL USES
(i) PARKS, RECREATION, PLACES OF AMUSEMENT AND ASSEMBLY
bathing station $\quad * \quad P \quad P$
billiard or pool room ir $P$
bowling alley $\quad * \quad P$
club $\quad * \quad \mathrm{P}$
8.3

```
Acc. CR QR
```

commercial baths
garden
golf course
landscaped area
park
place of amusement
playing field
playlot
private art gallery
public hall for use
for lectures and meetings
or for art exhibits, concerts and other displays or performances of a cultural nature
public park, including
therein one or more athletic fields, field houses, community centres, bleachers, open or closed swimming and wading pools, greenhouses, botanical gardens, zoological gardens, band stands, skating rinks, tennis courts, bowling greens, boat liveries, bathing stations and refreshment rooms, an ornamental
structure
public playground
(ii) COMMUNITY SERVICES AND FACILITIES
clinic $\quad * \quad P$
community centre

* $\quad \mathrm{P}$
* $\quad \mathrm{P}$
* $\quad \mathrm{P} \quad \mathrm{P}$
* $\quad \mathbf{P}$
* $\quad \mathrm{P}$
* $\quad \mathrm{P}$
* $\quad P$
* $P \quad P$
* $\quad \mathrm{P}$
; $\quad P \quad P$
* $\quad \mathrm{P} \quad \mathrm{P}$
$\therefore \quad P \quad P$
$\% \quad \mathrm{P} \quad \mathrm{P}$

(iii) GENERAL INSTITUTIONS

```
armoury or drill hall
Bible Institute
church
college or university
in the case of a college or
university (including the
Royal Conservatory of
Music) any use that is
naturally and normally
incidental, subordinate
and devoted to the
principal use of the
college or university
(including the Royal
Conservatory of Music)
doctor's office
facilities operated by the
Alcoholism and Drug
Addiction Research
Foundation
military academy
observatory
in the case of any general
institution not listed in
this chart, any use that
is accessory to it
polytechnical institute * P P
premises of a charitable * P P
institution or non-profit
institution
private academic,
* P P
philanthropic or religious
school
private hospital * P P
```

```
Acc. CR QR
psychiatric hospital public hospital
public art gallery
public library
public museum
religious library or
reading room
Royal Conservatory of Music * P P
seminary or religious % P P
mission
technical school * P P
vocational school * P P
(iv) RETAIL AND SERVICE SHOPS
auctioneer's premises }\quad*\quad
bake-shop % P P
barber shop * P P
book store * P P
box-1unch shop % P P
butcher shop * P P
branch of a bank or * P P
financial institution
data processing * P
establishment
delicatessen ** P P
dressmaker's shop * P
dry-cleaner's * P
distributing station
dry-cleaning shop * P
```

duplicating shop
eating establishment
florist shop
grocery shop
hardware shop
industrial computer
service
ladies' hairdressing
establishment
laundry shop
locksmith's or gun-
smith's shop
newsstand
pawnbroker's shop
pet shop
pharmacy
photographer's shop
real estate sales
office
retail store
sample or showroom
secondhand shop
security service
service and repair shop
shoe repair shop
shoe shine shop

```
Acc. CR QR
```

spotting and stain removing establishment

```
tavern or public house
taxidermist shop
travel agency
upholsterer's shop
variety or smoke shop
(v) WORKSHOPS AND STUDIOS
    artist's or photo-
grapher's studio
    custom workshop
    film or recording studio
    1aboratory, class A
    motion picture studio
    printing plant
radio or television
broadcasting station,
studio or theatre
    T.V. studio
(vi) OFFICES
administrative office
business office
government office
newspaper plant
office
```

* $\quad \mathrm{P}$
$\% \quad \mathrm{P} \quad \mathrm{P}$
* $\quad P \quad P$
* $\quad P$
* $\quad P$
* $P$
* $P \quad P$
* $\quad \mathrm{P}$
* $P$
* $\quad \mathrm{P}$
* $\quad \mathbf{P}$
* $\quad \mathrm{P}$
\% $\quad$ q11
* $\quad P$
* $\quad \mathrm{P}$
* $q 12$
* $\quad \mathrm{P}$
$\% \quad P \quad q 13$
tr $\quad P$
* $\quad \mathbf{P}$

Acc. $C R \quad Q R$

| (vii) | AUTOMOBILE RELATED USES |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
|  | automobile service and | * | P |  |
|  | repair shop |  |  |  |
|  | automobile service | ; | P |  |
|  | station |  |  |  |
|  | car washing establishment | * | P |  |
|  | motor vehicle repair | * | P |  |
|  | shop, class A |  |  |  |
|  | parking lot | * | P |  |
|  | parking spaces | * | q14 |  |
|  | parking station | * | P |  |
|  | private parking garage | * | P |  |
|  | sales or hire garage | * | P |  |
|  | taxicab stand or station | \% | P |  |
| (viii) | SIGNS |  |  |  |
|  | church bulletin board - one |  |  | q15 |
|  | directional sign or signs including the name of the proprietor |  |  | q15 |
|  | facial sign - one or more |  |  | q16 |
|  | free-standing sign - one or more |  |  | q17 |
|  | ```non-illuminated no- trespassing, safety or caution sign - one``` |  |  | q19 |
|  | non-illuminated real estate sign - one |  |  | q18 |
|  | non-illuminated sign - one |  |  | q20 |

repair shop
automobile service station
car washing establishment
motor vehicle repair shop, class A
parking lot
parking spaces
parking station
private parking garage
sales or hire garage
taxicab stand or station

SIGNS
church bulletin board - one
directional sign or signs q15
including the name of the proprietor
facial sign - one or more ql6
free-standing sign - one or more
non-illuminated no-
trespassing, safety or caution sign - one non-illuminated real q18
non-illuminated sign - one

```
    sign indicating the name
    and profession of a
    physician or dentist - one
    signs in the case of
    apartment houses that are
    permitted by section
    7(3) PART X I (vi)
    temporary or non-
    illuminated sign
    wall sign, window sign,
    projecting sign, ground
    sign, banner sign or
    other sign, notice or
    advertising device
(ix) WAREHOUSING AND STORAGE
    cold storage locker
    plant
    (x) MISCELLANEOUS USES
    animal hospital * P
commercial bakery % P
commercial school * P
craft school * P
hote1 }%\mathrm{ % P
massage establishment * P
tourist or guest home * P
trade school * P
undertaker's * P
establishment
```

(2) QUALIFICATIONS TO BE COMPLIED WITH BEFORE CERTAIN USES ARE PERMITTED IN MIXED-USE DISTRICTS

1. One or more dwelling units in a building is a permitted use in $C R$ districts provided the building contains uses permitted in CR districts.
2. One or more dwelling units in a building is a permitted use in $Q R$ districts provided the building contains uses permitted in $Q R$ districts.
3. A crisis care facility is a permitted use in $C R$ and $Q R$ districts provided:
(i) it occupies the whole of a fully detached building; or
(ii) in the case of a mixed use building, it occupies the whole of the residential portion of the building; and
(iii) it is at least 245 metres from a residential care facility in an $R$ district.
4. One or more dwelling rooms in a building is a permitted use in $C R$ districts provided the building is used for purposes permitted in $C R$ districts.
5. One or more dwelling rooms in a building is a permitted use in $Q R$ districts provided the building is used for purposes permitted in $Q R$ districts.
6. A residential care facility is a permitted use in $C R$ and $Q R$ districts provided:
(i) it occupies the whole of a fully detached building; and
(ii) it is at least 245 metres from another residential care facility.
7. A private garage or parking station is a permitted use in $C R$ districts provided it is incidental and subordinate to and on the same lot as any of the following residential uses:
(i) Housing comprising dwelling units
senior citizens' housing, single persons' housing, one or more dwelling units in a building containing uses permitted in CR districts; a one-family dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, a converted dwelling house, row housing, an apartment house;
one or more dwelling rooms in a building used for purposes permitted in CR districts; a nursing home, convalescent home or rest home; a residential care facility occupying the whole of a fully detached building, provided it is at least 245 metres from another residential care facility; a crisis care facility that occupies the whole of a fully detached building or, in the case of a mixed-use building, occupies the whole of the residential portion of the building, provided it is at least 245 metres from a residential care facility in an $R$ district;
a monastery, a nunnery or religious retreat, a residence owned and controlled by The Salvation Army, Y.M.C.A., Y.W.C.A., Y.M.H.A., or Y.W.H.A.; a boarding or lodging house; a home for the aged; a hostel; a university residence.
8. A private garage or parking station is a permitted use in $Q R$ districts provided it is incidental and subordinate to and on the same lot as any of the following residential uses:
(i) Housing comprising dwelling units
senior citizens' housing, single persons' housing, one or more dwelling units in a building containing uses permitted in a QR district; a one-family dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, a converted dwelling house, row housing, an apartment house;
(ii) Shared housing containing dwelling rooms
one or more dwelling rooms in a building used for purposes permitted in $Q R$ districts; a nursing home, convalescent home or rest home; a residential care facility occupying the whole of a fully detached building, provided it is at least 244 metres from another residential care facility; a crisis care facility that occupies the whole of a fully detached building or, in the case of a mixed-use building, occupies the whole of the residential portion of the building, provided it is at least 244 metres from a residential care facility in an $R$ district; a monastery, a nunnery or religious retreat; a residence owned or operated by a university, a public hospital, The Salvation Army, Y.M.C.A., Y.W.C.A., Y.M.H.A., or Y.W.H.A.; a boarding or lodging house, a home for the aged; a hostel; a university residence.
9. The premises of a charitable institution, non-profit institution or other community or social agency are permitted uses in $C R$ and $Q R$ districts provided they are used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services.
10. A doctor's office is a permitted use in $C R$ and $Q R$ districts provided it is in a building operated by or on behalf of one or more of the following institutions: a private hospital; a public hospital; a psychiatric hospital; or facilities operated by the Alcoholism and Drug Addiction Research Foundation.
11. A printing plant is a permitted use in CR districts provided not more than 10 persons are employed.
12. An administrative office is a permitted use in CR districts provided it is an administrative office of a non-profit institution of a religious, educational, recreational, fraternal or philanthropic nature.
13. A government office is a permitted use in QR districts provided it is on a lot within the Central Core.
14. Parking spaces are a permitted use in CR districts provided the spaces are in a structure the highest point of the roof of which is below grade.
15. One church bulletin board and/or a directional sign or signs including the name of the proprietor are permitted uses in $Q R$ districts provided the sign or signs do not exceed one square metre in area.
16. One or more facial signs are a permitted use in $Q R$ districts provided they are on a non-residential building other than on a private parking garage indicating the nature of the occupancy or occupancies of the building provided:
(i) the sign, if illuminated, is of a non-flashing type;
(ii) the sign consists only of letters not exceeding 500 millimetres in height;
(iii) no portion of the sign projects above the roof of the building in the case of a flat-roofed building or above the eaves in the case of a pitched-roof building and in no event more than 7.5 metres above grade;
(iv) no sign projects more than 500 millimetres out from the wall upon which it is erected or displayed;
(v) no sign is erected or displayed other than on the main front wall of the building, except that where the building is on a corner lot one non-illuminated facial sign complying with subparagraphs (ii), (iii) and (iv) may be erected and displayed on the side of the building facing the flank of the lot.
17. One or more free-standing signs are a permitted use in $Q R$ districts provided:
(i) the signs are on the same lot as a non-residential building, other than $a$ private parking garage, indicating the nature of the occupancy or occupancies of the building,
(ii) in the case of an inside lot, not more than one sign may be between the front lot line and the main wall of the building opposite the front lot line, provided the distance between the front lot line and the main wall is at least 7.5 metres, and not more than one sign may be erected between the rear lot line and the main wall of the building opposite the rear lot line where the rear lot line coincides with a street line and provided the distance between the rear lot line and the main wall is at least 7.5 metres;
(iii) in the case of a corner lot, one sign, in addition to the signs referred to in subparagraph (ii), may be erected between the main wall of the building opposite a flank of the lot and the flank, provided the distance between the flank and the main wall is at least 7.5 metres;
(iv) no sign is closer to a street than three metres;
(v) no sign exceeds 1.5 square metres in area, is more than 305 millimetres thick or exceeds a height of one metre, excluding supports, which shall not exceed 0.60 metres in height;
(vi) the sign, if illuminated, has soft internal illumination and is of a non-flashing type;
(vii) the sign is inscribed only with letters, symbols or numbers, or with all or any of them, not exceeding 230 millimetres in height;
(viii) the sign is constructed of masonry, tile, plastic, stainless steel or other rust-proof metal, or of all or any of them.
18. One non-illuminated real estate sign is a permitted use in $Q R$ districts provided it does not exceed 0.5 square metres in area advertising the sale, rental or lease of the building or structure on the lot or of the lot itself.
19. One non-illuminated no-trespassing, safety or caution sign is a permitted use in $Q R$ districts provided it does not exceed 0.20 square metres in area.
20. One non-illuminated sign is a permitted use in $Q R$ districts provided it does not exceed 0.5 square metres in area advertising an application to the Corporation for an amendment to this by-law.
21. One sign indicating the name and profession of a physician or dentist is a permitted use in $Q R$ districts provided it does not exceed 0.2 square metres in area.
22. A temporary, non-illuminated sign is a permitted use in $Q R$ districts provided it does not exceed 2.5 square metres in area, advertising the sale, rental or lease of a building other than a private parking garage or space therein.
23. A union hall, a public art gallery, a public library and a public museum are permitted uses in CR districts provided the non-residential gross floor area of any one of those uses does not exceed 1394 square metres.
24. A public art gallery, a public library and a public museum are permitted uses in $Q R$ districts provided the nonresidential gross floor area of any one of those uses does not exceed 1394 square metres.
25. A public art gallery, a public library and a public museum are permitted uses in CR and QR districts provided the nonresidential gross floor area of any one of those uses exceeds 1394 square metres.

## PART I - DENSITY

1. Maximum non-residential gross floor area: non-residential and mixed-use buildings: $L$ zones
(a) No person shall, on a 1 ot in an $10.5,10.6,11,11.5$, $\mathrm{L2}, \mathrm{L2.5}, \mathrm{~L} 3, \mathrm{~L} 4, \mathrm{~L} 4.5, \mathrm{~L}, \mathrm{~L} 6, \mathrm{~L}$, or L 8 zone, erect or use in a CR or $Q R$ district a non-residential building or mixed-use building having a greater non-residential gross floor area, than as follows:

Zone Maximum Non-Residential Gross Floor Area

| 10.5 | 0.5 | times | the | ea | of | the lot |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 10.6 | 0.6 | times | the | area o | of th | the 1ot |
| 11 | 1 | times | the | area o | of th | the 10 t |
| 11.5 | 1.5 | times | the | area o | of th | the lot |
| L2 | 2 | times | the | area o | of th | the $10 t$ |
| L2.5 | 2.5 | times | the | area o | of th | the $10 t$ |
| 13 | 3 | times | the | area of | of th | the 10 t |
| 14 | 4 | times | the | area o | of th | the $\overline{10 t}$ |
| 14.5 | 4.5 | times | the | area o | of th | the lot |
| L5 | 5 | times | the | area o | of th | the lot |
| 16 | 6 | times | the | area o | of th | the lot |
| 17 | 7 | times |  | area o | of th | the $\overline{\text { lot }}$ |
| 18 | 8 | times | the | area o | of | $\underline{10 t}$ |

(b) Paragraph (a) does not prevent the erection or use of an addition for residential purposes to a building that contains a greater non-residential gross floor area than that permitted by paragraph (a) provided:
(i) the building was lawfully on the lot on January 31 , 1976;
(ii) the non-residential gross floor area erected and used on the lot does not exceed the non-residential gross floor area that was contained in the building erected on the 1ot on January 31, 1976; and
(iii) the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the building and
B. $\quad 100$ times the number of dwelling units on the lot
does not exceed the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. the applicable constant for the density zone in which the lot is located, set out in regulation 3 (a).
2. Maximum number of dwelling units: residential and mixed-use buildings: U zones
(a) No person shall, on a lot in a U100, U150, U200, U250, U300, U350, U400 or $\overline{U 480}$ zone, erect or use a residential building or mixed-use building having a greater number of dwelling units than as follows:

U100 zone 100 dwelling units per hectare of lot area or one dwelling unit for every 100 square metres of lot area

U150 zone 150 dwelling units per hectare of lot area or one dwelling unit for every 67 square metres of lot area

U200 zone 200 dwelling units per hectare of lot area or one dwelling unit for every 50 square metres of lot area

U250 zone 250 dwelling units per hectare of lot area or one dwelling unit for every 40 square metres of lot area

U300 zone 300 dwelling units per hectare of lot area or one dwelling unit for every 34 square metres of lot area

U350 zone 350 dwelling units per hectare of lot area or one dwelling unit for every 29 square metres of lot area

U400 zone $\quad 400 \frac{\text { dwelling units }}{\text { of lot area or hectare }}$ unit for every 25 square metres of lot area

U480 zone
480 dwelling units per hectare of lot area or one dwelling unit for every 21 square metres of lot area.
(b) Paragraph (a) does not prevent the erection and use of a residential building on a lot in a $U 200$ zone in KnoxEastern containing a greater number of dwelling units than that permitted by paragraph (a), provided the area Q of the lot does not fexceed 335 square metres, and the residential gross floor area does not exceed 2.0 times the area of the lot.
3. Mixing formula: mixed-use buildings: maximum nonresidential gross floor area, maximum number of units and maximum residential density
(a) Subject to paragraph (b), no person shall, on a lot in a U 100 , U150, U200, U250, U300, U350, U400 or U480 zone, erect or use a mixed-use building where the sum of
(i) a number equal to the number of square metres of non residential gross floor area in the mixed-use building and
(ii) 100 times the number of dwelling units in the mixed-use building
is greater than the product of
(iii) a number equal to the number of square metres comprising the area of the lot multiplied by
(iv) the constant prescribed below for the density zone in which the lot is located:

| Densit | y Zone | Constan |
| :---: | :---: | :---: |
| L0. 5 | U100 | 1.5 |
| L1 | U100 | 1.5 |
| L2 | U100 | 2.0 |
| L1 | U150 | 2.0 |
| L2 | U150 | 2.5 |
| L2. 5 | U100 | 3.0 |
| L3 | U150 | 3.0 |
| L2 | U200 | 3.5 |
| L1.5 | U250 | 3.5 |
| L1 | U300 | 4.0 |
| L2 | U300 | 4.0 |
| L1 | U350 | 4.0 |
| L2 | U350 | 4.0 |
| L3 | U350 | 4.0 |


| L4 | U350 | 4.0 |
| :--- | ---: | ---: |
| L5 | U480 | 5.0 |
| L4.5 | U350 | 6.5 |
| L4.5 | U480 | 7.8 |
| L8 | U480 | 8.0 |
| L8 | U400 | 12.0 |

provided:
(i) the non-residential gross floor area in the mixeduse building does not exceed the non-residential gross floor area permitted to be erected or used on the lot on which the building is erected, by regulation $1(a)$ or (b) ; and
(ii) the number of dwelling units in the mixed-use building does not exceed the number of dwelling units permitted to be erected or used on the lot on which the building is erected, by regulation 1 (b) or 2 .
(b) Notwithstanding paragraph (a), no person shall, on a lot in a U150 or U200 zone in Kensington, erect or use a mixed-use building where the sum of
(i) a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
(ii) 100 times the number of dwelling units in the mixed-use building
is greater than the product of
(iii) a number equal to the number of square metres comprising the area of the lot multiplied by
(iv) the constant prescribed below for the density zone in which the lot is located,
provided:
(v) the non-residential gross floor area in the mixeduse building does not exceed the non-residential gross floor area permitted to be erected or used on the lot on which the building is erected by regulation 1 (a) or (b); and
(vi) the number of dwelling units in the mixed-use building does not exceed the number of dwelling units permitted to be erected or used on the lot on
which the building is erected by regulation 1 (b) or 2.

Density Zone $\quad$ Constant

| L1 U200 | 2.0 |
| :--- | :--- | :--- |
| L2 U150 | 2.0 |
| L2 U200 | 2.5 |

(c) Notwithstanding paragraph (a), no person shall, on a lot in a U200 zone in Knox-Eastern, erect or use a mixed-use building where the sum of
(i) a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
(ii) 100 times the number of dwelling units in the mixed-use building
is greater than the product of
(iii) a number equal to the number of square metres comprising the area of the lot multiplied by
(iv) the constant prescribed below for the density zone in which the lot is located,
provided:
(v) the non-residential gross floor area in the mixeduse building does not exceed the non-residential gross floor area permitted to be erected or used on the lot on which the building is erected by regulation 1 (a) or (b); and
(vi) the number of dwelling units in the mixed-use building does not exceed the number of dwelling units permitted to be erected or used on the lot on which the building is erected by regulation $1(\mathrm{~b})$ or 2.

| Density Zone | Constant |
| :---: | :---: |
| L2 U200 | 2.5 |

(d) Notwithstanding paragraph (a), no person shall, on a lot in Niagara, erect or use a mixed-use building where the sum of
(i) a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
(ii) 100 times the number of dwelling units in the mixed-use building
is greater than the product of
(iii) a number equal to the number of square metres comprising the area of the lot multiplied by
(iv) the constant prescribed below for the density zone in which the lot is located
provided:
(v) the non-residential gross floor area in the mixeduse building does not exceed the non-residential gross floor area permitted to be erected or used on the lot on which the building is erected by regulation 1 (1) or (b) ; and
(vi) the number of dwelling units in the mixed-use building does not exceed the number of dwelling units permitted to be erected or used on the lot on which the building is erected by regulation $1(\mathrm{~b})$ or 2.

Density Zone

## Constant

$$
\mathrm{L} 2 \mathrm{U} 20 \mathrm{C}
$$

$$
2.5
$$

(e) Notwithstanding paragraph (a), no person shall, on a lot in King-Spadina, erect or use a mixed-use building where the sum of
(i) a number equal to the number of square metres of non-residential gross floor area in the mixed-use building anc
(ii) 100 times the number of dwelling units in the mixed-use building
is greater than the product of
(iii) a number equal to the number of square metres comprising the area of the lot multiplied by
(iv) the constant prescribed below for the density zone in which the lot is located
provided:
(v) the non-residential gross floor area in the mixeduse building does not exceed the non-residential gross floor area permitted to be erected or used on the lot on which the building is erected by regulation 1 (1) or (b) ; and
(vi) the number of dwelling units in the mixed-use building does not exceed the number of dwelling units permitted to be erected or used on the lot on which the building is erected by regulation $1 \overline{(b)}$ or 2.

Density Zone Constant L2 U200 2.5
4. Exception: dwelling rooms: residential and mixed-use buildings: certain $U$ zones

No person shall erect or use a residential building or a mixed-use building containing dwelling rooms on a lot in a U100, U150, U200, U250, U300, U350, U400 or U480 zone, in which the aggregate of the number of dwelling rooms and of the number of dwelling units in the building exceeds the number of dwelling units permitted by regulations 2 and 3 (a) in the zone in which the lot is located.
5. Exception: revised mixing formula for certain $U$ zones: South-East Spadina

Notwithstanding regulation 3(a), no person shall, in a 4150 , U200 or U250 zone in South-East Spadina, erect or use a mixed-use building where the sum of
(i) a number equal to the number of square metres of nonresidential gross floor area in the mixed-use building and
(ii) 100 times the number of dwelling units in the mixed-use building
is greater than the product of
(iii) a number equal to the number of square metres comprising the area of the lot multiplied by
(iv) the constant prescribed below for the density zone in which the lot is located.

Density Zone
L1 U150
L1 U200
1.5

L2 U200
2.5

L2.5 U150
2.5

L2 U250
3.0
3.5
6. Exception: additional dwelling units: residential and mixed-use buildings: assisted housing program

Regulations 2 and 3 (a) do not prevent the erection or use of a residential building or a mixed-use building containing a greater number of dwelling units than that permitted•by those regulations provided:
(i) the owner of the lot agrees with the Corporation pursuant to section 5 of The City of Toronto Act, 1975, as amended from time to time, to provide the additional dwelling units for the purposes of an assisted housing program;
(ii) the number of the additional dwelling units does not exceed one dwelling unit for every four dwelling units permitted by regulations 2 and $3(a)$; and
(iii) the building is not in an $L 8400$ zone.
7. Exception: additional dwelling units: residential and mixed-use buildings: senior citizens' housing
(a) Regulations 2 and 3 (a) do not prevent the erection or use on a lot of a residential building or a mixed-use building containing a greater number of dwelling units than that permitted by those regulations, provided:
(i) the dwelling units in the building are owned by or leased to a government agency exclusively for the purpose of senior citizens' housing;
(ii) the number of dwelling units in the building does not exceed the number specified below for the density zone in which the lot is located:

| Density | Number of Senior Citizens |
| :---: | :--- |
| Zone | Housing Dwelling Units |

L0. 5 U 100 and L1 U100

375 dwelling units per hectare of lot area or one dwelling unit for every 27 square metres of lot area

L2 U100 and
L1 U150

L2 U150,
L2.5 U100 and L3 U150

U200 and U250

500 dwelling units per hectare of 1 ot area or one dwelling unit for every 20 square metres of lot area

625 dwelling units per hectare of 1 ot area or one dwelling unit for every 16 square metres of lot area

800 dwelling units per hectare of lot area or one dwelling unit for every 12.5 square metres of lot area

U300, U350, $\quad 1,000$ dwelling units per hectare U400 and U480
of lot area or one dwelling unit for every 10 square metres of lot area; and
(iii) in the case of a mixed-use building, the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
B. 44 times the number of dwelling units in the mixeduse building
does not exceed the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. the constant prescribed below for the density zone in which the lot is located:

Density Zone
L0.5 U100 and L1 U100
L2 U100 and L1 U150
L2 U150, L2.5 U100 and L3 U150 U 200 and U 250

## Constant

2.0
2.5
3.0
3.8

| U300, L1 U350, | 4.7 |
| :--- | ---: |
| L2 U350, L3 U350 |  |
| and L4 U350 |  |
| L5 U480 | 5.0 |
| L4.5 U350 and L4.5 U480 | 7.8 |
| L8 U480 | 8.0 |
| L8 U400 | 12.0 |

U300, L1 U350,
4.7

L2 U350, L3 U350
and L4 U350

L5 U480 5.0
L4.5 U350 and L4.5 U480 7.8
L8 U480 8.0
L8 U400
12.0
provided:
A. the non-residential gross floor area in the mixeduse building does not exceed the non-residential gross floor area permitted by regulation 1 (a) to be erected or used on the lot on which the building is erected; and
B. the number of dwelling units in the mixed-use building does not exceed the number of dwelling units permitted by subparagraph (ii) to be erected or used on the lot on which the building is erected.
(b) Paragraph (a) does not apply to Knox-Eastern.
8. Exception: additional dwelling units: residential building: CR districts: certain $U$ zones

Regulations 2, 3 (b) and 5 do not prevent the erection or use, on a lot in a CR district that is a U100, U150, U200 or U250 zone, of a residential building containing a greater number of dwelling units than otherwise permitted by those regulations provided the residential gross floor area, excluding any portion thereof comprising recreation space required by any other provision of this by-law, does not exceed the residential gross floor area prescribed below for the density zone in which the lot is located having the constant set out opposite thereto.

9. Exception: additional dwelling units: mixed-use building: CR districts: certain $U$ zones
Regulations 2, 3(a) and (b) and 5 do not prevent the erection or use, on a 1 ot in a CR district that is a U100, U150, U200 or U250 zone of a mixed-use building containing a greater number of dwelling units than otherwise permitted by such paragraphs, provided:
(i) the residential gross floor area, excluding any portion thereof comprising recreation space required by any other provision of this by-law, does not exceed the residential gross floor area prescribed by regulation 8 for the density zone in which the lot is located; and
(ii) the sum of the residential gross floor area determined pursuant to subparagraph (i) plus the non-residential gross floor area specified in regulation $1(a)$ for the zone in which the lot is located does not exceed the mixing formula constant prescribed by regulation 8 for the density zone applicable to the area in which the 1 ot is located, times the area of the lot.
10. Exception: additional residential gross floor area: residential and mixed-use building: $C R$ district: assisted housing program

Regulations 8 and 9 do not prevent the erection or use of a residential building or a mixed-use building containing a greater residential gross floor area than that permitted by those regulations, provided:
(i) the owner of the lot agrees with the Corporation, pursuant to section 5 of The City of Toronto Act, 1975, as amended from time to time, to provide the additional residential gross floor area for the purposes of an assisted housing program; and
(ii) the amount of the additional residential gross floor area does not exceed 25 per cent of the residential gross floor area permitted on the lot by regulations 8 or 9 , as the case may be.
11. Exception: additional non-residential gross floor area: non-residential and mixed-use buildings: community services and facilities, hotels and pedestrian walkways: sitting areas and washrooms: CR district

Regulations 1 (a), $3(a), 9$ and 23 do not prohibit the use, or erection of a building or structure on a lot in a CR district having a greater non-residential gross fioor area than that permitted by those regulations in a non-residential building or in a mixed-use building in the zone in which the lot is located provided:
(i) the additional non-residential gross floor area is used for one or more of the following uses:
a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres; a use that is accessory to any of the foregoing uses;
and does not exceed the relevant floor area as set out below:

## Density <br> Zone

U100, U150, U200
and U250
U300, L1 U350,
L2 U350, and
L3 U350
14 U350
14.5 U350

L4.5 U480, L5 U480, L8 U400 and L8 U480
or
(ii) the building is on a lot in a U300, U350 or U480 zone and the additional non-residential gross floor area is used for the purposes of a hotel provided the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the building and
B. 100 times the number of dwelling units in the building
does not exceed the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. the constant prescribed below for the density zone in which the lot is located:

| Density Zone | Constant |
| :--- | :---: |
| U200 and U250 | 3.5 |
| U300 | 4.0 |
| L1 U350 and L2 U350 | 4.0 |
| L4.5 U350 | 6.5 |
| L4.5 U480 | 7.8 |

or
(iii) the building is on a lot within the Central Core and the additional non-residential floor area is used for the purposes of
A. one or more pedestrian walkways that:
I. provide direct access between streets, parks, public buildings, and/or other public spaces or between such space and a similar walkway in an adjacent building, a common outdoor space or a T.T.C. subway station; and
II. are within five metres of grade; and
III. are no narrower than three metres at any point; and
IV. are not used for commercial purposes, including hotel lobbies, retail areas, commercial display areas or other rentable space; or
B. one or more washrooms or sitting areas that have access to those walkways.
12. Exception: additional non-residential gross floor area: non-residential and mixed-use buildings: street-related retail and service uses: certain $U$ zones
(a) Notwithstanding regulations $1(\mathrm{a}), 3(\mathrm{a})$ and 23 , no person shall erect or use a building or structure on a lot in an 14.5 or $L 8$ zone in which the non-residential gross floor area, used for one or more of the following uses:
(i) a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop, a newsstand, a hardware shop; a branch of a bank or
financial institution; an eating establishment, a box lunch shop, a tavern or public house; a shoe repair shop, a tailor's shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop; a personal grooming establishment, a book store, a florist shop;
(ii) a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop, a pet shop, a real estate sales office; a photographer's shop, a travel agency; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment; a duplicating shop, an industrial computer service, a data processing establishment, a security service;
an office, a government office, a business office, a newspaper plant, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal or philanthropic nature;
(iv) a custom workshop, a laboratory Class A, an artist's or photographer's studio, a film or recording studio, a motion picture studio, a T.V. studio, a printing plant in which not more than 10 persons are employed;
(v) a billiard or pool room, a bowling alley, a private art gallery, a club, a place of amusement, commercial baths; and
(vi) an automobile service station, a taxicab stand or station, a parking lot, a parking station, a private parking garage, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class A, an automobile service and repair shop;
exceeds the amount prescribed for the density zone in which the lot is located by the following table.
Maximum Non-Residential
Gross Floor Area
4.2 times the area of the lot
7.7 times the areaof the lot
(b) Paragraph (a) does not prevent the erection or use of non-residential gross floor area for commercial purposes additional to that permitted by paragraph (a) on a lot in an 44.5 or $L 8$ zone where the lot contains streetrelated retail and service uses, provided the additional floor area does not exceed the lesser of:
(i) 0.3 times the area of the lot or
(ii) the floor area determined by the following formula:
the aggregate length of the portions of the frontages of the lot that face street-
1 related retail and services uses the area
Floor Area equals - $x$----------------------------- $x$ of the
2 the aggregate length of the lot. frontages of the lot
(c) For the purposes of this regulation, a frontage of a lot faces street-related retail and service uses if the exterior wall of the portion of the building that contains the street-related retail and service uses is at an angle of divergence from the frontage of not more than 85 degrees.
13. Exception: restriction on non-residential gross floor area: L4.5 zones
(a) Notwithstanding regulations 1 (a) and 3 (a), no person shall erect a building on a lot in an 44.5 zone in the Central Area in which the non-residential gross floor area used for the purposes referred to in regulation 12(a) exceeds 46500 square metres.
(b) Paragraph (a) does not prevent the erection or use of a mixed-use building on a lot in an L4.5 zone in which the non-residential gross floor area used for commercial purposes exceeds 46500 square metres, provided the
number of dwelling units in the building is not less than that required by the following table.

Non-Residential Gross Floor Area of Commercial Uses in the Building
not greater than 2.0 times the area of the lot
greater than 2.0 times but not greater than 3.0 times the area of the lot
greater than 3.0 times but not greater than 4.5 times the area of the lot

Minimum Required Number of Dwelling Units in the Building

110 dwelling units per hectare of lot area

215 dwelling units per hectare of lot area

325 dwelling units per hectare of lot area
14. Exception: dwelling rooms: mixed-use building

Regulations 11,12 and 13 do not prevent the erection of a mixed-use building containing dwelling rooms provided the aggregate number of dwelling rooms and dwelling units in the building does not exceed the number of dwelling units permitted by regulations 11,12 and 13.
15. Exception: restriction on non-residential gross floor area for certain uses: CR L2 U350 zone within defined area

Notwithstanding regulations 1 (a) and 3 (a), on a lot in a CR L2 U350 zone within the area bounded by Gerrard Street, Jarvis Street, Queen Street East and Yonge Street, no person shall erect or use a non-residential building or a mixed-use building in which the portion of the non-residential gross floor area used for offices, administrative offices of a nonprofit institution of a religious, educational, recreational, fraternal or philanthropic nature, government offices, and business offices exceeds 0.5 times the area of the lot.
16. Exception: saving provision for certain buildings existing before certain dates
(a) Notwithstanding regulations 1 (a), 3 (a), 11, 12, 13, 14 and 15, a building or structure on a lot in a CR district that has a greater non-residential gross floor area than that permitted by those regulations may be used for any purpose or purposes permitted in the district in which the lot is located, provided:
(i) the gross floor area of the building or structure does not exceed the amount permitted to be on the lot on the applicable date in paragraph (b) (i);
(ii) the building or structure was lawfully on the lot on the applicable date in paragraph (b) (ii);
(iii) the non-residential gross floor area of the building or structure does not exceed the nonresidential gross floor area lawfully on the lot on the applicable date in paragraph (b) (ii); and
(iv) in the case of a lot in an 14.5 or 18 zone in the Central Core, the aggregate length of the portions of the frontages of the lot that face streetrelated retail and service uses is not less than the lesser of the aggregate length of those portions on January 31, 1976 or 60 per cent of the aggregate length of the frontages of the lot.
(b) (i) For the purpose of paragraph (a) (i), the applicable date is as follows:
in the case of lots in the Central Area, December 15, 1974.
(ii) For the purposes of paragraph (a) (ii), (iii) and (iv), the applicable date is as follows:
in the case of lots in the Central Area, January 31, 1976.
17. Exception: additional non-residential gross floor area: non-residential and mixed-use buildings: community services and facilities and pedestrian walkways, sitting areas and washrooms: QR district
(a) Regulations 1 (a) and 3 (a) do not prevent the erection or use of a non-residential building or a mixed-use building on a lot in a QR district having a greater nonresidential gross floor area than that permitted by those regulations, provided:
(i) the additional non-residential gross floor area is used for one or more of the following uses:
a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A; a day nursery, a nursery school, a playlot, a church; a community
health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a public library, a public art gallery or a public museum having a nonresidential gross floor area not exceeding 1 square metres; any use that is accessory to a use otherwise permitted by this subparagraph; and
(ii) the additional non-residential gross floor area does not exceed the applicable floor area for the density zone in which the lot is located, as set out below.

Density Additional Non-Residential
Zone

Gross Floor Area
L1 U150 and
0.2 times the area of the lot L2 U150
0.4 times the area of the 1 ot

L2 U350,
L3 U350
and L4 U350
L5 U480 0.5 times the area of the lot
L8 U480
0.8 times the area of the 1 ot
(b) Regulations 1 (a) and 3(a) do not prohibit the erection or use of a non-residential building or a mixed-use building on a lot in a QR district having a greater nonresidential gross floor area than that permitted by those regulations, provided:
(i) the lot is within the Central Core; and
(ii) the additional non-residential gross floor area is used for the purposes of one or more internal pedestrian walkways that:
A. provide direct access between streets, parks, public buildings, and/or other public spaces or between such space and a similar walkway in an adjacent building, a common outdoor space or a T.T.C. subway station; and
B. are within five metres of grade; and
C. are no narrower than three metres at any point; and
D. are not used for commercial purposes, such as, but not limited to, hotel lobbies, retail areas, commercial display areas or other rentable space; or
(iii) the additional non-residential gross floor area is used for the purposes of one or more washrooms or sitting areas that have access to a pedestrian walkway described in subparagraph (ii); or
(iv) part of the additional non-residential gross floor area is used for the purposes referred to in subparagraph (ii) and part is used for the purposes referred to in subparagraph (iii).
18. Exception: additional dwelling rooms as part of a university residence: residential building: QR district

Regulations 2 and 4 do not prevent the erection or use of a residential building on a lot in a $Q R$ district that contains a greater number of dwelling rooms than that permitted by regulation 2 , provided:
(i) the dwelling rooms are used for the purpose of a university residence;
(ii) the residential gross floor area does not exceed the amount prescribed below for the density zone in which the lot is located:

| Density Zone |  |
| :---: | :--- |
| U150 | Residential Gross Floor Area |
| U350 and U480 | 2.0 times the area of the $\underline{\text { lot }}$ |

and
(iii) the density of dwelling rooms does not exceed the amount prescribed below for the density zone in which the lot is located:

| Density Zone | Density of Dwelling Rooms |
| :--- | :--- |
| U150 | 625 dwelling rooms per hectare |
| $U 350$ and U480 | 1000 dwelling rooms per hectare. |

19. Exception: additional dwelling rooms as part of a university
residence: mixed-use building: QR district
Regulations 2, 3(a) and 4 do not prevent the erection or use
of a mixed-use building that includes a university residence
on a lot in a QR district that contains a greater number of
dwelling rooms than that permitted by regulations 2 and 3 (a),
provided:
(i) the dwelling rooms are used for the purpose of
university residence;
(ii) neither the residential gross floor area nor the sum of
the residential gross floor area and the non-residential
gross floor area exceeds the amounts prescribed below
for the density zone in which the lot is located:
(iii) the part of the non-residential gross floor area used for any of the following uses:
a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop; a newsstand, a hardware shop; a branch of a bank or financial institution; an eating establishment, a box lunch shop, a tavern or public house, a shoe repair shop, a tailor's shop, a dry-cleaning shop, a dry-cleaner's distribution station, a laundry shop; a personal grooming establishment, a book store, a florist shop;
does not exceed the greater of the floor area so used on January 31,1976 and an amount equal to 0.3 times the area of the lot.
(b) Notwithstanding the other provisions of this by-law, where a building on a lot in a $Q R$ district in the Central Core was used, either in whole or part, for offices, government offices or for administrative offices of a non-profit institution on January 31, 1976, the building may be used for any office purposes, provided the maximum gross floor area that may lawfully be used for office purposes does not exceed the gross floor area that was used or permitted to be used for the purposes of offices, government offices or the administrative offices of a non-profit institution on January 31, 1976.

## 21. Exception: saving provision for certain buildings existing before certain date: $Q R$ district

Notwithstanding regulations 1 (a) and 3 (a), no person shall erect or use a non-residential building or a mixed-use building on a lot in a $Q$ district in which:
(i) the part of the non-residential gross floor area used for the following local or retail service shops:
a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop; a newsstand, a hardware shop; a branch of a bank or financial institution; an eating establishment, a box lunch shop, a tavern or public house, a shoe repair shop, a tailor's shop, a dry-cleaning shop, a dry-cleaner's distribution station, a laundry shop; a personal grooming establishment, a book store, a florist shop;
exceeds 0.3 times the area of the lot; or
(ii) the floor area of the local retail or service shop exceeds 465 square metres.
22. Exception: exclusion from non-residential gross floor area of certain above grade parking areas in certain areas

Notwithstanding regulation $1(a)$, there shall be excluded from the calculation of non-residential gross floor area any nonresidential gross floor area above grade used for the purposes of parking and access thereto on one or more lots in the area described in this regulation, provided:
(i) the number of parking spaces provided in the area bounded by Wilcocks Street, Huron Street, Russell Street, Spadina Crescent and Spadina Avenue, does not exceed 326; and
(ii) the number of parking spaces provided in the area bounded by Bloor Street West, Devonshire Place, Hoskin Avenue and St. George Street, but excluding lands known in 1979 as 89 St. George Street, 50 Hoskin Avenue and 6, 24 and 44 Devonshire Place, does not exceed 340 .
23. Exception: residential buildings: mixed-use buildings: $C R$ district in Central Core

Regulations 2, 3 (a) and 5 do not prevent, in a CR district in the Central Core:
(i) a residential building having a greater number of dwelling units than permitted by those regulations up to a maximum residential gross floor area (exclusive of recreation space required by PART III $2(a)$ ) which does not exceed a number equal to the constant, prescribed below for the density zone in which the lot is located, times the area of the lot, provided the average floor area of all dwelling units in the building is at least 50 square metres; or
(ii) a mixed-use building having a greater number of dwelling units than permitted by such paragraphs, provided:
A. the non-residential gross floor area does not exceed the non-residential gross floor area specified in regulation 1 (a) for the zone in which the lot is located;
B. the average floor area of all dwelling units in the building is at least 50 square metres; and
C. the combined residential gross floor area (exclusive of recreation space required by PART III $2(a))$ and non-residential gross floor area does not exceed a number equal to the constant, prescribed below for the density zone in which the lot is located, multiplied by the area of the lot.

| Density Zone |  | Constant |
| :---: | :---: | :---: |
| L2 | U200 | 3.5 |
| L1. 5 | U250 | 3.5 |
| L1 | U300 | 4.0 |
| L2 | U250 | 3.5 |
| L2 | U300 | 4.0 |
| L1 | U350 | 4.0 |
| L2 | U350 | 4.0 |
| L3 | U350 | 4.0 |
| 14 | U350 | 4.0 |
| L5 | U480 | 5.0 |
| 14.5 | U350 | 6.5 |
| L4. 5 | U480 | 7.8 |

24. Exception: additional dwelling units: mixed-use building: U200 zone in Knox-Eastern

Regulations 2 and 3 (a), (b) and (c) do not prevent the erection and use of a mixed-use building on a lot in a U 200 zone in Knox-Eastern containing a greater number of dwelling units than that permitted by those regulations, provided
(i) the area of the lot does not exceed 335 square metres;
(ii) the residential gross floor area does not exceed 2.0 times the area of the $10 t$; and
(iii) the sum of the residential gross floor area and the nonresidential gross floor area does not exceed 2.5 times the area of the lot.

## PART II - SETBACKS

1. Main window distances

No person shall erect a residential building or a mixed-use building on a lot in a $C R$ or $Q R$ district in which the main window of the living area of a dwelling unit or dwelling room in the building is closer than:
(i) 15 metres to the main window of the living area of another dwelling unit or dwelling room on the same lot; or
(ii) 11 metres to a window of a habitable room of another dwelling unit or dwelling room on the same lot; or
(iii) 7.5 metres to a wall, or to a lot line that is not a street 1 ine or that does not abut a public park;
provided the living area to which reference is made in this regulation does not include a room used exclusively for the purposes of a bathroom, bedroom, or kitchen.
2. Separation of buildings and structures from R district
(a) No person shall, within a $C R$ or $Q R$ district, erect or use a building or structure so that part of the building or structure, above grade, is closer than three metres to a lot wholly within an $R$ district other than an R4 and $\mathrm{R} \overline{4 \mathrm{~A}}$ district in the Central Core.
(b) Paragraph (a) does not apply to an accessory building or structure that is four metres or less in height, measured from the natural or finished elevation of the ground, whichever is the lower.
3. Separation of propane tank from R district

No person shall erect or use a tank for the storage of propane for sale at an automobile service station within 7.5 metres of an $R$ district unless the tank is separated from the $R$ district by an unpierced wall or fence of non-combustible construction having a height of 1.7 metres above the level of the ground adjoining the tank.
4. Separation of detached building, accessory to a nonresidential building, from residential building in abutting $R$ district

No person shall erect or use on a lot in a CR district a detached building or structure, accessory to a nonresidential building or structure, that is closer than 4.5 metres to a residential building on an abutting lot in an $R$ district.

## PART III - OPEN SPACE

1. Landscaped open space: dwelling houses
(a) No person shall on a lot erect or use a dwelling house or an addition to a dwelling house, other than an apartment house, in a manner so that less than 50 per cent of the area of the portion of the lot between the front lot line and the line of the main front wall of
the dwelling house produced to the side lot line, is provided and maintained as landscaped open space.
(b) This regulation does not prevent:
(i) the construction or use in the portion of the lot area referred to above, of:
A. an area where parking is permitted by this bylaw or by By-law 65-81, being, a by-law to authorize front yard parking, pursuant to permits issued, within defined areas of the City, or by amendment to the by-laws; or
B. a driveway or portion thereof leading to a lawful parking facility on the lot provided the width of the driveway or portion thereof does not exceed 2.6 metres, measured parallel to the front lot line; or
C. a cold storage cellar, stairs, landings, pedestrian or wheelchair ramps or retaining walls; or
(ii) the extension of an existing porch or platform attached to the main front wall of the dwelling house, provided no part of the porch or, platform as extended projects closer to the front lot line than the original porch or platform.
2. Recreation space: residential and mixed-use buildings
(a) No person shall erect or use a residential building or a mixed-use building on a lot in a CR or $Q R$ district if the lot has less recreation space than the aggregate of the amounts required for the dwelling rooms or dwelling units contained in the building by the following table.
Type of Dwelling Room
or Dwelling Unit

Dwelling room
Senior citizens' housing dwelling unit

Single persons' housing dwelling unit

Bachelor dwelling unit
One-bedroom dwelling unit
Two-bedroom dwelling unit
Dwelling unit containing three or more bedrooms

## Recreation Space Requirement

 4.5 square metres per room 9 square metres per unit 9 square metres per unit 13 square metres per unit16 square metres per unit
28 square metres per unit
37 square metres per unit
(b) No person shall erect or use a residential building or a mixed-use building containing dwelling units on a lot in a CR district, other than senior citizens' housing or single persons' housing, if the portion of the recreation space required by paragraph (a) that is provided on the lot as personal recreation space is less than the amounts required for each dwelling unit in the building by the following table.

Portion of Total Recreation Space Requirement to be Provided
Type of Dwelling Unit as Personal Recreation Space

Bachelor dwelling unit
One-bedroom
4 square metres per unit dwelling unit

Dwelling unit 9 square metres per unit containing two or more bedrooms
(c) Paragraph (a) does not prevent the use of a building or structure on a lot in a CR district in the Central Area having less recreation space than the amount required by paragraph (a), provided the building or structure was lawfully erected on January 31, 1976.
3. Common outdoor space: non-residential and mixed-use buildings
(a) No person shall erect or use a non-residential building or a mixed-use building on a lot in a CR or $Q R$ district in the Central Core having one or more frontages exceeding 12 metres in length, if the lot has less common outdoor space than the amount required by the following table.

Number of Frontages of the Lot That
Exceed 12 Metres In Length Common Outdoor Space Requirement
One $\quad 1.5 \%$ of the non-residential gross floor area in the building or structure or $4.5 \%$ of the area of the lot, whichever is less

Two $3.0 \%$ of the non-residential gross floor area in the building or structure or $9.0 \%$ of the area of the lot, whichever is less

Three

Four or more
4.5\% of the non-residential gross floor area in the building or structure or $13.5 \%$ of the area of the 1 ot, whichever is less
6.0\% of the non-residential gross floor area in the building or structure or $18 \%$ of the area of the lot, whichever is less
(b) Paragraph (a) does not prevent the erection or use of a building or structure on a lot in a $C R$ district in the Central Core having less common outdoor space than the amount required by paragraph (a), where:
(i) the non-residential gross floor area of the building or structure to be erected on the lot is less than 625 square metres;
(ii) the lot contains a building the grade level storey of which had a floor area greater than 75 per cent of the area of the lot on the day of passing By-law 35-76; or
(iii) the building or structure was erected before the passing of By-law 35-76.

## PART IV - PARKING

none

## PART V - LOADING/STORAGE

none

## PART VI - PORCHES/ADDITIONS

1. Reconstruction, replacement, enclosure, etc. of existing, unenclosed one-storey verandah, etc.

This by-law, does not prevent the reconstruction, replacement, enclosure, extension or reconstruction and extension of a lawfully constructed one-storey unenclosed porch or verandah attached to a specified type of dwelling house in a $C R$ or $Q R$ district, except land specifically excluded as set out hereinafter, provided the following qualifications are satisfied:

## Form of Alteration

(i) reconstruction or replacement (total or partial) to or within the same outer limits of the existing structure;
(ii) enclosure:
provided:
A. the permitted type of dwelling house, including the whole of the porch or verandah, was lawfully erected before October 15, 1953;
B. there is no enlargement of the porch or verandah;

Type of Dwelling House
one-family dwelling house;
semi-detached dwelling
house;
row housing;
duplex dwelling house;
triplex dwelling house;
converted dwelling house;
one-family dwelling house
other than row housing; semi-detached dwelling house;
duplex dwelling house; triplex dwelling house; converted dwelling house containing or proposed to contain not more than three dwelling units;

```
    For clarity there is to be no enclosure of a porch or
    verandah that has been extended.
(iii) extension or
reconstruction
and extension
provided:
A. the porch or verandah is attached to the main front wall or main rear wall of the permitted dwelling house;
B. the dwelling house
was lawfully erected before October 15, 1953;
C. the porch or verandah as extended or as reconstructed and extended, when within or projected into a required lot line setback does not extend beyond 2.5 metres from the main front wall or main rear wall, as the case may be, of the dwelling house and no part of the extension is closer to the side lot lines than the shortest distance by which the main side walls of the dwelling house are set back from their respective side lot lines;
D. but in no case shall a porch or verandah attached to the main front wall of a semi-detached dwelling house be
extended or
reconstructed and
```

```
extended so that
it is set back a
lesser distance from
its front lot line
than an existing
lawfully constructed
porch or verandah,
attached to the main
front wall of the
adjoining semi-detached
dwelling house,
is set back from
its front lot line.
```

North and South Rosedale is excluded from the operation of this regulation.

PART VII - MINIMUM LOT FRONTAGE AND/OR LOT SIZE

1. Minimum lot frontage: certain types of buildings

Except as otherwise provided in a restricted area by-law passed by the Corporation before March 19, 1975, imposing minimum lot frontages, in which case the provisions of that by-law prevail, no person shall erect or use a one-family dwelling house, duplex dwelling house or triplex dwelling house on a lot having a lesser lot frontage than six metres.

For the purpose of this subsection, a one-family dwelling house includes a detached one-family dwelling house, a semidetached dwelling house and a one-family dwelling house comprising a portion of row housing.

This regulation does not apply to a lot having a lot frontage less than that prescribed for it if a conveyance of the lot was registered before March 19, 1975.
2. Exception: minimum lot frontage: Knox-Eastern

Notwithstanding regulation 1 , in Knox-Eastern, no person shall erect or use a private detached dwelling house, onefamily dwelling house, duplex dwelling house, or triplex dwelling house on a lot having a lesser lot frontage than 4.5 metres.

## PART VIII - FRONTING OF BUILDINGS

1. $\quad C R$ and $Q R$ non-residential buildings or structures: $C R$ and $Q R$ districts: frontage on lane, alley, driveway or right-of-way

Where either limit of a public or private lane, alley, driveway or right-of-way constitutes the boundary or part of the boundary between a $C R$ or $Q R$ district and an $R$ district, no person shall, in the $C R$ or $Q R$ district, use land or erect or use a building or structure on land that fronts on the lane, alley, driveway or right-of-way for a non-residential use permitted in $a \quad C R$ or $Q R$ district if the only means of access to the land is by the lane, alley, driveway or right-of-way.

PART IX - CONVEYANCE UNDER PLANNING ACT, 1983
none
PART X - SIGNS
none

## PART XI - EXCEPTIONS TO PERMITTED USES: RESTRICTIONS ON USE

1. Dwelling units below grade: $C R$ and $Q R$ districts
(a) Subject to paragraph (b), no person shall, in a CR or QR district, erect or use a building or structure having more than one basement or floor level below or partly below grade containing dwelling units.
(b) No person shall, in a CR or $Q R$ district, use for the purpose of a dwelling unit or living quarters, a portion of a duplex dwelling house or double duplex dwelling house the floor level of which portion is below or partly below the level of the first floor of the duplex dwelling house or double duplex dwelling house.
2. Restrictions on CR buildings and structures and nonresidential uses: flankage adjoining $R$ district or separated by less than 12 metre street: CR district

Where a CR district, or a portion thereof, fronts on one street and has a flankage on another street, and the flankage either adjoins an $R$ district or is separated therefrom by a street less than 12 metres in width, no person shall:

on a lot in the $C R$ district, erect or use a $C R$ building or structure fronting on or gaining an entrance from the flanking street, except a service entrance, an entrance
to a residential portion of the building or structure or an entrance or exit required by the Ontario Building Code, or
use the lot for a non-residential use in a $C R$ building that gains an entrance from the flanking street.

For the purpose of determining the flankage of a CR district, or portion thereof, the boundary of the CR district, or portion of the $C R$ district, that abuts a street and also adjoins an $R$ district or is separated therefrom by a street less than 12 metres in width is deemed to be the flankage.

This regulation does not apply to a lot in the Central Core south of Bloor Street East and Bloor Street West.

SECTION 9 - INDUSTRIAL DISTRICTS
(C2, C3, C4, I1, I2, I3, I4 and IC)
(1) PERMITTED USES
(a) No person shall, within a C2, C3, C4, I1, I2, I3, I4 or IC district, use a lot or erect or use a building or structure for any purpose except one or more of the uses where permitted by the chart in paragraph (f) and subject to qualifications where indicated.
(b) Each use permitted by the chart is subject to:
(i) the qualifications, if any, in subsection (2) to be complied with before the use is permitted;
(ii) the regulations in section 4 ;
(iii) the regulations in subsection (3);
(iv) the exceptions in section 11; and
(v) the exceptions in section 12 ;
(vi) any provision of a by-law referred to in section 13 that conflicts with a provision of this by-law; and
(vii) the exceptions (including the exceptions in section 12 and the by-laws referred to in section 13) referred to in section 15 - the Index of Exceptions - and identified as to municipal addresses.
(c) A use is permitted by the chart when the letter "P" is set in the line opposite the designation of the use but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter "P" is set.
(d) A use is permitted by the chart when the letter "q" followed by a number or numbers is set in the line opposite the designation of the use but only:
(i) in the use district or districts designated at the top of the column or columns intersecting the line where the letter " $q$ " followed by a number or numbers is set; and
(ii) subject to the qualification or qualifications in subsection (2) bearing the number or numbers that follow the letter " $q$ ".
(e) Uses accessory to a use that is permitted by the chart are themselves permitted by the chart as accessory uses when an
asterisk is set in the line opposite the designation of the use and in the column under the heading "Acc." but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter "P" or the letter " $q$ " is set.
(f) Following is the chart:

## CHART

(a) RESIDENTIAL USES
(i) HOUSING COMPRISING

DWELLING UNITS

```
    erection or use of a P P P
P P P
```

    dwelling unit as accom-
    modation for a caretaker
    or watchman as an acces-
    sory use to uses per-
    mitted in C2, C3 and
    C4 districts
    (ii) SHARED HOUSING CONTAINING DWELLING ROOMS

```
crisis care facility * ql ql ql
* \(\quad \mathrm{q} 1 \mathrm{q} 1 \mathrm{q} 1\)
```

(b) NON-RESIDENTIAL USES
(i) PARKS, RECREATION, PLACES OF AMUSEMENT AND ASSEMBLY
athletic field other
than a public park

## club

commercial baths
commercial baths and swimming pool
golf course
place of amusement
playlot
private art gallery
public park

* $\quad \mathbf{P} \quad \mathrm{P} \quad \mathrm{P}$
$\% \quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$
P
* 

P
Acc. C2 C3 C4 Il I2 I3 I4 IC

- P P
\% $\quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$
; $\quad \mathrm{P} \quad \mathrm{P}$
* $\quad \mathbf{P} \quad \mathrm{P} \quad \mathrm{P}$
* $\quad \mathrm{P} \quad \mathrm{P}$
$\therefore \quad P \quad P \quad P \quad P$
* 

public park, including therein one or more athletic fields, field houses, community centres, bleachers, open or closed swimming and wading pools, greenhouses, botanical gardens, zoological gardens, band stands, skating rinks, tennis courts, bowling greens, boat liveries, bathing stations and refreshment rooms, an ornamental structure

## public playground

union hall
(ii) COMMUNITY SERVICES AND FACILITIES
clinic
community centre
day nursery
fire hall
municipal baths and swimming pool
nursery school
police station
post office
(iii) GENERAL INSTITUTIONS

## armoury or drill hall

(iv) RETAIL AND SERVICE SHOPS
auctioneer's premises
bake-shop
$\% \quad P \quad P$

* $\quad \mathrm{P} \quad \mathrm{P}$
$\begin{array}{llllllll}* & P & P & P & P & P & P & P\end{array}$
$\begin{array}{llllllll}* & P & P & P & P & P & P & P\end{array}$
* $\quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{F}$
$\begin{array}{lllllllll}\% & P & P & P & P & P & P & P\end{array}$
$\begin{array}{lllllll}* & P & P & P & P & P & P\end{array}$
* $\quad \mathbf{P} \quad \mathbf{P}$
$\begin{array}{lllllllll}* & P & P & P & P & P & P & P\end{array}$
$\begin{array}{lllllll}* & P & P & P & P & P & P\end{array}$
$\begin{array}{llllllll}* & P & P & P & q & P & P & P\end{array}$
\% $P \quad P$
* $\begin{array}{llll}P & P & P\end{array}$
* $P \quad P \quad P \quad P$
book store
box-lunch shop*
butcher shop ..... *
branch of a bank orfinancial institution
caterer's shopcommercial lending$\% \quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$
library
data processing ..... *
establishment
delicatessendressmaker's shopdry-cleaner's
dry-cleaning shop
duplicating shop
eating establishment
florist shop
$\therefore \quad P \quad P \quad P$ ..... P
$\%$
distributing station
* $\quad P \quad P \quad P \quad q 3 P \quad P$ ..... P
* ..... P
* $P \quad P \quad P$ ..... $q 4 q^{4} \quad P$
* 
* ..... P
grocery shop ..... $\%$ ..... P

hardware shop ..... \% ..... P
 ..... P
industrial computer$\begin{array}{llllllll}* & P & P & P & P & P & P & P\end{array}$
service
laundry shop * $\quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$ ..... $P$
locksmith's or gun- $\Rightarrow \quad P \quad P \quad P \quad q 3 \quad P \quad P$ ..... P
smith's shop
newsstand*
q3 P P ..... P
pawnbroker's shop * $\quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$ ..... P
personal grooming $\begin{array}{llllllll}* & P & P & P & q 3 & P & P & P\end{array}$P*
Acc. C2 C3 C4 I1 I2 I3 I4 IC


| pet shop | $\dot{*}$ | P | P | P |  |  |  | P |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| pharmacy | * |  |  |  |  |  |  | P |
| real estate sales office | * |  |  |  |  |  |  | P |
| retail store | * | P | P | P |  |  |  | P |
| sample or showroom | * | P | P | P |  |  |  | P |
| secondhand shop | * | P | P | P |  |  |  | P |
| security service | * | P | P | P |  |  |  | P |
| service and repair shop | \% | P | P | P | q3 | P | P | P |
| shoe repair shop | * | P | P | P |  |  |  | P |
| spotting and stain | ir | P | P | P | P | P | P | P |
| removing establishment |  |  |  |  |  |  |  |  |
| tailor's shop | * | P | P | P | q3 | P | P | P |
| tavern or public house | * | P | P | P |  | q4 | q4 | P |
| taxidermist shop | * | P | P | P | P | P | P | P |
| upholsterer's shop | * | P | P | P | P | P | P | P |
| variety or smoke shop | * |  |  |  |  |  |  | P |
| WORKSHOPS AND STUDIOS |  |  |  |  |  |  |  |  |
| artist's or photo- | $\therefore$ | P | P | P | P | P | P | P |
| grapher's studio |  |  |  |  |  |  |  |  |
| custom workshop | * | P | P | P | P | P | P | P |
| film exchange | * | P | P | P |  |  |  |  |
| film or recording studio | * | P | P | P | P | P | P | P |
| laboratory, class A | * | P | P | P | P | P | P | P |
| motion picture studio | * | P | P | P |  |  |  |  |

Acc. C2 C3 C4 I1 I2 I3 I4 IC

* $\quad \mathbf{P} \quad \mathbf{P} \quad P$
P
P
P
P
P
P

```
                                    Acc. C2 C3 C4 I1 I2 I3 I4 IC
            radio or television
            broadcasting station,
            studio or theatre
(vi) OFFICES
administrative office * q6
of a non-profit organiza-
tion of a religious,
educational, fraternal or
philanthropic nature
business office
government office
newspaper plant
office
office building
(vii) AUTOMOBILE RELATED USES
automobile service and
repair shop
automobile service
station
car washing establish-
ment
llllor vehicle repair 
```


including public wharves, lighthouses and beacons

```
                                    Acc. C2 C3 C4 I1 I2 I3 I4 IC
pumping station
sewage disposal plant
waterworks
water works plant
(x) WAREHOUSING AND STORAGE
cold storage locker
plant
cold storage plant
contractor's yard
food warehouse
food wholesaling
establishment
fuel storage tank
grain elevator
open storage of raw
*
materials yard
open storage yard *
salvage shop
salvage yard
stock yard
storage warehouse,
class A
storage warehouse, ;
class B
\begin{tabular}{lllllllll} 
wholesale fuel supply & \(*\) & & \(P\) & & & \(P\) \\
\begin{tabular}{llllllll} 
yard & & & & \(P\) & & & \\
wholesaling establish- \\
ment - general & \(*\) & \(P\) & \(P\) & \(P\) & \(P\) & \(P\) & \(P\)
\end{tabular} & \(P\)
\end{tabular}
ment 
ment - general
```

```
(xi) INDUSTRIAL WORKSHOPS
    blacksmith's shop
    bookbinder's shop
building for the
renovation or repair of
used goods, wares,
merchandise, articles or
things by a religious,
philanthropic or
charitable organization
carpenter's shop
carpet cleaning
establishment
commercial welder's *
shop
contractor's shop, 
class A
contractor's shop, % P P P P
class B
dry-cleaning establish- % P P P P P
ment
laboratory, class B
machine laundry
tinsmith's shop
* P
% P
*
workshop or equipment *
yard of a decorator,
interior decorator,
display designer or sign
erector
(xii) SALES OUTLETS
builder's supply yard * P
open air market
* P P P P
retail fuel oil yard
* q9 q9 q9
```



```
(xiv) MANUFACTURING AND
    RELATED USES
    animal by-products
animal food factory ,
artificial abrasives r
plant
bakery
batching and mixing of
concrete yard
brewery
candy factory
canning factory
(fruits, vegetables)
```




```
packing or packaging
goods, wares, or merchan-
dise, substances, articles
or things
paper mill *
paper products factory
pattern shop
pea-straw ensilage
plant
pharmaceutical factory
pharmaceutical factory -
secondary
photographic plant *
pickle factory *
pickle factory having %
curing or storage vats on
the premises
planing mill
plastic products factory
plastic products factory
- secondary
poultry-killing
establishment
prepared horn or bone *
products factory
primary metals plant %
printing plant
pulp mill
rag mill
sauerkraut factory
```

$\therefore$
*

$\begin{array}{llllllll}12 & 13 & 13 & 14 & 15 & 16 & 17 & 18\end{array}$
P
$q 11 \mathrm{P} \quad \mathrm{P}$ P P

P $P$

P P P
$\begin{array}{llll}P & P & P & P\end{array}$
$\mathrm{P} \quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$
$q 5$
P P

P P
q11 P P P
$P \quad P \quad P \quad P$
\% $\begin{array}{llllllll}P & P & P & P & P & P & P\end{array}$
$P \quad P$
$\begin{array}{lllllll}P & P & P & P & P & P & P\end{array}$

P
P P

P P
saw mill
small metal wares
factory
sheet mica factory
soft drink bottling

```works
```

tannery
textile factory
tobacco factory
Vegetable oils plant
vinegar factory
wholesale dyeing plant
wholly enclosed
miscellaneous light
manufacturing plant
wholly enclosed poultry
killing establishment
wholly enclosed small ..... *

```metal wares factory
```

winery
wood products factory

```wool carbonizing plant
```

\% $\quad P \quad P$ ..... P

* q11 P P ..... P P
$\div$ ..... P
airfield * $\quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$

airfield*

* $\quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$ ..... P P
$\therefore \quad P \quad P$
$x$
, ..... $q^{4}$
Acc. C2 C3 C4 I1 I2 I3 I4 ICq4
(xv) MISCELLANEOUS USES

(xv) MISCELLANEOUS USESairportanimal hospital
airport
animal hospital
$\Rightarrow \quad P \quad P \quad P$
\% $\quad \mathrm{P} \quad \mathrm{P} \quad \mathrm{P}$

(2) QUALIFICATIONS TO BE COMPLIED WITH BEFORE CERTAIN USES ARE PERMITTED IN INDUSTRIAL DISTRICTS

1. A crisis care facility is a permitted use in C2, C3 and C4 districts provided it:
(i) occupies the whole of a fully detached building; or
(ii) in the case of a building that is partly residential, occupies the whole of the residential portion of the building; and
(iii) is at least 245 square metres from a residential care facility in an $R$ district.
2. A public park is a permitted use in I1, I2, I3 and IC districts provided it does not include a stadium or arena.
3. A branch of a bank or financial institution, a dressmaker's shop, a dry-cleaning shop, a locksmith's or gunsmith's shop, a newsstand, a personal grooming establishment, a post office, a service and repair shop, and a tailor's shop are permitted uses in Il districts provided they are at, partly above or partly below grade.
4. An eating establishment and a tavern or public house are permitted uses in $I 2$ and $I 3$ districts, a small metal wares factory is a permitted use in Il districts and a wholly enclosed small metal wares factory is a permitted use in IC districts, provided in all cases they do not exceed a gross floor area of 475 square metres.
5. A pickle factory is a permitted use in C2 districts provided there are no curing or storage vats on the premises.
6. An administrative office is a permitted use in IC districts provided it is an administrative office of a non-profit institution of a religious, educational, fraternal or philanthropic nature.
7. A roof sign is a permitted use in $I 2$ districts provided:
(i) its area is not greater than 23 square metres;
(ii) the sign, whether accessory or not, conforms to existing height limits;
(iii) the sign, if illuminated, is not illuminated by a flashing or intermittent type of illumination; and
(iv) the illumination is so arranged that the 1 ight therefrom is not directed toward another building or lot.
8. A wall sign, a window sign, a roof sign, a projecting sign, a ground sign, a banner sign or other sign, notice or advertising device are permitted uses in C2, C3 and C4 districts provided the sign, notice or advertising device is not externally displayed or visible from the exterior of a building, if respecting or apparently respecting such matters as fortune telling, palmistry and phrenology.
9. A retail fuel oil yard is a permitted use in C2, C3 and C4 districts provided the fuel oil is stored in underground tanks.
10. A ceramics factory is a permitted use in C3 districts provided:
(i) it is wholly enclosed;
(ii) it has all heat-processing powered only by gas, oil or electricity; and
(iii) it has no gas or electricity generated on the factory premises.
11. A paper products factory, a wood products factory, a small metal wares factory, an ink factory, a plastic products factory and a miscellaneous light manufacturing plant are permitted uses in C2 districts and an ink factory is a permitted use in C3 and C4 districts provided in the operation of the factories:
(i) there is no hammering stamping, drilling or planing or other operation by means other than manual or electric motor;
(ii) all heat processing is powered only by gas, oil or electricity;
(iii) no gas or electricity is generated on the factory premises; and
(iv) in the case of a plastic products factory, all fabrication is of previously prepared material.
12. Packing or packaging goods, wares or merchandise, substances, articles or things are permitted uses in C2 districts provided the goods, wares, merchandise, substances, articles or things are products of the following uses:
(i) a garment factory, a miscellaneous textile products factory, a mattress and mattress spring factory, a photographic plant, a dairy products plant, a wholesale dyeing plant, a printing plant, a bakery, a soft drink
bottling works, a brewery, a tobacco factory, a canning factory (fruits and vegetables), a fur goods factory, a pickle factory without curing or storage vats on the premises, a miscellaneous vegetable food products factory, class A, a prepared horn or bone products factory, a textile factory, a sheet mica factory, an inoffensive gas plant;
(ii) a paper products factory, a wood products factory, a small metal wares factory, an ink factory, a plastic products factory, a miscellaneous light manufacturing plant.
13. Packing or packaging goods, wares or merchandise, substances, articles or things are permitted uses in C3 and C4 districts provided the goods, wares, merchandise, substances, articles or things are products of the following uses:
(i) a garment factory, a miscellaneous textile products factory, a mattress and mattress spring factory, a photographic plant, a dairy products plant, a wholesale dyeing plant, a printing plant, a bakery, a soft drink bottling works, a brewery, a tobacco factory, a canning factory (fruits and vegetables), a fur goods factory, a pickle factory without curing or storage vats on the premises, a miscellaneous vegetable food products factory, class A, a prepared horn or bone products factory, a textile factory, a sheet mica factory, an inoffensive gas plant;
(ii) a paper products factory, a wood products factory, a small metal wares factory, an ink factory, a plastic products factory, a miscellaneous light manufacturing plant.
(iii) a pattern shop, a flour or feed mill, a saw mill, a planing mill, a rag mill, a distillery, a winery, a vegetable oils plant, a pea-straw ensilage plant, a candy factory, a pickle factory having curing or storage vats on the premises, a sauerkraut factory, a vinegar factory, a meat products plant, a fish packing plant, a leather goods factory, a wood products factory, a paper products factory, a small metal wares factory, a plastic products factory, a miscellaneous vegetable products factory, a miscellaneous vegetable food products factory, class B, a miscellaneous light manufacturing plant, a pharmaceutical factory, an animal food factory, a non-dangerous or non-offensive metal products factory, a general chemical products factory, a non-dangerous or non-offensive miscellaneous non-metallic minerals factory;
(iv) a ceramics factory.
14. Packing or packaging goods, wares or merchandise, substances, articles or things are permitted uses in Il districts provided the goods, wares, merchandise, substances, articles or things are products of the following uses:
an artist's or photographer's studio, a blacksmith's shop, a bookbinder's shop, a carpenter's shop, a ceramics factory, a commercial welder's shop, a contractor's shop, class A, a custom workshop, a duplicating shop, a film or recording studio, a fur goods factory, a garment factory, an ink factory - secondary, a laboratory, class A, a leathergoods factory, a miscellaneous light manufacturing plant, a miscellaneous textile products factory, a paper products factory, a pharmaceutical factory - secondary, a plastic products factory - secondary, a prepared horn and bone products factory, a printing plant, a spotting and stain removing establishment, a taxidermist shop, a tinsmith's shop, a small metal wares factory not exceeding a gross floor area of 475 square metres, an upholsterer's shop, an industrial computer service, a radio or television broadcasting station, studio or theatre, market gardening.
15. Packing or packaging goods, wares or merchandise, substances, articles or things are permitted uses in 12 districts provided the goods, wares, merchandise, substances, articles or things are products of the following uses:
(i) an artist's or photographer's studio, a blacksmith's shop, a bookbinder's shop, a carpenter's shop, a ceramics factory, a commercial welder's shop, a contractor's shop, class A, a custom workshop, a duplicating shop, a film or recording studio, a fur goods factory, a garment factory, an ink factory secondary, a laboratory, class A, a leathergoods factory, a miscellaneous light manufacturing plant, a miscellaneous textile products factory, a paper products factory, a pharmaceutical factory - secondary, a plastic products factory - secondary, a prepared horn and bone products factory, a printing plant, a spotting and stain removing establishment, a taxidermist shop, a tinsmith's shop, a small metal wares factory not exceeding a gross floor area of 475 square metres, an upholsterer's shop, an industrial computer service, a radio or television broadcasting station, studio or theatre, market gardening;
(ii) an automobile service and repair shop, a bakery, a bread distributing depot, a builder's supply yard, a candy factory, a carpet cleaning establishment, a contractor's shop, class B, a courier service, a data processing
establishment, a dry-cleaner's distributing station, a dry-cleaning establishment, an industrial catering service, a machine laundry, a mattress and mattress spring factory, a non-dangerous, non-offensive metal products factory, a miscellaneous vegetable food products factory, class A, a motor vehicle repair shop, class A, a newspaper plant, a photographic plant, a plastic products factory, a salvage shop, a security service and equipment business, a small metal wares factory, a soft drink bottling works, a textile factory, a wholesale dyeing plant, a wood products factory, a workshop or equipment yard of a decorator, interior decorator, display designer, or sign erector.
16. Packing or packaging goods, wares or merchandise, substances, articles or things are permitted uses in 13 districts provided the goods, wares, merchandise, substances, articles or things are products of the following uses:
(i) an artist's or photographer's studio, a blacksmith's shop, a bookbinder's shop, a carpenter's shop, a ceramics factory, a commercial welder's shop, a contractor's shop, class A, a custom workshop, a duplicating shop, a film or recording studio, a fur goods factory, a garment factory, an ink factory secondary, a laboratory, class A, a leathergoods factory, a miscellaneous light manufacturing plant, a miscellaneous textile products factory, a paper products factory, a pharmaceutical factory - secondary, a plastic products factory - secondary, a prepared horn and bone products factory, a printing plant, a spotting and stain removing establishment, a taxidermist shop, a tinsmith's shop, a small metal wares factory not exceeding a gross floor area of 475 square metres, an upholsterer's shop, an industrial computer service, a radio or television broadcasting station, studio or theatre, market gardening;
(ii) an automobile service and repair shop, a bakery, a bread distributing depot, a builder's supply yard, a candy factory, a carpet cleaning establishment, a contractor's shop, class B, a courier service, a data processing establishment, a dry-cleaner's distributing station, a dry-cleaning establishment, an industrial catering service, a machine laundry, a mattress and mattress spring factory, a non-dangerous, non-offensive metal products factory, a miscellaneous vegetable food products factory, class A, a motor vehicle repair shop, class A, a newspaper plant, a photographic plant, a plastic products factory, a salvage shop, a security service and equipment business, a small metal wares factory, a soft drink bottling works, a textile factory,
a wholesale dyeing plant, a wood products factory, a workshop or equipment yard of a decorator, interior decorator, display designer, or sign erector;
(iii) an animal food factory, a brewery, a canning factory (fruits and vegetables), a dairy products plant, a distillery, a fish packing plant, a gelatine factory, an ink factory - primary, an inoffensive gas plant, a meat products plant, a metal products factory, a miscellaneous vegetable food products factory, class $B$, a motor vehicle repair shop, class B, a pharmaceutical factory, a vegetable oils plant, a winery.
17. Packing or packaging goods, wares or merchandise, substances, articles or things are permitted uses in I4 districts provided the goods, wares, merchandise, substances, articles or things are products of the following uses:
an animal by-products plant, a distillation plant, a general gas plant, a general chemical products factory, a laboratory, class B, a miscellaneous non-metallic minerals plant, a miscellaneous vegetable products factory, an offensive or dangerous chemical products factory, an offensive gas plant or a dangerous gas plant, a primary metals plant, a tannery, a wholly enclosed poultry killing establishment.
18. Packing or packaging goods, wares or merchandise, substances, articles or things are permitted uses in IC districts provided the goods, wares, merchandise, substances, articles or things are products of the following uses:
an artist's or photographer's studio, an automobile service and repair shop, a blacksmith's shop, a bookbinder's shop, a carpenter's shop, a ceramics factory, a commercial welder's shop, a contractor's shop, class A, a custom workshop, a data processing establishment, a duplicating shop, a filmor recording studio, a fur goods factory, a garment factory, an ink factory - secondary, a laboratory, class A, a leathergoods factory, a miscellaneous textile products factory, a motor vehicle repair shop, class A, a paper products factory, a pharmaceutical factory - secondary, a plastic products factory - secondary, a prepared horn and bone products factory, a printing plant, a sample or showroom, a spotting and stain removing establishment, a taxidermist shop, a tinsmith's shop, a wholly enclosed miscellaneous light manufacturing plant, a wholly enclosed small metal wares factory not exceeding a gross floor area of 475 square metres, market gardening.
19. A use that is not permitted in another class of district but that may be lawfully established in the City of Toronto is a permitted use in $C 4$ districts except a hotel, an apartment-
hotel, or one or more dwelling units in the upper portion of a Cl building exceeding three storeys in height.
20. A pinball or electronic game machine establishment is a permitted use in a C4 district provided it has no accessory use other than those permitted by its definition.
21. A wall sign, a window sign, an identification sign, a projecting sign, a ground sign, a banner sign, and a marquee or canopy sign are permitted uses in Il and I2 districts provided:
(i) the sign whether accessory or not, conforms to existing height limits;
(ii) the sign, if illuminated, is not illuminated by a flashing or intermittent type of illumination; and
(iii) the illumination of the sign is so arranged that the light therefrom is not directed toward another building or lot.
22. A wall sign, a window sign, an identification sign, a projecting sign, a ground sign, a banner sign and a marquee sign or canopy sign are permitted uses in IC districts provided:
(i) the sign, whether accessory or not, conforms to existing height limits; and
(ii) the illumination of the sign is so arranged that the light therefrom is not directed toward another building or lot.
23. A roof sign is a permitted use in IC districts provided:
(i) its area is not greater than 23 square metres;
(ii) the sign, whether accessory or not, conforms to existing height limits; and
(iii) the illumination of the sign is so arranged that the light therefrom is not directed toward another building or lot.
(3) REGULATIONS APPLYING TO INDUSTRIAL DISTRICTS

## PART I - DENSITY

1. Maximum gross floor area: C buildings and structures: V areas

No person shall, on a lot in a V1, V2, V3 or V4 area, erect or use a $C$ building or $C$ structure having a greater gross floor area than as follows:

2. Maximum non-residential gross floor area: I and IC districts: D zones

No person shall, on a lot in a D1, D2, D3, D4, D5, D6 and D7 zone in an $I$ or IC district, erect or use a non-residential building or non-residential structure having a greater nonresidential gross floor area than as follows:

Maximum Non-Residential
Zone
D1 $\quad 1$ times the area of the lot
D2 2 times the area of the $10 t$
D3 3 times the area of the 1 lot
D4 4 times the area of the lot
D5 5 times the area of the lot
D6 6 times the area of the lot
D7 7 times the area of the lot.
3. Maximum non-residential gross floor area for certain uses in an IC district

Notwithstanding regulation 2 , no person shall erect or use a building on a lot in which the non-residential gross floor area or portion of the non-residential gross floor area used for the uses in the list at the end of this regulation is greater than the following:

Maximum Non-Residential
Zone Gross Floor Area or Portion
N0.5 0.5 times the area of the lot
N1 $\quad 1.0$ times the area of the lot
N1.5 1.5 times the area of the lot

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N2
N2.5
N3
N3.5
2.0 times the area of the lot
2.5 times the area of the lot
3.0 times the area of the lot
3.5 times the area of the lot.
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The following is the list:
(i) a grocery shop, a bake-shop, a butcher shop, a delicatessen, a pharmacy, a variety or smoke-shop, a newsstand, a hardware shop, an eating establishment, a box-lunch shop, a tavern or public house, a shoe repair shop, a tailor's shop, a dressmaker's shop, a drycleaning shop, a dry-cleaner's distributing station, a laundry shop, a branch of a bank or financial institution, a personal grooming establishment, a book store, a florist shop, a retail store, an industrial computer service, a pawnbroker's shop, a secondhand shop, a pet shop, a real estate office, an auctioneer's premises, a security service, a service and repair shop, a locksmith's or gunsmith's shop, an upholsterer's shop, a fire hall, a police station, an open air market;
(ii) an office, a government office, a business office, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal, or philanthropic nature;
(iii) a private art gallery, a club, a place of amusement, commercial baths;
(iv) a clinic, a commercial school, a community centre, a craft school, a day nursery, a nursery school, a public park not including a stadium or arena, a trade school, a union hall;
(v) an automobile service station, a taxicab stand or station, a car washing establishment;
(vi) a cold storage locker plant, an animal hospital, an ornamental structure, a radio or television broadcasting station, studio or theatre;
(vii) a use that is accessory to any of the foregoing uses.

> PART II - SETBACKS

1. Setback from front lot lines: Il district

No person shall, on a lot in an Il district, erect or use a building or structure closer to the front lot line than half
the shortest distance between the main front wall of a residential building adjoining the lot and the front lot line of the lot upon which the residential building is erected and, in the case of a building or structure between two residential buildings or structures, the average of the shortest distance between the main front walls of the buildings and their front lot lines, and the front yard area shall either be maintained as landscaped open space or shall have a properly drained hard surface.
2. Separation of buildings and structures from R district
(a) No person shal1, within a C2, C3, C4, I1, I2, I3, I4, or IC district, erect or use a building or structure so that part of the building or structure, above grade, is closer than three metres to a lot wholly within an $R$ district other than an $R 4$ and $R 4 A$ district in the Central Core.
(b) Paragraph (a) does not apply to an accessory building or structure that is four metres or less in height, measured from the natural or finished elevation of the ground, whichever is the lower.
3. Separation of propane tank from R district

No person shall erect or use a tank for the storage of propane for sale at an automobile service station within 7.5 metres of an $R$ district unless the tank is separated from the R district by an unpierced wall or fence of non-combustible construction having a height of 1.7 metres above the level of the ground adjoining the tank.

PART III - OPEN SPACE
none

## PART IV - PARKING

1. Parking or storage of vehicles: C district
(a) No person shall, in a C district, use a portion of a lot beyond the main front wall of a residential building on the lot for the purpose of parking or storing a motor vehicle, but this paragraph does not apply to the casual use for that purpose of a properly constructed and surfaced driveway.
(b) Paragraph (a) does not prevent the widening of an existing mutual driveway beyond the main front wall of a
residential building for the purpose of parking not more than one private passenger vehicle or motorcycle bearing a valid motor vehicle or motorcycle registration plate, provided:
(i) the existing mutual driveway does not exceed a width of 2.44 metres;
(ii) the existing mutual driveway leads to a private garage on the lot or to a line that is the production of the main rear wall of the residential building;
(iii) there is no existing parking facility on the lot with access thereto by either a private driveway at least 2.44 metres in width or by a contiguous street or lane;
(iv) there is no vehicular accessibility to the rear yard or side yard of the lot by a private driveway at least 2.44 metres in width, or by a street or lane contiguous to the rear yard;
(v) the widening of a mutual driveway, for the purpose of a front yard parking area on a lot, does not exceed a width of 2.6 metres measured from the limit of the mutual driveway on the lot, which limit is opposite the common side lot line of the mutual driveway;
(vi) the remainder of paragraph (c) following subparagraph (ii) is complied with.
(c) Paragraph (a) does not prevent the use of an existing private driveway or the construction and use of a widening thereof beyond the main front wall of a residential building for the purpose of parking not more than one private passenger vehicle or motorcycle bearing a valid motor vehicle or motorcycle registration plate, provided:
(i) the existing private driveway, including a widening thereof, does not exceed a width of 2.6 metres;
(ii) the existing private driveway leads to a private garage on the lot or to a line that is the production of the main rear wall of the residential building;
(iii) no motor vehicle or motorcycle is parked closer to the inside edge of a public sidewalk than 0.30 metres;
(iv) the area occupied by a motor vehicle or motorcycle has a properly drained hard surface, excepting slab concrete and any surface of asphalt other than that consisting of a 50 millimetres surface layer of asphalt on a 100 millimetres gravel aggregate base;
(v) the driveway is no closer to a tree than one metre;
(vi) no motor vehicle or motorcycle is parked:
A. closer than 0.30 metres to a door of a residential building, measured perpendicular to the door;
B. closer than 0.30 metres to a basement or ground floor window in a residential building, measured perpendicular to the window, provided in the case of a basement window the front of the motor vehicle or motorcycle faces the main front wall of the residential building; or
C. closer than 0.30 metres to a portion of a wall of a residential building containing a window in the second or higher floor, measured perpendicular to the portion of wall;
(vii) the provisions dealing with the excavating or encumbering of a street and the construction of a roadway across a boulevard in By-law 12519, being a by-law respecting streets, are complied with;
(viii) a concrete curb, having a minimum height above ground level of 150 millimetres, is constructed to effect compliance with subparagraph (vi) ;
(ix) the motor vehicle is parked at right angles to the main front walls of the premises;
(x) a concrete curb having a minimum height above ground level of 15.24 centimetres is constructed at right angles to the main front wall of the building along the portion of the boundary of the parking area adjoining the landscaped portion of the lot;
(xi) By-law 341-71, being a by-law to permit the leasing or licensing of untravelled portions of highways for parking purposes within those portions of the City of Toronto zoned for residential purposes, are complied with; and
(xii) an identifying marker issued by the Corporation authorizing the parking area is firmly attached to
the front wall of the building or on the face of an appurtenance to the front wall of the building, such as a verandah or porch, at a height not greater than 1.83 metres from grade and at a location that ensures that the identifying marker is visible from the travelled portion of the adjacent public highway at all times.

Notwithstanding this paragraph, no driveway shall be widened if the effect of the widening creates a condition wherein the landscaped open space in the front yard is less than 50 per cent of the area of the front yard, unless the lot has a frontage of less than six metres in which case the remainder of the portion of the lot between the front lot line and the main front wall of the dwelling house exclusive of any porch or platform and steps leading thereto shall be provided and maintained as landscaped open space.

In the preceding sentence "frontage" means the width of the lot between the side lot lines measured along a line at right angles to the centre line of the lot at the minimum front lot line setback.

## PART V - LOADING/STORAGE

1. Open storage: Il district

No person shall, on a lot in an $I$ district, use or maintain an open storage area, except for accessory parking as permitted by this by-law in the district.

PART VI - PORCHES/ADDITIONS
none
PART VII - MINIMUM LOT FRONTAGE AND/OR LOT SIZE
none

## PART VIII - FRONTING OF BUILDINGS

1. C buildings and structures: frontage on lane, alley, driveway or right-of-way: C district

Where either limit of a public or private lane, alley, driveway or right-of-way constitutes the boundary or part of the boundary between a $C$ or $I$ district and an R district, no person shall, in the $C$ or $I$ district, use land or erect or use a building or structure on land that fronts on the lane,

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alley, driveway or right-of-way for a C or I use if the only
``` means of access to the land is by the lane, alley, driveway or right-of-way.

PART IX - CONVEYANCE UNDER PLANNING ACT, 1983
none

PART X - SIGNS
none

\section*{PART XI - EXCEPTIONS TO PERMITTED USES: RESTRICTIONS ON USE}
1. Two or more \(C\) uses on a lot: applicable district requirements

Notwithstanding any other provision of this by-law, where a use or proposed use of a lot, building or structure is composed of two or more \(C\) uses that are separately classified for different \(C\) districts, none of those uses shall be construed as accessory to another of those uses but the permissible district for the composite use is the less restricted district in the case of a combination of two \(C\) uses or the least restricted district in the case of a combination of more than two \(C\) uses.
2. Two or more I uses on a lot: applicable district requirements

Notwithstanding any other provisions of this by-law, where a use or proposed use of a lot, building or structure is composed of two or more I uses that are separately classified for different \(I\) districts, none of those uses shall be construed as accessory to another of those uses, but the permissible district for the composite use is, in the case of uses in Il, 12 and 13 districts, the less restricted district in the case of a combination of two \(I\) uses or the least restricted district in the case of a combination of more than two \(I\) uses, and where one use is classified as I4, the permissible district for the composite use is in all cases an I4 district.
3. Restrictions on \(C, I\) and \(I C\) buildings and structures and nonresidential uses: flankage adjoining \(R\) district or separated by less than 12 metre street: \(C, I\) and IC districts

Where a C, I or IC district, or a portion thereof, fronts on one street and has a flankage on another street, and the flankage either adjoins an \(R\) district or is separated
therefrom by a street less than 12 metres in width, no person shall:
(i) on a lot in the \(C\), \(I\) or \(I C\) district, erect or use a \(C, I\) or IC building or structure fronting on or gaining an entrance from the flanking street, except a service entrance, an entrance to a residential portion of the building or structure or an entrance or exit required by the Ontario Building Code, or
(ii) use the lot for a \(C\), I or IC use that gains an entrance from the flanking street.

For the purpose of determining the flankage of a \(C\), \(I\) or \(I C\) district or portion thereof, the boundary of the \(C\), \(I\) or IC district or portion of the \(C\), \(I\) or IC district, that abuts a street and also adjoins an \(R\) district or is separated therefrom by a street less than 12 metres in width is deemed to be the flankage.

This regulation does not apply to a lot in the Central Core south of Bloor Street East and Bloor Street West.
4. No R building or \(R\) use: C2, C3 or C4 district

No person shall, in a C2, C3 or C4 district, erect an \(R\) building or residential building or use a building for an \(R\) use or as a residential building.
5. No building over four storeys for certain uses
(a) No person shall erect or use a building or structure exceeding four storeys in height for an offensive or dangerous chemical products factory; an offensive gas plant or a dangerous gas plant; a plant for the distillation of tar or petroleum or any of their products; a general chemical products factory for the manufacture or packaging of paint, lacquer, varnish or synthetic rubber; a general gas plant for the manufacture of propane, hydrogen, acetylene or other such explosive or inflammable gas; a cereal or flour mill, a distillery, a grain elevator.
(b) No person shall erect or use a building or structure exceeding four storeys in height for the bulk storage of any of the goods, wares, merchandise, substances, articles or things mentioned in paragraph (a).
6. No I building or structure unless wholly enclosed

No person shall, on a lot in an Il district, erect or use an I building or structure including an accessory loading area that is not wholly enclosed.
7. Animal shelter at 11 River Street

Notwithstanding subsection (1), lands hereinafter described may be used for the purposes of an animal shelter, and ancillary and accessory uses to an animal shelter.

The following are the lands:
The lands known as 11 River Street, and the lands designated as Part 1 on a reference plan deposited in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan 63R-3067.
8. No office uses in certain C2 districts

Notwithstanding subsection (1), no person shall use a lot or erect or use a building or structure for the purposes of a government office, a post office, a business office, a newspaper plant, or any other office, except an office that is accessory to a use permitted in a C2 district, within the following areas:
(i) the C2 districts within the area bounded by Bloor Street West, Bloor Street East, the Don River, Queen Street East, Queen Street West and Bathurst Street;
(ii) the C2 districts within the area bounded by Queen Street East, Sherbourne Street, Front Street East and Jarvis Street; and
(iii) the C 2 district within the area bounded by Front Street West, the southerly projection of John Street, the Gardiner Expressway and Spadina Avenue.
9. Limitation of size of office uses in a certain C2 district

Notwithstanding subsection (1), no person shall erect or use a building on a lot in the C2 district within the area bounded by the Canadian Pacific Railway right-of-way, Avenue Road, Dupont Street and Bathurst Street in which the floor area used for government offices, post offices, business offices, newspaper plants, or any other office uses exceeds twice the area of the lot.
10. Exceptions to regulations 8 and 9

Regulations 8 and 9 do not prevent the use of a building or structure on a lot in a C2 district in the Central Area, in which the gross floor area used for government offices, post offices, business offices, newspaper plants, or any other office use is greater than the amount permitted by those paragraphs for any one or more of those purposes, provided:
(i) the gross floor area of the building or structure does not exceed the amount permitted to be on the lot on December 15, 1974;
(ii) the building or structure was lawfully on the lot on January 31, 1976; and
(iii) the floor area used for the purpose or purposes referred to in this subsection does not exceed the amount lawfully used for those purposes in the building or structure on January 31, 1976.

For the purposes of this regulation, where a building or structure on a lot was vacant in whole or in part on January 31, 1976, it is deemed to have been lawfully used on that date for a purpose or purposes referred to in this regulation, if the last use of the whole or part of the building or structure was for such purpose or purposes.
11. No dwelling units in upper portion of Cl buildings in certain C2 districts

Notwithstanding subsection (1), no person shall use a lot or erect or use a building for the purposes of one or more dwelling units in the upper portion of a Cl building within the following areas:
(i) the C2 districts within the area bounded by the Canadian Pacific Railway right-of-way, Avenue Road, Dupont Street and Bathurst Street;
(ii) the \(C 2\) districts within the area bounded by Phoebe Street, Stephanie Street and its easterly projection, St. Patrick Street, Queen Street West, and Spadina Avenue; and
(iii) the portion of the \(C 2\) district within the area bounded on the north by a line parallel to and 30.5 metres south of Queen Street East, on the east by Sherbourne Street, on the south by a line parallel to and 30.5 metres north of King Street East, and on the west by a line parallel to and 30.5 metres east of Jarvis Street.
12. Limitation of certain uses in a certain C2 district

Notwithstanding subsection (1), no person shall erect or use a building on a lot in the C2 district within the area bounded by Dundas Street West, the rear lot lines of the lands fronting on the east side of Spadina Avenue, Queen Street West, and Cameron Street and its northerly projection, if a floor of the building more than five metres above grade contains any of the following uses:
a retail store, a sample or showroom, a delicatessen shop, a box lunch shop, a caterer's shop, a bake-shop, an eating establishment, an auctioneer's premises, a commercial lending library, a pawnbroker's shop, secondhand shop, a tailor's shop, a pet shop, a sales or hire garage; a private art gallery.
13. Prohibition of certain uses in portion of a certain C2 district

Notwithstanding subsection (1), no person shall use a lot or erect or use a building or structure within the portion of the C2 district on the south side of Brandon Avenue bounded on the east by Dufferin Street and on the west by Lightbourn Avenue for the following purposes:
motor vehicle repair shop, class A;
motor vehicle repair shop, class B;
private commercial garage;
courier service;
sales or hire garage;
automobile service and repair shop;
dry-cleaner's distributing station;
taxicab stand or station;
car washing establishment;
dry-cleaning establishment.
14. No office use in certain C3 districts unless accessory to a C3 use

Notwithstanding subsection (1), no person shall use a lot or erect or use a building for a government office, a post office, a business office, a newspaper plant or any other office except an office that is accessory to a use permitted in C3 districts, within the following areas:
(i) the C3 district bounded by Dundas Street East, the Canadian Pacific Railway right-of-way, Queen Street East and River Street;
(ii) the C3 district within the area bounded by Queen Street West, Simeoe Street, Front Street West, and a line parallel to and 30.5 metres west of Spadina Avenue; and
(iii) the C3 districts within the area bounded by Front Street West, Yonge Street, the Gardiner Expressway and Bathurst Street.
15. Exception to regulation 14

Regulation 14 does not prevent the use of a building or structure on \(a\) lot in \(C 3\) district in the Central Area in which the gross floor area used for government offices, post offices, business offices, newspaper plants, or any other office use is greater than the amount permitted by regulation 15, for any one or more of those purposes, provided:
(i) the gross floor area of the building or structure does not exceed the amount permitted to be on the lot on December 15, 1974;
(ii) the building or structure was lawfully on the lot on January 31, 1976; and
(iii) the floor area used for the purposes referred to in this regulation does not exceed the amount lawfully used for those purposes in the building or structure on January 31, 1976.

For the purposes of this regulation, where a building or structure on a lot was vacant in whole or in part on January 31, 1976, it is deemed to have been lawfully used on that date for a purpose or purposes referred to in this regulation if the last use of the whole or part of the building or structure was for such a purpose or purposes.
16. Exception to regulation 14 re 200 Adelaide Street West

Regulation 14 does not prevent the use of a portion of the building existing in 1979 on the lot known as 200 Adelaide Street West or, in the event of fire or natural disaster, a portion of a reconstructed building having a gross floor area not exceeding that of the existing building, for the purpose of a Cl use, provided the portion of the gross floor area used for the purpose does not exceed 80 per cent of the gross floor area of the existing building.
17. No gas bar

No person shall use land or erect or use a building or structure in a \(C\) district for the purpose of a gas bar.

\section*{SECTION 10 - OTHER USE DISTRICTS}

\section*{A. AUTOMOBILE SERVICE STATION/GAS BAR DISTRICTS (AB and AC)}

\section*{(1) PERMITTED USES}
(a) No person shall, within an \(A B\) or \(A C\) district, use a lot or erect or use a building or structure for any purpose except one or more of the uses where permitted by the chart in paragraph (f) and subject to qualifications where indicated.
(b) Each use permitted by the chart is subject to:
(i) the qualifications, if any, in subsection (2) to be complied with before the use is permitted;
(ii) the regulations in section 4 ;
(iii) the regulations in subsection (3);
(iv) the exceptions in section 11; and
(v) the exceptions in section 12 ;
(vi) any provision of a by-law referred to in section 13 that conflicts with a provision of this by-law; and
(vii) the exceptions (including the exceptions in section 12 and the by-laws referred to in section 13) referred to in section 15 - the Index of Exceptions - and identified as to municipal addresses.
(c) A use is permitted by the chart when the letter "P" is set in the line opposite the designation of the use but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter "P" is set.
(d) A use is permitted by the chart when the letter " \(q\) " followed by a number or numbers is set in the line opposite the designation of the use but only:
(i) in the use district or districts designated at the top of the column or columns intersecting the line where the letter " \(q\) " followed by a number or numbers is set; and
(ii) subject to the qualification or qualifications in subsection (2) bearing the number or numbers that follow the letter "q".
(e) Uses accessory to a use that is permitted by the chart are themselves permitted by the chart as accessory uses when an asterisk is set in the line opposite the designation of the use and in the column under the heading "Acc." but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter " P " or the letter " \(q\) " is set.
(f) Following is the chart:

\section*{CHART}

RESIDENTIAL USES
Acc. \(A B \quad A C\)
none
NON-RESIDENTIAL USES
(i) AUTOMOBILE RELATED USES
automobile service \(\quad \% \quad \mathrm{P} \quad \mathrm{P}\) station
gas bar \(P\)
propane storage tank q1 q2
(ii) MISCELLANEOUS
```

where the AB district P
adjoins one class of use
district, any use
permitted in that class of
use district
where the AB district P
adjoins two or more
classes of use districts,
any use permitted in the
more restricted of those
classes of use districts
where the AC district
P
adjoins one class of use
district, any use
permitted in that class of
use district

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where the \(A C\) district
adjoins two or more classes of use districts, any use permitted in the more or most restricted of those classes of use districts.
(2) QUALIFICATIONS TO BE COMPLIED WITH BEFORE CERTAIN USES ARE PERMITTED IN AUTOMOBILE SERVICE STATION/GAS BAR DISTRICTS
1. A propane storage tank is permitted in \(A B\) districts provided it is accessory to an automobile service station or a gas bar.
2. A propane storage tank is permitted in AC districts provided it is accessory to an automobile service station.

(3) REGULATIONS APPLYING TO AUTOMOBILE SERVICE STATION/GAS BAR DISTRICTS

\section*{PART I - DENSITY}
none

\section*{PART II - SETBACKS}
1. Entrances and exits: width and location: \(A B\) district

No person shall, within an \(A B\) district, use or cause or permit to be used for purposes of entrance to or exit from an automobile service station or gas bar a portion of a lot within 0.3 metres of a lot line that divides the lot from a street, other than one or more entrances or exits, none of which:
(i) exceeds 7.5 metres in width,
(ii) in the case of a corner lot, is within 7.5 metres of the intersection of two streets or the apex of the 135 degree angle referred to in the definition of "corner lot" in section 2 or the point on the street line nearest to the apex, in the case where the adjacent sides of the street are curved,
(iii) is within three metres of a side or rear lot line, or
(iv) is closer to another entrance or exit than nine metres.
2. Entrances and exits: width and location: \(A C\) district

No person shall, within an \(A C\) district use or cause or permit to be used for purposes of entrance to or exit from an automobile service station a portion of a lot within 0.35 metres of a lot line that divides the lot from a street, other than one or more entrances or exits, none of which:
(a) exceeds 7.5 metres in width;
(b) in the case of a corner lot, is within 7.5 metres of the intersection of two streets or the apex of the 135 degree angle referred to in the definition of "corner lot" or the point on the street line nearest to the apex, in the case where the adjacent sides of the street are curved;
(c) is within three metres of a side or rear lot line; or
(d) is closer to another entrance or exit than nine metres.
3. Separation of gasoline pump or service equipment from street line

No person shall, on a lot within an \(A B\) or \(A C\) district, erect or use a gasoline pump or other service equipment within five metres of a lot line that divides the lot from a street.
4. Separation of buildings and structures from R district
(a) No person shall, within an \(A B\) or \(A C\) district erect or use a building or structure so that part of the building or structure, above grade, is closer than three metres to a lot wholly within an \(R\) district, other than an \(R 4\) and \(R 4 \mathrm{~A}\) district in the Central Core.
(b) Paragraph (a) does not apply to an accessory building or structure that is four metres or less in height, measured from the natural or finished elevation of the ground, whichever is the lower.
5. Separation of automobile service station or gas bar from R district

No person shall on a lot within an \(A B\) or \(A C\) district erect or use for the purpose of an automobile service station or, in the case of an \(A B\) district, erect or use for the purpose of a gas bar, a building or structure part of which is closer than 1.8 metres to a lot in an \(R\) district or to a lot upon which is a residential building, and the 1.8 metres set-back shall be maintained as landscaped open space.
6. Separation of propane tank from \(R\) district

No person shall erect or use a tank for the storage of propane for sale at an automobile servicestation or gas bar within 7.5 metres of an \(R\) district unless the tank is separated from the \(R\) district by an unpierced wall or fence of non-combustible construction having a height of 1.7 metres from the level of the ground adjoining the tank.

\section*{PART III - OPEN SPACE}
1. Parts of lot not covered by building and not landscaped open space to be hard surfaced and drained: AC district

No person shall, within an \(A C\) district, use a lot for the purpose of an automobile service station unless all the portions of the lot, other than portions thereof occupied by a building or required, pursuant to PART II 5, to be maintained as landscaped open space, are hard surfaced and properly drained.

\section*{PART IV - PARKING}
none

PART V - LOADING/STORAGE
none

PART VI - PORCHES/ADDITIONS
none

PART VII - MINIMUM LOT FRONTAGE AND/OR LOT SIZE
1. Minimum lot size and frontage for use as automobile service station: \(A B\) district

No person shall, within an \(A B\) district, erect or use an automobile service station or gas bar on a lot having a lesser area than 780 square metres, or having a lesser lot frontage or, in the case of a corner lot, a lesser flank, than 32 metres.
2. Minimum lot size and frontage for use as automobile service station: AC district

No person shall, within an \(A C\) district, erect or use an automobile service station on a lot having a lesser area than 780 square metres, or having a lesser lot frontage or, in the case of a corner lot, a lesser flank, than 32 metres, or so that the gross floor area of the automobile service station exceeds 0.2 times the area of the lot.
none

\section*{PART IX - CONVEYANCE UNDER PLANNING ACT, 1983}
none

\section*{PART X - SIGNS}

\section*{1. Signs: \(A B\) and \(A C\) districts}
(a) No person shall, within an \(A C\) district, use a building, structure or lot for the erection or display of a sign or bulletin board except as follows:
(i) a sign or bulletin board permitted by subsection (1);
(ii) one or more wall signs or window signs (except a streamer, banner or advertising flag or a sign that moves or has moving parts) on a building or structure used for the purpose of an automobile service station or gas bar, provided the total area of all the signs does not exceed 12 square metres;
(iii) one pole sign (except a streamer, banner or advertising flag or a sign that moves or has moving parts) on a lot used for the purpose of an automobile service station or gas bar, except that where the automobile service station or gas bar is on a corner lot one additional such sign may be erected and displayed so as to face the flank of the lot, provided the total area of all the surfaces of the sign or signs does not exceed seven square metres, and provided further the pole supporting each sign has a cross section the maximum dimension of which does not exceed 250 millimetres;
(iv) a temporary, non-illuminated sign, not exceeding 2.5 square metres in area, advertising the sale, rental or lease of an automobile service station or gas bar.
(b) No person shall, within an \(A B\) district, use a building, structure or lot for the erection or
display of a sign or bulletin board except as follows:
(i) one or more wall signs or window signs (except a streamer, banner or advertising flag or a sign that moves or has moving parts) on a building or structure used for the purpose of an automobile service station or gas bar, provided the total area of all the signs does not exceed 12 square metres;
(ii) one pole sign (except a streamer, banner or advertising flag or a sign that moves or has moving parts) on a lot used for the purpose of an automobile service station or gas bar, except that where the automobile service station or gas bar is on a corner lot one additional such sign may be erected and displayed so as to face the flank of the lot, provided the total area of all the surfaces of the sign or signs does not exceed seven square metres, and provided further the pole supporting each sign has a cross section the maximum dimension of which does not exceed 250 millimetres;
(iii) a temporary, non-illuminated sign, not exceeding 2.5 square metres in area, advertising the sale, rental or lease of an automobile service station or gas bar.
(c) Notwithstanding paragraph (a) no person shall, within an \(A B\) or \(A C\) district, use a building, structure or lot for the erection or display of a sign permitted by paragraph (a) (ii) or (iii) unless:
(i) no part of the sign has a height exceeding 7.5 metres above grade;
(ii) no sign, if illuminated, is illuminated by a flashing or intermittent type of illumination;
(iii) the illumination of the sign is so arranged that the light therefrom is not directed towards another building or lot;
(iv) not more than two of the signs are illuminated.
1. Where \(A B\) or \(A C\) lot used as permitted in adjoining use district: applicable district provisions

Where, by virtue of subsection (1), a lot in an \(A B\) district or an \(A C\) district is used or a building or structure is erected or used for a use permitted in an adjoining use district, all the provisions of this by-law apply, mutatis mutandis, as if the lot were delineated on a district map and designated thereon by the symbols by which the adjoining use district is designated.
2. Certain uses prohibited: \(A B\) district

Notwithstanding subsection (1), no person shall use a lot or erect or use a building or structure within an \(A B\) district for the purpose of a taxi stand, trailer or other vehicle rentals, a car washing establishment, parking lot, parking station or vending machines.
3. Automobile service stations and gas bars: restrictions: AB district

Notwithstanding subsection (1), no person shall, within an \(A B\) district, use a building, structure, or lot for the purpose of an automobile service station or gas bar except in compliance with the following qualifications and limitations:
(i) access to and direction of travel on the lot, for motor vehicles, is clearly marked and the markings are maintained at all dispensing units;
(ii) lighting is directed to the surface of the lot away from the travelled portion of public highways and adjacent properties;
(iii) on that part of the lot abutting an \(R\) district, a masonry wall, or fence constructed of boards placed as close together as possible, is erected and maintained to a height of 1.7 metres; and
(iv) separate lavatory accommodation is provided for both males and females and without charge to the general public.
4. No gas bar: AC district

No person shall use land or erect or use a building or structure in an \(A C\) district for the purpose of a gas bar.

\section*{(1) PERMISSIVE EXCEPTIONS}

Notwithstanding anything hereinbefore contained, none of the provisions of this by-law or of any restrictive by-law applies:
1. to prevent the use of land or the erection or use of a building or structure in a Gh district, \(R\) district, \(C R\) district, \(Q R\) district, \(I\) district, IC district or C district for the purposes of the public service by the Corporation or a local board thereof, as defined by The Department of Municipal Affairs Act, R.S.0. 1950, Chapter 96, the Corporation of the Municipality of Metropolitan Toronto, the Toronto Harbour Commissioners, a telephone or telegraph company, a department of the Government of Ontario or Canada, including Ontario Hydro, provided where the land, building or structure is in an \(R\) district, \(C R\) district, \(Q R\) district, \(I\) district, IC district or ClA district:
(i) no goods, material or equipment shall be stored in the open except in an district, where open storage is otherwise permitted by this by-law,
(ii) the requirements for the location respecting landscaped open space, common outdoor space, height, lot line setbacks and spacing of facing external walls are complied with, and
(iii) a building erected under the authority of this paragraph shall be designed and maintained in general harmony with buildings of the type permitted in those districts.
2. to any land, building, or structure that, on the date of the passing of this by-law, was owned by the Board of Education for the City of Toronto or the Toronto and Suburban Separate School Board as long as the land, building or structure is used only for teaching or instructional purposes, including purposes accessory thereto, provided the building or structure, and any addition thereto, is or was originally constructed for those purposes.
3. to prevent the use of land or the erection or use of a building or structure on land for the purpose of a church provided the land, building or structure was, on A/vil 13, 1959, its purposes.
4. to prevent the replacement, without complying with the requirements of this by-law respecting gross floor area,
parking facilities, landscaped open space and lot line setbacks, of a private detached dwelling house or one-family dwelling house on a lot of record, or of one or both of a pair of semi-detached dwelling houses on a lot or lot of record, in case of destruction, or damage to the extent at least of 50 per cent of the value of the building before damage, by fire, explosion, windstorm or Act of God or in case of demolition by lawful order of the Corporation, the Local Board of Health or other authority for health or sanitation reasons, provided the new building is in the same position relative to the lot lines as and does not exceed the size of the former building and the parking facility or facilities are reconstructed and maintained to the extent they existed upon the lot or lot of record at the time of the destruction, damage or demolition; but in no case shall the parking facility or facilities be in front of the main front wall of the dwelling house or dwelling houses;
5. to require more than one parking space for each four dwelling units in a low rental housing project towards the cost of which a grant is made under The Elderly Persons Housing Aid Act, 1952, as amended, re-enacted or replaced from time to time.
6. to prevent the replacement on a lot within an area designated by by-law pursuant to section 20 of The Planning Act, R.S.O. 1960, Chapter 296, of a detached accessory building or structure provided no such building or structure:
(i) is erected closer to a residential building than 1.5 metres, or
(ii) exceeds the size of the former detached accessory building or structure.
7. to prevent the replacement, or reconstruction in whole or in part, of a building or structure on a lot if the building or structure is structurally damaged or destroyed by infestation of termites or other wood-destroying insects and the replacement or reconstruction may occur without complying with the provisions of this by-law respecting use, residential gross floor area, non-residential gross floor area, gross floor area, parking facilities, landscaped open space, recreation space, lot line setbacks, building depth, height, or common outdoor space, as applicable, provided:
(i) the replacement or reconstruction is in the same position relative to the lot lines as the former building or structure, or in a position whereby the various lot line setbacks are at least as great as was the case with the former building or structure;
(ii) the floor area and height of the replacement or reconstruction do not exceed those of the former building or structure;
(iii) at least the same number of parking spaces that were on the lot are provided with the replacement or reconstruction;
(iv) the lot after the replacement or reconstruction does not contain less landscaped open space, recreation space, or common outdoor space, than was provided on the lot with the former building or structure; and
(v) any change in the use contained in the replacement or reconstructed building or structure is to a use permitted on the lot by this by-law.
8. to prevent the use of any land, building or structure for the purpose of location filming.
(2) RESTRICTIVE EXCEPTIONS

Notwithstanding any of the provisions of this by-law, other than subsection (1) and section 12(1):
1. No person shall convert an apartment house to a boarding or lodging house.

\section*{(1) PERMISSIVE EXCEPTIONS}

Notwithstanding anything hereinbefore contained, none of the provisions of this by-law or of any restrictive by-law applies:
1. to prevent the use of land or the erection or use of a building or structure on land abutting either the west side of Jarvis Street, between Dundas Street East and a point 180 metres northerly therefrom, or the east side of Mutual Street, between those points, for the purpose of a combined store, factory and warehouse with not more than two outlets therefrom to Jarvis Street.
2. to prevent the conversion of a building that, on June 29, 1959, was on land abutting either side of St. Clair Avenue West, between Yonge Street and the west limit of Tweedsmuir Avenue and its southerly production, into one or more offices for physicians and dentists, or any of them, provided no exterior addition or major exterior alteration is made to the building proposed to be converted.
3. (a) to prevent the replacement or reconstruction of a building or structure on a lot in an R3 or R4 district in the Central Area, if it is razed or damaged by fire, explosion or an Act of God, to the extent of at least 50 per cent of its value before damage, without complying with the provisions of this by-law respecting use, gross floor area, height, landscaped open space, or lot line setbacks, provided:
(i) the replacement or reconstructed building or structure is used for the same purposes as the former building or structure;
(ii) the gross floor area and height of the replacement or reconstructed building or structure do not exceed those of the former building or structure;
(iii) the lot does not contain less landscaped open space than contained on the lot in conjunction with the former building; and
(iv) the replacement or reconstructed building or structure is in the same position relative to the lot lines as the former building or structure.
(b) to prevent the replacement or reconstruction of a building or structure on a lot in a \(C R\) or \(Q R\) district if
it is razed or damaged by fire, explosion or an Act of God, to the extent of at least 50 per cent of its value before damage, without complying with the provisions of this by-law respecting non-residential gross floor area, height or common outdoor space, provided:
(i) the non-residential gross floor area and the height of the replacement or reconstructed building do not exceed those of the former building; and
(ii) the lot does not contain less common outdoor space than contained on the lot in conjunction with the former building.
(c) to prevent the replacement or reconstruction of a building or structure on a lot in a C2 or C3 district in the Central Area if it is razed or damaged by fire, explosion or an Act of God, to the extent of at least 50 per cent of its value before damage, without complying with the provisions of this by-law respecting government offices, business offices, newspaper plants, post offices, or other office uses, provided the gross floor area in the replacement or reconstructed building that may be used for government offices, business offices or other office use does not exceed the gross floor area lawfully used for those purposes in the former building.
4. (a) to prevent the use of land or the erection or use of a building or structure on land abutting the north side of Queen Street East, between Pape Avenue and Brooklyn Avenue, or the south side of Louvain Avenue, for light manufacturing purposes, namely, a business no part of the operation of which produces or is likely to produce either noise or vibration that interferes with adjoining property, obnoxious odours, or fumes, or undue smoke, provided where incidental to any such business work is done or goods or materials are stored on land appurtenant to the building, the work is done and the goods or materials are stored in a neat, clean and orderly manner.
(b) to prevent the use of the land hereinafter described for the purpose of parking motor vehicles of employees of a light manufacturing business referred to in paragraph (a) provided:
(i) the land is provided with a crushed stone surface and proper drainage constructed to the satisfaction of the Commissioner of Public Works of the Corporation;
(ii) there is no building or structure or gasoline pump on the land;
(iii) the most easterly 2 metres of the land is used for no purpose other than landscaped open space and a driveway;
(iv) a chain link fence, 1.7 metres in height, is provided and maintained along the full length of the northerly boundary of the land; and
(v) lights used for illumination of the land are so arranged as to divert the light away from adjacent premises.

The following is the land:
Lots 101, 102, 103, 104 and 105 according to a plan registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan M8.
5. to prevent the use of land or the erection or use of a building on land within the area bounded on the north by Lawrence Avenue West, on the east by Chatsworth Drive, on the south by the production of the north street line of Cheritan Avenue westerly and parallel to Lawrence Avenue West to the west city limits and on the west by the west city limits, for the purpose of a duplex dwelling house, a double duplex dwelling house, a semi-detached triplex dwelling house or a block of four attached triplex dwelling houses with office accommodation in any such dwelling house for a duly qualified medical practitioner who resides therein without complying with the requirements of this by-law respecting lot frontage, lot area, lot coverage, ground floor area or dwelling unit area.
6. to prevent the use of land or the erection or use of a building, not exceeding 11 metres in height, on land within the area described in By-law 18284 passed May 1, 1951, for light manufacturing purposes provided no part of the building is erected closer to the southerly or easterly boundary of the area than 23 metres; and for the purpose of this paragraph "light manufacturing" means a business, no part of the operation of which produces or is likely to produce either noise or vibration that interferes with the enjoyment of the adjoining property or properties, obnoxious odours or fumes or undue smoke, provided where, in connection with the business, work is done or goods or materials are stored in the open or in an open yard, the work is done and the goods or materials are stored in a neat, clean and orderly manner.
7. to prevent the use of Lots 1 to 8 inclusive according to Plan 988 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), Lots \(14,15,16,17,22\) and 23 according to Plan 654, registered in the said Land Registry Office and Lot 13, according to Plan 654 (except the northerly 7.6 metres thereof), having a frontage of 93.9 metres on the north side of St. John's Road by a depth of 107.9 metres on the east side of Runnymede Road, for public hospital purposes or the erection or use of a building or structure on the land for any of those purposes.
8. to prevent the use of land within the area bounded on the west by the west city limits, on the north by the south limit of Lawrence Avenue West, on the east by the west limit of the lands sub-divided by Plan 778 E registered in the land Registry Office for the Registry Division of Toronto (No. 63 ), and on the south by the north limit of Plan M-299 registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), for private academic, philanthropic or religious school purposes or the erection or use of a building or structure on the land for any of those purposes.
9. to prevent the erection of apartment houses in the area bounded by Wood, Alexander, Yonge and Church Streets having a greater gross floor area and lesser motor vehicle parking facilities than required by sections 4(2); 6(3) PART 1 ; 6(3) PART III 1; 7(3) PART I 1, 2, 3 and 4; 7(3) PART III 1 and 2; 8(3) PART I 1 to 10 , inclusive, 18 and 19 ; and 9 (3) PART I 1, 2 and 3; provided the lot coverage of any apartment house erected in the area does not exceed 30 per cent and at least one parking space of at least 18.5 square metres is provided for each three dwelling units in the apartment house.
10. (a) to prevent the use, as a boarding or lodging house in compliance with the qualifications and regulations respectively set out in sections 6(2) 11(a)(i) to (viii), inclusive; 6(2) 11(b); and 6(3) PART XI 3 ; respecting boarding or lodging houses in R2 districts, of a dwelling house that, on April 20, 1953, was in the area hereinafter described and that, on that date, was being used as a boarding or lodging house, so long as it continues to be used as a boarding or lodging house in compliance with those qualifications and regulations.

The following is the area:
The R1F portion of the area bounded on the west by the east limit of Yonge Street, on the south by the north limit of Bloor Street East, on the north by the right-of-way of the Canadian Pacific Railway, on the north-
east by Reservoir Park and Park Drive Reservation and on the east by the east city limits.
(b) to prevent the conversion of a boarding or lodging house referred to in paragraph (a), and within the \(R 1\) portion of the area therein described, into two or more dwelling units, provided the qualifications in section 6 (2) 7 (i), (ii), (iii) and (iv) are complied with.
11. to prevent the use of premises known in 1954 as 27 Walmer Road as a nursing home.
12. to prevent the use of premises known in 1954 as 45 Walmer Road as the University of Toronto Institute of Child Study.
13. to prevent the use of premises known in 1954 as 8 May Street as a private hospital, provided the building and grounds are maintained in a proper manner and the operation of the hospital is carried on in a manner satisfactory to whatever medical authority is charged with its inspection.
14. to prevent the erection and use, on the land hereinafter described and comprising the premises known in 1984 as 130 Rosedale Valley Road, of an apartment house fronting on Rosedale Valley Road, not exceeding nine storeys in height at the front nor eight storeys in height at the rear and containing not more than 12 dwelling units each having a floor area of at least 45 square metres and each remaining dwelling unit having a floor area of at least 70 square metres.

The following is the land:
In the City of Toronto in the Municipality of Metropolitan Toronto and being composed of the whole of Blocks \(A, C\) and \(E\) and parts of Blocks \(B\) and \(D\) according to a plan registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan M-193, the boundaries of the said parcel being described as follows:

Commencing at a point in the southerly limit of Pinehill Road where it is intersected by the easterly limit of Block \(D\); thence south-westerly in a straight line 25 metres more or less to a point in the southerly limit of Block \(D\) distant 18.2 metres measured westerly thereon from the south-easterly angle of Block \(D\); thence westerly along the southerly limits of Blocks \(D, E\) and \(C 39\) metres more or less to the northeasterly limit of Rosedale Valley Road; thence north-westerly along the last mentioned limit 87.9 metres more or less to the northerly limit of Block A; thence easterly along the northerly 1 imits of \(B l o c k s A\) and \(B 87.7\) metres more or less to an iron tube planted at a point in the northerly limit of

Block \(B\) distance 19.7 metres measured westerly thereon from the north-easterly angle of Block B; thence south-easterly in a straight line 49.8 metres more or less to an iron tube planted at a point in the production westerly of the southerly limit of Pinehill Road distant 12.6 metres measured westerly along the production from the westerly limit of Pinehill Road; thence easterly along the production to and along the southerly limit of Pinehill Road 15.6 metres more or less to the point of commencement.
15. to prevent the re-erection or re-location on the lot at the south-west corner of Avenue Road and St. Clair Avenue West, having a frontage on St. Clair Avenue West of approximately 18.5 metres and a flankage on Avenue Road of approximately 30.5 metres, of the bank building which, on June 29, 1959, was on that lot.
16. to prevent the use of the four-storey building which, on June 29, 1959, was at the south-west corner of Bloor Street West and Dufferin Street, for light manufacturing purposes, namely, a business no part of the operation of which produces or is likely to produce either noise or vibration that interferes with adjoining property, obnoxious odours, or fumes or undue smoke, provided where incidental to any such business work is done or goods or materials are stored on land appurtenant to the building, the work is done and the goods or materials are stored in a neat, clean and orderly manner.
17. to prevent the erection and use of an automobile service station on the land at the south-west corner of Mount Pleasant Road and Keewatin Avenue comprising Lots 5 and 6, according to \(P 1 a n\) M-257 registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).
18. to prevent the improvement and enlargement of the candy, confectionery and ice cream plant which, on October 15, 1953, was on the east side of Gladstone Avenue, south of College Street:
(i) by the erection and use of a new five-storey office building fronting on the east side of Gladstone Avenue, approximately 115 metres south of the south limit of College Street;
(ii) by the conversion, improvement and use as a garage of the metal-clad building and open shed which, on that day, was approximately 40 metres east of Gladstone Avenue and approximately 11 metres south of the south limit of Plan 324 registered in the Land Registry Office for the Registry Division of Toronto (No. 63);
by the construction and use of a new transformer and new transformer building on the northerly part of Block "X", according to Plan \(D-1345\) registered in the said Land Registry Office and lying approximately 6.5 metres west of the westerly limit of Rusholme Park Crescent;
(iv) by the construction and use of a new two-storey storage building on part of Block " \(X\) " and adjacent to the westerly limit of Rusholme Park Crescent;
(v) by the construction and use of a new five-storey storage building replacing the two-storey brick building which on June 29, 1959, was immediately to the west of the westerly limit of the southerly 24.5 metres more or less of Block " \(X\) " or by the enlargement and use of the twostorey brick building and the use of the building as so enlarged for storage purposes;
(vi) by the demolition of existing structures for the purposes aforesaid.
19. to prevent the erection, on the lot having a frontage on the west side of Christie Street of 49.5 metres (widening to 101 metres at the rear), commencing 41.2 metres south of Benson Avenue and running southerly, of an apartment house 14.6 metres wide, having a height and lot coverage not exceeding \(111 / 2\) storeys and 15.4 per cent, respectively, having a north side yard, front yard and rear yard of not less than 20 metres, six metres and 10 metres, respectively; containing 120 dwelling units each having a dwelling unit area of at least 55 square metres and 36 dwelling units each having a dwelling unit area of at least 83.5 square metres; and having off-street motor vehicle parking facilities to the extent of 117 parking spaces.
20. to prevent the erection and use of a medical and professional office building on Lot 1042, Plan 1537, on the north side of Lawrence Avenue West, closer to the east, west and north lot lines than 7.5 metres and having a gross floor area not exceeding one and one-half times the area of the lot provided
(i) the building does not occupy more than 50 per cent of the lot;
(ii) no portion of the building is closer to the east lot limit than 6.4 metres nor closer to the north limit of Lawrence Avenue West than 9.1 metres;
(iii) the building does not exceed 10.7 metres above grade;
(iv) off-street parking facilities are provided for the building on the basis of one parking space for each 46 square metres of rentable floor space in the building;
(v) no vehicular access to or from the off-street parking facilities is by way of Glengarry Avenue.
21. to prevent the use of a building that, on June 29 , 1959, was at 42 to 62 Shaftsbury Avenue, for the purposes of a business administrative office.
22. to prevent the erection and use, on a lot within the R4A V1 area on the south side of Eglinton Avenue West, between a point 45.7 metres west of the west limit of Eastbourne Avenue and a point 10.7 metres east of the east limit of Lascelles Boulevard, of a doctors' office building containing a gross floor area not exceeding three times the lot area and without complying with the front, rear and side lot line set back requirements of section 6(3) PART II 1 to 10 , inclusive.
23. to prevent the establishment and use, in the north-west portion of the main floor of the apartment house at premises known in 1959 as 561 Avenue Road, of a dining room, kitchen and other facilities related thereto, provided:
(i) the dining room, kitchen and other facilities are completely contained within the building with no direct access to the street;
(ii) the dining room does not exceed 52 square metres in area;
(iii) no sign, notice or other device advertising the dining room is externally displayed on the apartment house or internally displayed so as to be visible from the exterior of the apartment house; and
(iv) the owner or occupant of the building provides and maintains at the premises not less than 10 motor vehicle parking spaces for the exclusive use of persons using the dining room, other than tenants, and the parking spaces are clearly so designated.
24. to prevent the erection and use of an apartment house having a gross floor area not exceeding seven times half the area of the apartment house lot in any of the following areas or at any of the following locations:

The area bounded on the north by the south limit of Howard Street, on the south by the north limit of Wellesley Street East, on the east by the west limit of Parliament Street and on the west by the east limit of Bleecker Street.

The areas comprising the lands abutting either side of Jameson Avenue, between the south limit of Queen Street West and the north limit of the Canadian National Railway.

The south-west corner of Jane Street and Baby Point Road.
Premises respectively known in 1959 as \(710-714\) Spadina Avenue, \(690-720\) Broadview Avenue, 2 Montcrest Boulevard, 137139 Isabella Street, 828 Kingston Road, 113-115 Dowling Avenue.

The portions of premises 479-485 Kingston Road and 501-503 Kingston Road designated R4.
25. to prevent the erection and use of an apartment house occupying not more than one-half the area of the apartment house lot within any of the areas or at any of the locations referred to in exception 24 without complying with the requirements of sections 4 (4) (5) and 6(3) PART II 1 to 10 , inclusive, provided:
(i) no part of the apartment house is closer to the side lot lines than three metres or closer to the front lot line than six metres, and
(ii) off-street parking facilities are provided and maintained on the basis of one parking space for each two dwelling units.
26. to prevent the erection of a building on land abutting either side of St. Clair Avenue West, between Avenue Road and the west limit of Tweedsmuir Avenue and its southerly production, except any portion of that land designated \(G\), or on land abutting the west side of Avenue Road between the south limit of St. Clair Avenue West and a line parallel to and distant 40 metres south of the south limit of lynwood Avenue, for one or more offices for physicians and dentists, or any of them, or the use of the building for any such purpose, provided:
(i) the gross floor area of the office accommodation within the building does not exceed 50 per cent of the maximum gross floor area to which a building to be erected on that land is restricted by sections 6(3) PART I 1; 6(3) PART III 1(a); 7(3) PART I 1; and 7(3) PART III 1;
(ii) off-street parking facilities are provided and maintained to the extent of one parking space for each 93 square metres of the office accommodation in accordance with section \(4(4)\) and for the \(\gamma\) purposes of section 4 (4) (except as to the number of parking spaces to be provided and maintained,
in which regard this subparagraph governs) the office accommodation shall be deemed to be an office building.
27. to prevent the use of land or the erection or use of a building or structure within the R4 V3 area bounded by the south limit of St. Clair Avenue West, the east limit of Russell Hill Road, the west limit of Warren Road and a line parallel to and distant 18 metres south of the south limit of St. Clair Avenue West without complying with the requirements of sections \(4(2)\), (4) \(\quad\) (3) PART I \(1 ; 又\) 6(3) PART II 1 to 10, inclusive; 6(3) PART III 1; 7(3) PART I 1 to 4, inclusive; 7(3) PART III 1 and 2; 8(3) PART I 1 to 10 , inclusive, 18 and 19 ; and 9 (3) PART I 1,2 and 3 ; provided the building or structure does not contain a greater gross floor area than permitted by By-law 18642, as amended to March 23, 1954 and the building or structure, as well as the use of the land, complies in all other respects with Bylaw 18642, as so amended.
28. to prevent the use of the land known in 1959 as 99 St . Clair Avenue West or the erection or use of a building or structure on that land for medical centre with offices for doctors, an operating room and laboratory facilities without complying with the requirements of sections \(4(2) ; 6\) (3) PART I 1; 6(3) PART IJ 1 to 10, inclusive; 6(3) PART III 1; 7(3) PART I 1 to 4, inclusive; 7(3) PART III 1 and 2 ; 8(3) PART I 1 to 10 , inclusive, 18 and 19 ; and 9 (3) PART \(] 1,2\) and 3 ; provided the building or structure does not contain a greater gross floor area, than permitted by By-law 18642, as amended to March 23, 1954 and the building or structure, as well as the use of the land, complies in all other respects with By-law 18642, as so amended.
29. to prevent the erection by the Sisters of St. Joseph for the Diocese of Toronto in Upper Canada, within the area bounded by Glendale Avenue, Parkdale Road, Sunnyside Avenue and Queen Street West, of one or more hospital buildings or additions to existing hospital buildings that do not comply with the requirements of section 6(3) PART II 10 , provided the combined gross floor area of all the hospital buildings, existing hospital buildings and additions thereto does not exceed one and one-half times the area of the hospital lands.
30. to prevent the erection or use on the lot known in 1981 as 347 Bathurst Street, of buildings or additions to buildings for the purpose of a bank or uses accessory to a bank, having a total gross floor area of not more than 1.0 times the area of the lot, provided each building or addition complies with all other requirements for commercial buildings or structures set out in this by-1aw.
31. to prevent the erection of a gasoline service station on lands known as \(122,126,128,130\) and 132 Eglinton Avenue West having a frontage on the north side of Eglinton Avenue West of 44.2 metres and on the east side of Edith Drive of 36.6 metres.
32. to prevent the erection of a five-storey office building on the easterly 30.4 metres of Lot 10 , Plan 365 , having a frontage of 15.2 metres on the west side of Yonge Street, between Delisle Avenue and Heath Street, without providing motor vehicle parking facilities.
33. to prevent the use of land or the erection or use of a building or structure on land abutting the east side of Cleveland Street, between a point 42.7 metres south of the south limit of Eglinton Avenue East and a point 61 metres farther south, for the purposes of a home for elderly persons provided:
(i) the height of the building or structure does not exceed two storeys and basement;
(ii) the lot coverage does not exceed 35 per cent; and
(iii) no part of the building or structure is closer to the north, rear and south lot lines, respectively, than the respective distances of 7.5 metres, 12 metres and 7.5 metres.
34. to prevent the use of a dwelling house that, on June 29 , 1959, was on land fronting on either side of St. George Street, between Lowther Avenue and Bernard Avenue, for any of the following purposes:
(i) the office of a professional person or persons such as a physician, barrister, engineer, architect, Ontario Land Surveyor;
(ii) the administrative office of a non-profit organization of a religious, educational, recreational, fraternal or philanthropic nature;
(iii) a business administrative office.
35. to prevent the northerly extension or enlargement of the National Soccer League (Ontario) soccer field, between Roxton Road and Shaw Street, approximately 90 metres south of College Street, formerly known as Acorn Park and latterly forming part of Fred Hamilton Playground, by the acquisition of the parcel of land adjoining the north limit of the soccer field, having a frontage of 22.9 metres on the west side of Shaw Street by a depth of 36 metres, and the use of the
parcel, including the erection thereon of necessary buildings and structures, for the purposes of washrooms, a refreshment room and/or spectator bleachers.
36. to prevent the extension or enlargement of the refrigeration service business conducted by Freeman Refrigeration Limited at premises known in 1959 as 653 Davenport Road by the acquisition of the premises immediately adjoining to the east and known in 1959 as 649 Davenport Road and the erection and use thereon of an addition to 653 Davenport Road for that business.
37. to prevent the use, for the purpose of the administrative office of a non-profit organization of a religious, educational, recreational, fraternal or philanthropic nature, of the whole of a building that was originally constructed as either a one-family dwelling house or a pair of attached onefamily dwelling houses or row housing and that, on May 24, 1960, was on a lot within the area bounded on the north by the south limit of Lowther Avenue, on the south by the north limit of the CR district on the north side of Bloor Street West, on the east by the west limit of the R3 district on the west side of Spadina Road, and on the west by the following line:

Commencing at the intersection of the south limit of Lowther Avenue with the east limit of Dalton Road, thence southerly along the east limit of Dalton Road a distance of 39.6 metres; thence easterly on a straight line at right angles to the east limit of Dalton Road a distance of 24.4 metres; thence southerly on a straight line parallel to and distant 24.4 metres east of the east limit of Dalton Road to the north limit of the \(C R\) district on the north side of Bloor Street West;

Subject, however, to section 5(2).
38. to prevent the erection and use, on land abutting the east side of Lawton Boulevard, between the easterly production of the south limit of Walmsley Boulevard and the north limit of the Cl district abutting the east side of Lawton Boulevard, of an apartment house part of which projects beyond an angular plane constructed over the lot from the rear lot line in accordance with section 6(3) PART II 2, but in no case shall part of the apartment house be closer to the rear lot line than 7.5 metres.
39. to prevent the use of the land known in 1962 as 43 Eglint on Avenue East or the erection or use of a building or structure on that land for an office building having a gross floor area exceeding that otherwise permitted by this by-law, provided the excess is not greater than the aggregate of the areas of
the second and third storeys of the office building above grade and provided both storeys are used exclusively for the temporary parking or storing of private passenger motor vehicles of tenants and occupants of the office building and their visitors.
40. to prevent the use of the land known in 1963 as 84 Davisville Avenue or the erection or use of a building or structure on that land by The Salvation Army as a residence for Retired Officers of The Salvation Army provided
(i) the building or structure is not closer to Millwood Road than 30 metres; and
(ii) no vehicular access to the land, building or structure is by way of Millwood Road.
41. to prevent the use of land or the erection or use of a building for the purpose of a hostel for women or the Y.W.C.A. at premises known in 1973 as 875 Queen Street East.
42. to prevent the use of land or the erection or use of a building or structure on land:
(i) within the area on either side of Spadina Avenue, between College Street and Dundas Street West, designated CR L2 U.60, or
(ii) abutting the north side of Dundas Street West, between the easterly limit of Augusta Avenue and the easterly limit of the CR L2 U. 60 area, for the purposes of a store for the sale of dry goods at retail and wholesale, and any use accessory to the store.
43. to prevent the use of a building that on May 27,1963 , was on a lot on either side of Jackes Avenue, for any of the following purposes:
(i) the office of a professional person or persons such as a physician, barrister, engineer, architect, Ontario Land Surveyor;
(ii) the administrative office of a non-profit organization of a religious, educational, recreational, fraternal or philanthropic nature;
(iii) a business administrative office;
or to prevent the use of the building known on May 27,1963 as 31 Jackes Avenue for the purposes of The Frontier College.
44. to prevent the use of premises known in 1963 as 112 Howland Avenue for private academic, philanthropic or religious school purposes.
45. to prevent the conversion of the first storey below grade of a building that, after April 13, 1959, was on land abutting either side of St. Clair Avenue West, between Avenue Road and the west limit of Tweedsmuir Avenue and its southerly production, except a portion of that land designated \(G\), or on land abutting the west side of Avenue Road, between the south limit of St. Clair Avenue West and a line parallel to and distant 40.2 metres south of the south limit of Lynwood Avenue, into one or more offices for physicians and dentists, or any of them, provided off-street parking facilities are provided and maintained to the extent of one parking space for each 93 square metres of the office accommodation in accordance with section 4(4) and Ior the purposes of \(O\) section 4(4) (except as to the number of parking spaces to be provided and maintained, in which regard this paragraph governs) the office accommodation shall be deemed to be an office building.
46. to prevent, within the \(R 2\) district within the area bounded on the north by Shuter Street, on the south by Queen Street East, on the west by Sherbourne Street and on the east by Parliament Street, the parking of motor vehicles closer to the south limit of Shuter Street than six metres, nor the provision and maintenance of lesser motor vehicle parking facilities than required by section 4 (4) Within that \(\gamma\) area, provided motor vehicle parking facilities are provided and maintained in the manner specified in section 4(4) \(\gamma\) four dwelling units or fraction thereof, and for the purposes 4 of section 4(4) ( 4 the area is deemed to comprise a single lot; and this by-law is amended to permit the parking of motor vehicles located as aforesaid and in accordance with the foregoing.
47. to prevent the erection and use, within the area hereinafter described and comprising the premises known in 1984 as 1 St. Clair Avenue West, of an office building containing a gross floor area not exceeding 8.75 times the area of the \(\frac{10 t}{6}\) exclusive of not more than 335 square metres used for the purpose of elevator machinery, electrical servicing and heating, cooling and ventilating equipment.

The following is the area:
Commencing at a point in the south limit of St. Clair Avenue West where it is intersected by the west limit of Yonge Street; thence west along the south limit of St. Clair Avenue West 33.5 metres to a point; thence south parallel to the
west limit of Yonge Street 27 metres to point; thence east in a straight line to a point in the west limit of Yonge Street distant 26.9 metres measured south thereon from the south limit of St. Clair Avenue West; thence north along the west limit of Yonge Street 26.9 metres to the point of commencement.
48. to prevent the erection and use on the land hereinafter described and comprising the premises known in 1984 as 410 Roselawn Avenue, by The Municipality of Metropolitan Toronto and the Metropolitan Board of Commissioners of Police of a police communications tower and a one-storey communications equipment building, provided:
(i) no goods, material or equipment are stored in the open,
(ii) the requirements for the location respecting landscaped open space, lot line setbacks and spacing of facing external walls are complied with, and
(iii) the building is designed and maintained in general harmony with buildings of the type permitted on adjoining lands.

The following is the land:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of Lot 35, in Range II on the north side of Roselawn Avenue (formerly Kensington Avenue) according to a plan registered in the Land Registry Office for the Registry Division of Toronto Boroughs (No. 64) as Plan 734, part of which plan is now on file in the Land Registry Office for the Registry Division of Toronto (No. 63).
49. to prevent the erection and use of a factory on lands known in 1966 as \(719,725,727\) and 733 King Street West, 556, 560, 564, 576 and 620 Wellington Street West and 74 and 76 Bathurst Street having lesser motor vehicle parking facilities than required by section 4 (4) end (5) provided motor vehicle parking facilities are provided and maintained in the manner required by section 4 (4) (5) the extent at least of one parking space for each 93 square metres of gross floor area contained within the factory.
50. to prevent the use of premises known in 1967 as 24 Matilda Street for the purposes of manufacturing and processing nonfruit base sundae toppings, popcorn and other corn products, french fried potatoes and french fried onion rings.
51. to prevent the erection and use within the area hereinafter described and comprising the premises known in 1984 as 95

Walton Street, of a steam generating plant supplying steam to The Toronto General Hospital, The Hospital for Sick Children, the building known in 1967 as The New Mount Sinai Hospital and any building erected in substitution therefor, Women's College Hospital, Charles H. Best Institute, the Faculty of Dentistry, University of Toronto, Toronto Institute of Medical Technology, Laughlen Lodge, Toronto, and The Nightingale School of Nursing, or any of them, and an extension or enlargement of any of them, provided the height of the smoke stack of the plant does not exceed 140 metres above the average elevation of the sidewalk on the south side of the portion of Walton Street abutting the area.

The following is the area:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of Lots 25,26 and part of lot 24 according to a plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan D-4, and parts of Lots \(38,39,40,41\) and part of Barnaby Place, according to a plan registered in the said Land Registry Office as Plan 60, the boundaries of the land being described as follows: Premising that the southerly limit of Walton Street has a course of north seventy-four (74) degrees fortyfour (44) minutes east, and relating all bearings herein thereto;

Commencing at an iron bar planted in the southerly limit of Walton Street, distant 40.5 metres measured westerly thereon from the westerly limit of Bay Street; thence south seventyfour (74) degrees forty-four (44) minutes west along the southerly limit, a distance of 30.2 metres more or less, to the north-westerly angle of Lot 26 ; thence south fifteen (15) degrees sixteen (16) minutes east along the westerly limit of Lot 26 a distance of 1.1 metres to the northerly extremity of the westerly face of the westerly wall of the old frame and stucco dwelling now or formerly standing upon the northerly part of the lands herein described; thence south fifteen (15) degrees thirty-two (32) minutes thirty (30) seconds east along the westerly limit of Lot 26 as represented in part by the line of the westerly face of the westerly wall of the old frame and stucco dwelling now or formerly standing upon the northerly part of the lands herein described, in all a distance of 12 metres to the south-westerly corner of the dwelling; thence south fourteen (14) degrees fifty-six (56) minutes forty ( 40 ) seconds east continuing along the westerly limit of Lot 26 as represented in part by the line of an old board fence, to and along the line of the westerly face of the westerly wall of an old shed now or formerly standing upon the lands herein described and the southerly production thereof, in all a distance of 9.8 metres to the southwesterly angle of Lot 26 ; thence south fifteen (15) degrees
sixteen (16) minutes east, a distance of 25.4 metres to the point of intersection thereof with the southerly limit of Lot 38 as represented in part by the line of the southerly face of the southerly wall of an old two-storey brick building, now or formerly standing upon the southerly part of the lands herein described; thence north seventy-four (74) degrees fiftysix (56) minutes thirty (30) seconds east along the southerly limit of Lot 38 , a distance of 19 metres to the south-easterly angle thereof; thence north seventy-four (74) degrees forty-seven (47) minutes east a distance of 11.2 metres to an iron bar planted; thence north fifteen (15) degrees sixteen (16) minutes west, a distance of 48.4 metres to the point of commencement.
52. (a) to prevent the use of a lot in a C2 district, or a portion thereof, hereinafter referred to, for the purpose of a cartage yard.

For the purposes of this paragraph a "cartage yard" means a lot:
(i) for the storage of any goods, wares, merchandise, substance, article or thing in transit wholly within a warehouse or other building on the lot;
(ii) where commercial motor vehicles are kept for cartage purposes;
(iii) where the portions of the lot neither occupied by a building nor landscaped have a properly drained hard surface;
(iv) where only minor or running repairs essential to the actual operation of motor vehicles are made in the open;
(v) where any lights used for the illumination of an open area are so arranged as to divert light away from adjacent residential premises or G districts;
(vi) where a wall at least two metres in height (which may include the wall of a building) is erected along the boundary of any portion of the lot abutting a G, R, C1A, C1S or Cl district or, in the alternative, landscaping is provided to a depth of at least two metres from such boundary or, where a wall is erected closer than two metres to such boundary, landscaping is provided between the boundary and the wall, and the wall or landscaping is satisfactorily maintained; and
(vii) that is maintained at all times in a clean and orderly condition.
(b) The following are the \(C 2\) districts referred to in paragraph (a):

The part of the \(C 2\) district between Broadview Avenue and McGee Street north of Eastern Avenue.

The C2 district on the south side of Gerrard Street East between Logan Avenue and the Canadian National Railway right-of-way.

The part of the C2 district bounded on the north and east by Davenport Road, on the south by Dupont Street and on the west by Bathurst Street.

The C2 district on the west side of Old Weston Road from Townsley Street to the Hydro-Electric Power Commission of Ontario right-of-way.

The parts of the \(C 2\) districts between Runnymede and Keele Street bounded on the north by Ethel Avenue and on the south by the southern boundary of the Canadian Pacific Railway right-of-way and Vine Avenue.

The C2 district within the area bounded by Roncesvalles Avenue, Dundas Street West and Howard Park Avenue.

The C2 district within the area bounded by Queen Street West, Brock Avenue and the Canadian National Railway right-of-way.

The \(C 2\) district between Dufferin Street and Northcote Avenue south of Peel Avenue.

The \(C 2\) district on the west side of Dufferin Street north of Melbourne Avenue.
53. to prevent the erection or use of a portion of a professional office building, on the parts of Lots 1036 and 1043 , lying to the east of the west city limits, according to a plan registered in the land Registry Office for the Registry Division of Toronto Boroughs (No.64) as Plan 1537, part of which plan is now on file in the Land Registry Office for the Registry Division of Toronto (No. 63), having a gross floor area the portion of which within the City of Toronto does not exceed the area of the portion of the lot within the City of Toronto; and without the necessity of providing and maintaining motor vehicle parking facilities to the extent prescribed by section \(4(4)\) ( 4 ) provided:
(i) the portion of the building has a height not exceeding 11 metres above grade;
(ii) no part of the portion of the building is closer to the north limit of Lawrence Avenue West than nine metres;
(iii) landscaped open space is provided and maintained on the portion of the lot within the City of Toronto to the extent at least of 220 square metres;
(iv) motor vehicle parking facilities are provided and maintained for the portion of the building to the extent at least of seven parking spaces; and
(v) no vehicular access to or from the lot is provided across the easterly boundary thereof or the portion of the northerly boundary thereof within the City of Toronto.
54. to prevent the erection and use as a parking lot, on the lands hereinafter described, of a building that does not comply with sections 7(3) PART II 3 and 5; 7(3) PART III 3 and 4; and 7 (3) PART IV 1.

The following are the lands:
The lands bounded on the north by a line drawn west, perpendicular to the west 1 imit of Murray Street from a point therein distant 166.3 metres north thereon from the north limit of Elm Street, on the south by a line drawn parallel to and at the perpendicular distance of 61 metres north of the north limit of Elm Street, on the west by the west limit of Registered Plan \(1,49,55\), and on the east by the west limit of Murray Street.
55. to prevent the erection and use within the area known as Sir Winston Churchill Park by The Municipality of Metropolitan Toronto and the Metropolitan Board of Commissioners of Police of a police communications tower and a one-storey communications equipment building, provided no part of the building or tower is otherwise than wholly within the following land:

In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of part of Lot 24 , in Concession 2 from the Bay, and more particularly described as follows: Premising that the northern limit of Lot 72 as shown on a plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan 364 E , has a bearing of North 74 degrees, 11 minutes East and relating all other bearings used herein thereto. Commencing at a point in Lot 24 which may be located as follows: Beginning at a standard
iron bar planted at the north-eastern angle of Lot 72 ; thence South 24 degrees, 27 minutes East, along the eastern 1 imit of Lot 72 (being also along the western limit of Russell Hill Road) forty-five and fifty-two one-hundredths feet (45.52') more or less to the intersection with a line parallel to the northern limit of Lot 72 and perpendicularly distant fortyfive and zero one-hundredths feet (45.00') measured southerly therefrom; thence South 74 degrees, 11 minutes West, along the line so drawn 208 feet to the point of commencement; thence, continuing South 74 degrees, 11 minutes West, along the last mentioned line 100 feet to a point; thence South 15 degrees, 49 minutes East, at right angles to the last mentioned line 70 feet to a point; thence North 74 degrees, 11 minutes East, parallel to the northern limit of Lot 72 a distance of 100 feet to a point; thence North 15 degrees, 49 minutes West, at right angles to the last mentioned line, 70 feet to the point of commencement.
56. to prevent the use of the dwelling house located in 1970 at 22 Delisle Avenue for the purpose of a haven or refuge for the accommodation of not more than 10 persons, provided no exterior addition or major exterior alteration is made to the dwelling house.
57. to prevent the use of a one-family dwelling house located in 1970 at 33 Dalton Road for the keeping, under the control and supervision of Oolagen House, of not more than six persons under the age of 21 years, provided no exterior addition or major exterior alteration is made to the dwelling house.
58. to prevent the use of \(a\) lot or the erection or use of a building or structure within the area comprising the lands hereinafter described for the purpose of any of the uses permitted in an R1F district.

The following are the lands:
Lots \(14,15,16,17,18\) and 19 according to a plan registered in the Land Registry Office for the Registry Division of Toronto Boroughs (No. 64) as Plan 1000, but now on file in the Land Registry Office for the Registry Division of Toronto (No. 63).
59. to prevent the use of the building located in 1973 at 912 Mount Pleasant Road for the purpose of carrying on therein a new and used car sales showroom and related repair and service facilities, other than the sale of gasoline or the painting or repairing of bodies or fenders, and the use of the lot at that location only for the provision of outdoor employee and customer parking or as landscaped open space, provided:
(i) any lights used for the illumination of the portion of the lot used for parking are so arranged as to divert light away from the adjacent premises and street; and
(ii) no major exterior alteration of the building is made other than the construction of a showroom window at the front of the building.
60. to prevent the use of the lands hereinafter described for the erection or use of a building or structure on those lands without complying with section 6(3) PART II 6 and 7 (a), provided the building or structure complies with section 4 (4) (d) and (e) of By-law 20623, as amended to June 30, 1973.

The following are the lands:
(i) Land known in 1973 as 453 Broadview Avenue and described as Lot 1, Registered Plan 679, Toronto.
(ii) Land known in 1973 as 221 Seaton Street and described in Instrument CT 6978 registered in the Land Registry Office for the Registry Division of Toronto (No. 63).
61. to prevent the use of a dwelling house as a boarding or lodging house or a converted dwelling and lodging house or a converted dwelling house operated by an agency of government or by a charitable institution or a non-profit group incorporated as such under any Act and using N.H.A. funds in an R2, R3, R4 or R4A district.
62. To prevent the use of 37 square metres of the ground floor of the north tower of the premises known in 1974 as the "Town Inn" at 620 Church Street as a tuck shop and dry-cleaning depot provided:
(i) the entrance to the tuck shop and dry cleaning depot is internal to the building;
(ii) no exterior window or wall of the building is used or exterior sign erected for the purposes of displaying goods or advertising the tuck shop and dry cleaning depot; and
(iii) the dry cleaning depot is restricted to the receipt of articles or goods of fabric to be subjected to the process of dry-cleaning, dry-dyeing or cleaning all or any of which including pressing is to be performed at a location other than at the building.
63. to prevent the erection and use of a building or structure at 462 Eastern Avenue that contains a ramp the slope of which is
in excess of 12 per cent provided all other provisions of this by-law are complied with.

The following is the land:
The 1 and designated as PARTS \(5,6,11,13,15\) and 17 , on a reference plan filed in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan 66R8865.
64. to prevent the conversion of seven rooms within the building on the lot known in 1979 as 5 Hoskin Avenue to three dweliing units provided not less than three parking spaces are provided on the lot.
65. to prevent the use of the building existing on June 30,1979 on the lot known in 1979 as 504 Jarvis Street for the purposes of an eating establishment, an office, an administrative office of a non-profit organization of a religious, educational, recreational, fraternal or philanthropic nature; a private art gallery, a public art gallery, a public museum, a public hall used only for lectures, meetings and for art exhibits, concerts or other displays or performances of a cultural nature; a private academic, philanthropic or religious school; a social or recreational club, whether or not the club is operated for profit and includes the premises of a fraternal organization; signs, subject to section 7(3) PARTX 1.
66. to require the provision of motor vehicle parking facilities for a boarding or lodging house:
(i) in use as such on November 12, 1975; and
(ii) within the area bounded on the west by Jarvis Street, on the north by Carlton Street, on the east by Parliament Street, and on the south by Queen Street.
67. to prevent the use of land or the erection or use of a building or structure on land within the area known as the Merton Street Area, and hereinafter described, for the purpose of one or more dwelling units in the upper portion of a Cl building not exceeding three storeys in height.

The following is the Merton Street Area:
In the City of Toronto, described as follows:

COMMENCING at the intersection of the easterly limit of Yonge Street, as widened by City of Toronto By-law 8814, where it is intersected by the southerly limit of the right-of-way lands of the Canadian National Railways, formerly known as
the Belt Line Railway, the intersection being the southwesterly angle of Lot 1 according to a plan registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan \(\mathrm{M}-5\);

THENCE northerly along the easterly limit of Yonge Street, being along the westerly limit of Lot 1 , a distance of 74.00 feet more or less to a point therein distance 22.58 feet measured southerly thereon from the north-westerly angle of the lot;

THENCE easterly along a straight line drawn from the last mentioned point to a point in the easterly limit of lot 1 distant 74.58 feet measured northerly thereon from the southeasterly angle thereof, being along the northerly limit of the said lands of the Canadian National Railways, a distance of 100.00 feet;

THENCE northerly along a line parallel to the easterly limit of Yonge Street, to its intersection by the northerly limit of Merton Street;

THENCE easterly along the northerly limit of Merton Street, 106.25 feet more or less, to the easterly limit of Lot 3 according to Plan M-5;

THENCE northerly along the easterly limits of Lots 3,4 and 5 according to Plan \(M-5\), to the intersection of the easterly limit of Lot 5 by a line parallel to and at the perpendicular distance of 7.50 feet northerly from the northerly limit of Lot 8 according to Plan \(\mathrm{M}-5\);

THENCE easterly along the said line parallel to the northerly limit of Lot 8 , to the easterly limit of Lot 7 according to Plan M-5;

THENCE southerly along the easterly limit of Lot 7 , a distance of 7.50 feet more or less, to the south-easterly angle thereof;

THENCE easterly along the northerly limits of Lots 10,12 , \(14,16,18,20,22,24,26,28,30,32\) and 34 according to Plan \(M-5\), to and along the northerly limit of Lot 6 according to a plan registered in the said Land Registry Office as Plan M-99 and along the easterly production thereof, to the easterly limit of Pailton Crescent as confirmed under. The Boundaries Act by plan \(B A-492\) and registered in the said Land Registry Office on May 1, 1974 as instrument A-428474;

THENCE south-easterly along the easterly limit of pailton Crescent, to its intersection by a line parallel to and at the perpendicular distance of 15.00 feet southerly from the
northerly limit of Lot 25 according to a plan registered in the said Land Registry Office as Plan M-121;

THENCE easterly along the said line parallel to the northerly limit of Lot 25 , to the westerly 1 imit of Lot 27 according to Plan M-121.

THENCE northerly along the westerly limit of Lot 27 , to the north-westerly angle thereof;

THENCE easterly along the northerly limits of Lots \(27,28,29\) and 30 according to Plan \(M-121\), to the intersection of the northerly limit of Lot 30 by a line parallel to and at the perpendicular distance of 25.00 feet easterly from the westerly limit of Lot 30 ;

THENCE southerly along the line parallel to the westerly limit of Lot 30 , to the southerly limit of Merton Street;

THENCE easterly along the southerly limit of Merton Street, to the easterly limit of Mount Pleasant Road as established by City of Toronto By-law 10003;

THENCE southerly along the easterly limit of Mount Pleasant Road, to its intersection by the northerly limit of the right-of-way lands of the Canadian National Railways;

THENCE westerly along the northerly limit of the right-of-way lands of the Canadian National Railways, to its intersection by the westerly 1 imit of Mount Pleasant Road;

THENCE southerly along the westerly limit of Mount Pleasant Road, to its intersection by the southerly limit of the right-of-way lands of the Canadian National Railways;

THENCE westerly along the last-mentioned limit, to the point of commencement.
68. (a) to prevent the use of land or the erection or use of a building or structure in the area hereinafter described for the purpose of row housing comprising not more than three vertically divided one-family dwelling houses, provided the building or structure complies with the provisions of this by-law respecting row housing as if the land on which the building or structure is located were designated \(R 2\);
(b) to prevent, in that area, the keeping of not more than three roomers or boarders in a private detached dwelling house or one-family dwelling house;
(c) to prevent the owner of a private detached dwelling house in that area from altering or converting the private detached dwelling house to provide therein two or more dwelling units, provided:
(i) the private detached dwelling house contains a gross floor area of at least 140 square metres; and
(ii) section 6(2) \(10(a)\) is complied with;
(d) to prevent the erection or use on a lot in that area of a building for the purpose of an apartment house, converted dwelling house, triplex dwelling house, or double triplex dwelling house, provided:
(i) the lot was used for such purpose on October 11, 1977; and
(ii) a building erected after October 11, 1977:
A. is used for the same purpose as existed on the lot on October 11, 1977; and
B. complies with the provisions of this by-law respecting such use as if the land on which the building is erected were designated R 2 ;
(e) to prevent the erection or use of an addition to the main rear wall of the building on the land known in 1978 as 85 Craighurst Avenue to within 0.46 metres of the westerly side lot line, provided:
(a) the side walls of the addition contain no openings; and
(ii) no part of the addition that projects beyond the prescribed 60 degree angular plane exceeds six metres in height;
(f) to prevent the owner of a semi-detached dwelling house in the aforesaid area from altering or converting such semi-detached dwelling house to provide therein two or more dwelling units.

The following is the area:
The R1F 22 area lying to the north of Roselawn Avenue and west of Yonge Street.
69. (a) to prevent the use of land or the erection or use of a building or structure in the area hereinafter described, for the purpose of row housing comprising not more than
three vertically divided one-family dwelling houses, provided the building or structure complies with the provisions of this by-law respecting row housing as if the land on which the building or structure is located were designated R2;
(b) to prevent, in that area, the keeping of not more than three roomers or boarders in a private detached dwelling house, a one-family dwelling house or a duplex dwelling house;
(c) to prevent the owner of a private detached dwelling house in that area from altering or converting the private detached dwelling house to provide therein two or more dwelling units, provided:
(i) the private detached dwelling house contains a gross floor area of at least 140 square metres; and
(ii) section 6(2) 10 (a) is complied with;
(d) to prevent the erection or use on a lot in that area of a building for the purpose of an apartment house, converted dwelling house, triplex dwelling house, double triplex dwelling house, or a one-family dwelling house comprising a portion of row housing, provided:
(i) the lot was used for such purpose on March 13 . 1978; and
(ii) a building erected after March 13, 1978:
A. is used for the same purpose as existed on the lot on March 13, 1978; and
B. complies with the provisions of this by-law respecting the use as if the land on which the building is erected were designated R2.

The following is the area:
The area delineated R1F 22 lying north of Eglinton Avenue East and east of Yonge Street.
70. to prevent the operation of a photographic plant in the building existing in 1979 on lands known as 76 and 78 Stafford Street described as follows:

In the City of Toronto, in the Municipality of Metropolitan Toronto more particularly described as follows:

FIRSTLY

The whole of Lot 11 on the west side of Stafford Street as shown on a Plan of the Ordinance Reserve made by Dennis \& Gossage, Provincial Land Surveyors, bearing date the lst day of January, 1857, on record in the Department of the Secretary of State of Canada and registered in the Land Registry Office for the Registry Division of Toronto (No. 63).

\section*{SECONDLY}

The southerly 20 feet from front to rear of Lot 9 on the west side of Stafford Street as shown on the said Plan.
71. to prevent the use of the buildings or structures existing in 1979 on the lands hereinafter referred to for the purpose of an automobile service station.

The following are the lands:
Land at the north-west corner of Bathurst Street and Richmond Street known as 168 Bathurst Street.

Land at the south-west corner of King Street West and Tecumseth Street known as 751 King Street West.

Land at the north-east corner of King Street West and Stafford Street known as 920 King Street West.
72. to prevent the use of the land known in 1979 as 1001 Queen Street West, or the erection or use of a building or structure on that land, for the purpose of a mental hospital or a use ancillary to a mental hospital, provided the aggregate gross floor area of all buildings and structures does not exceed the aggregate gross floor area of all buildings and structures legally on those lands on July 24 , 1979.
73. to prevent the erection or use by George Brown College on the land known in 1981 as 3 Nassau Street, of buildings or additions to buildings for the purposes of a vocational school or uses accessory to a vocational school, having a total gross floor area of not more than 3.5 times the area of the land, provided the building or addition complies with all other requirements for commercial buildings or structures set out in this by-law.
74. to prevent the use of any building on lands known in 1978 as 283 Spadina Avenue, 275 Spadina Road, 485, 487, 491, 493, 495, 497, 501, 503, 505, 507, 509, 511, 513 and 515 Davenport Road, 385 Madis on Avenue and 734, 736, 738, 740, 742 and 744 Huron Street, notwithstanding the non-compliance of the building with By-law 200-78.
75. to a Cl building within a C2, C3 or C4 district that on March 28, 1978, legally contained dwelling units in the upper portion thereof.
76. to prevent the use of a portion of the first or second storeys of the building existing in 1978 at 97 Eglinton Avenue East for the purposes of a commercial school.
77. to prevent the use of the parking lot existing in 1978 and comprising the land hereinafter described, for the parking of motor vehicles for the benefit of the buildings, structures, or uses of land located within 90 metres therefrom.

The following is the land:
The asphalt parking area of the George Bell Arena situate generally at the south-east corner of the lands known as Runnymede Park, between the east face of the George Bell Arena building and the west limit of Gourlay Crescent and being bounded on the south 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.
78. to prevent the use of land, the erection or use of a residential building or a mixed-use building having a height in excess of 12 metres or containing a gross floor area in excess of 1.0 times the area of the 1 ot, on the land known in 1978 as 571 Jarvis Street, provided:
(i) the residential gross floor area contained in the building does not exceed 2.5 times the area of the lot;
(ii) any mixed-use building contains a residential gross floor area of not less than 1.5 times the area of the lot;
(iii) the non-residential gross floor area contained in a mixed-use building does not exceed 0.5 imes the area of the lot and is used only for one or more non-residential purposes permitted in a \(C R\) district;
(iv) no part of the building is closer than six metres from the easterly limit of Jarvis Street;
(v) no part of the building, on the portion of the land within the area bounded by the southerly limit of Isabella Street, the easterly limit of the lot, a line parallel to and at a distance of 4.5 metres southerly from the southerly limit of Isabella Street, and a line parallel to and at a distance of 24 metres easterly from
the easterly limit of the lot, has a height exceeding nine metres; and
(vi) subject to sub-paragraph (v), no part of the building has a height exceeding the lesser of either 21 metres, or an angular plane having a vertical angle of 45 degrees commencing at an elevation of nine metres above grade at a line parallel to and distant six metres easterly from the easterly limit of Jarvis Street and proceeding easterly from that line.

For the purposes of this paragraph, the gross floor area of the building or structure or portion thereof that was on the lot on June 30, 1978 and continues to be erected shall be excluded from the calculation of the residential gross floor area and the non-residential gross floor area that may be erected or used on the lot, provided the excluded gross floor area is used only for one or more purposes permitted in a CR district.
79. to prevent the use of land or the erection or use of a building or structure on the land bounded by a line parallel to and 150 metres westerly from the westerly limit of Church Street, the southerly limit of Carlton Street, the westerly limit of Church Street, and the northerly limit of Granby Street, but excluding the land known in 1978 as 432 Church Street, for any of the following purposes:
(i) a residential building containing not more than 475 dwelling units per hectare of lot area; or
(ii) a non-residential building having a non-residential gross floor area not exceeding 2.0 times the area of the 10t; or
(iii) a mixed-use building where the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
B. 100 times the number of dwelling units in the mixed-use building
does not exceed the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. 2.0 ;
provided:
E. the number of dwelling units does not exceed 475 units per hectare of lot area; and
F. the non-residential gross floor area does not exceed 2.0 times the area of the lot; or
(iv) a mixed-use building containing senior citizens' housing and one or more non-residential uses permitted in a CR district, where the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
B. 44 times the number of senior citizens' housing dwelling units in the mixed-use building
does not exceed the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. 6.0 ;
provided:
E. the number of senior citizens housing dwelling units does not exceed 1,000 units per hectare of lot area; and
F. the non-residential gross floor area does not exceed 2.0 times the area of the lot.
80. to prevent the erection or use of a building or structure having a height greater than 23 metres on the lands bounded by the northerly limit of King Street East, the easterly limit of Toronto Street, the southerly limit of Court Street and the westerly limit of Church Street provided:
(i) no part of the building or structure erected on the portion of the lands bounded by the northerly limit of King Street East, the easterly limit of Toronto Street, the southerly limit of Court Street, and a line parallel to and distant 40 metres easterly from the easterly limit of Toronto Street, exceeds a height of 61 metres;
(ii) no part of the building or structure erected on the portion of the lands bounded by the northerly limit of King Street East, a line parallel to and distant 40 metres easterly from the easterly limit of Toronto Street, a line parallel to and distant 23 metres southerly from the southerly limit of Court Street, and
a line parallel to and distant 23 metres westerly from the westerly limit of Church Street, exceeds a height of 46 metres;
(iii) no part of the building or structure erected on the portion of the lands bounded by a line parallel to and distant 23 metres southerly from the southerly limit of Court Street, a line parallel to and distant 40 metres easterly from the easterly limit of Toronto Street, the southerly limit of Court Street and a line commencing at the intersection of the southerly limit of Court Street and the westerly limit of Church Street and proceeding in a south-westerly direction therefrom at an angle of 45 degrees from the southerly limit of Court Street, has a height exceeding an angular plane having a vertical angle of 45 degrees commencing at an elevation of 23 metres above grade at the southerly limit of Court Street and proceeding southerly therefrom; and
(iv) no part of the building or structure erected on the portion of the lands bounded by the westerly limit of Church Street, the northerly limit of King Street East, a line parallel to and distant 23 metres westerly from the westerly limit of Church Street, and a line commencing at the intersection of the southerly limit of Court Street and the westerly limit of Church Street and proceeding in a south-westerly direction therefrom at an angle of 45 degrees from the southerly limit of Court Street, has a height exceeding an angular plane having a vertical angle of 45 degrees commencing at an elevation of 23 metres above grade at the westerly limit of Church Street and proceeding westerly therefrom.
81. to prevent the use of a building or structure existing on June 30 , 1978 on a lot within the block bounded by Belmont Street, Sarah Street, Roden Place and McMurrich Street, for one or more non-residential purposes permitted in a \(C R\) district, excluding an eating establishment, a tavern or public house, a billiard or pool room, a club, and a place of amusement.
82. to prevent the erection or use of a non-residential building or structure on the lands known in 1978 as 767 and 771 Yonge Street and 9 Asquith Avenue, provided the non-residential gross floor area contained in the building does not exceed 6.5 times the area of the lot.
83. to prevent the erection or use of a building or structure on the whole or part of the lands known in 1978 as 577 Jarvis Street and 579 Jarvis Street for any of the following purposes:
(i) a residential building containing not more than 200 dwelling units per hectare of lot area;
(ii) a non-residential building having a non-residential gross floor area not exceeding 1.0 times the area of the lot; and
(iii) a mixed-use building where the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
B. 100 times the number of dwelling units in the mixed-use building
does not exceed the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. 2.5 ;
provided:
E. the number of dwelling units does not exceed 200 units per hectare of lot area; and
F. the non-residential gross floor area does not exceed 1.0 times the area of the lot.
84. to prevent the erection or use of a building or structure on the land known in 1978 as 252 McCaul Street for one or more institutional purposes permitted in a QR district provided the non-residential gross floor area of the building or structure does not exceed the non-residential gross floor area contained in the building on the lot on June \(30,1978\).
85. (a) to prevent the owner of a dwelling house in the area hereinafter described from altering or converting the dwelling house to provide therein not more than two dwelling units, provided:
(i) the dwelling house contains a gross floor area of at least 370 square metres above grade;
(ii) the portion of the gross floor area used for the additional dwelling unit created by the alteration or conversion is at least 110 square metres; and
(iii) the owner of the dwelling house has been its owner for at least three years immediately before the alteration or conversion;
(b) to prevent the use of a lot in that area for the purpose of a dwelling house, provided:
(i) the lot was so used on November 7, 1978, and
(ii) the use complied with the provisions of By-law 20623 as it existed immediately before November 7. 1978.

The following is the area:
The whole of the R1 Z2 area south of St. Clair Avenue West and situate generally between Avenue Road and Sir Winston Churchill Park.
86. to prevent the use of the land hereinafter described or the erection or use of a building or structure thereon for the purpose of one or more of the following uses:
(i) duplicating shop; printing shop;
sample or showroom; garment factory; service or repair shop;
(ii) storage warehouse, class A; wholesaling establishment - general.

The following is the land:
The land bounded on the north by Queen Street West, on the east by Simcoe Street. on the south by Richmond Street West and on the west by Bathurst Street.
87. to prevent the use for office purposes of a building or structure on a lot withiz an I1, II, I3 or IC distric: within the area bounded by Queen Street West, Simcoe Street, Front Street West and a line parallel to and 30.5 metres west of Spadina Avenue provided the building or structure was on the lot and was used for office purposes on October 10, 1978.
88. to prevent the use of land or the erection or use of a building or structure within ar: Il, I2, I \(\mathcal{E}\) or IC district within the area bounded by Queen Street West, Simcoe Street, Front Street West and Bathurst Street for the purpose of a publishing office where copy and other materials for the publication of books, newspapers, or magazines are edited or distributed.
89. to prevent the use of the ground floor of the premises known in 1978 as 520 Wellington Street and 29 Draper Street for retail store purposes.
90. to prevent the erection or use of a building or structure on the land known in 1979 as 559 Avenue Road for the purpose of a monastery, a nunnery, or religious retreat.
91. to prevent the erection or use of a building or structure on the land known in 1979 as 33 Russell Street for the purposes of a research centre or a hospital or a use accessory thereto, provided:
(i) the non-residential gross floor area used for the purposes of a research centre or hospital does not exceed the non-residential gross floor area on the lot and used for those purposes on March 31, 1979;
(ii) the height of a building or structure erected after March 31, 1979 does not exceed 23 metres; and
(iii) the amount of common outdoor space provided on the lot is not less than the lesser of that required by this bylaw for non-residential buildings in \(Q R\) districts and that on the lot in conjunction with the building thereon on March 31, 1979.
92. to prevent the lawful use of the building and structures existing on May 1 , 1979 on the lands known in 1979 as 331 and 349 Sherbourne Street for the purposes of a publichospital or a use accessory thereto, or to prevent the erection or use of a building or structure thereon for those purposes, provided:
(i) the gross floor area used for the purposes of a public hospital does not exceed the gross floor area on the lot and used for those purposes on March 31, 1979;
(ii) the height of a building or structure erected after March 31, 1979 does not exceed 18 metres; and
(iii) the amount of landscaped open space on the lot and the setbacks between the building and the lot lines are not less than the lesser of those required by this by-law for residential buildings in \(\mathrm{R} 4 \mathrm{Z3}\) districts and those on the lot in conjunction with the building thereon on March 31, 1979.
93. to prevent the lawful use of the buildings and structures existing on May 1, 1979 on the land known in 1979 as 250 College Street for the purposes of a psychiatric hospital or
a use accessory thereto, or to prevent the erection or use of a building or structure thereon for those purposes, provided:
(i) the non-residential gross floor area used for the purposes of a public hospital does not exceed the nonresidential gross floor area on the lot and used for those purposes on March 31, 1979;
(ii) the height of a building or structure erected after March 31, 1979 does not exceed 23 metres; and
(iii) the amount of common outdoor space on the lot is not less than the lesser of that required by this by-law for non-residential buildings in \(Q R\) districts and that on the lot in conjunction with the building thereon on March 31, 1979.
94. to prevent the lawful use of the building and structures existing on May 1,1979 on the lands known in 1979 as 15,25 , 45, 47 and 51 Brunswick Avenue, and \(10,12,14,20,22,24\) and 38 Major Street for the purposes of a public hospital or a use accessory thereto, or to prevent the erection or use of a building or structure thereon for those purposes, provided:
(i) the aggregate gross floor area used for the purposes of a public hospital does not exceed the gross floor area on those lands and used for those purposes on March 31, 1979;
(ii) the height of a building or structure erected after March 31, 1979 does not exceed 18 metres; and
(iii) the amount of landscaped open space on these lands and the setbacks between the building or buildings and the lot lines is the same as those required by this by-law for residential buildings in R3 23 districts and those on these lands in conjunction with the building thereon on March 31, 1979.
95. to prevent the erection or use of a building or structure on the land known in 1979 as 43 Wellesley Street East for the purposes of a public hospital or a use accessory thereto, provided:
(i) the gross floor area used for the purposes of a public hospital does not exceed the gross floor area on the lot and used for those purposes on March 31, 1979;
(ii) the height of the building does not exceed 30.5 metres; and
(ii) the amount of landscaped open space on the lot and the setbacks between the building and the lot lines are not less than the lesser of those required by this by-law for residential buildings in R3 24 districts and those on the lot in conjunction with the building thereon on March 31, 1979.
96. to prevent the lawful use of the buildings existing on May 1 , 1979 on the lands known in 1979 as 9 Earl Street, 517 and 519 Jarvis Street and 2 and 4 Wellesley Place for the purposes of a public hospital or a use accessory thereto.
97. to prevent the use of the lands known in 1979 as 495 Sherbourne Street for the purpose of a parking lot that is not within a building or structure, provided the parking lot is operated either by or on behalf of the owners of the lands referred to in exception 92.
98. to prevent the erection or use on the roof of the fifteenstorey public hospital structure existing on May 1,1979 within the block bounded by Gerrard Street West, Elizabeth Street, Elm Street and University Avenue of an airport for the landing and taking off of helicopters and an airport identification symbol on and not projecting above the roof.
99. (a) to prevent the lawful use of 44 bachelor dwelling units, 299 one-bedroom dwelling units, and 20 two-bedroom dwelling units in two residential buildings on the lot described in paragraph (b), for the purposes of special housing, or to prevent the erection or use on the lot of a building for the purposes of a private commercial garage provided:
(i) the gross floor area of the building does not exceed 15607 square metres;
(ii) the height of the building does not exceed 19.5 metres above grade, provided a mechanical penthouse, and fence enclosures for roof-deck recreation space may exceed that height, if the top of those elements is no higher than seven metres above that height.

In determining whether a building projects above that height, a stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment may project above that height if:
A. the top of those elements is no higher than 4.6 metres above that height;
B. the aggregate horizontal area of those elements, measured at any point above the level of that height, does not exceed 30 per cent of the area of the roof of the building and where there is more than one roof does not exceed 30 per cent of the combined area of the roofs;
C. the combined width of all those elements within 6.1 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 shall be measured parallel to the lot line;
D. no portion of the building other than a stairwell is closer than 11.3 metres from the habitable rooms in the residential building existing on May l, 1979, on the lands known in 1979 as 222 Elm Street, or closer than 6.7 metres to the habitable rooms in the residential building existing on May 1, 1979, on the lands known in 1979 as 200 Elm Street, provided the building may be within 4.3 metres of the existing northerly wall of the easterly portion of the residential building on 200 Elm Street;
E. at least 2100 square metres of recreation space is on the roof top of the building; and
F. at least 1380 square metres of landscaped open space is provided on the lot at grade.
(b) The following is the lot referred to in paragraph (a):

The lands known in 1979 as 200 E1m Street, 222 E1m Street and 20 Murray Street.
(c) Notwithstanding subsection (3) of this section, as a condition of development or redevelopment of the lot described in paragraph (b), the Council requires the provision, maintenance and use of the following facilities and matters:
(i) the erection of the private commercial garage substantially in accordance with plans prepared by Martin Mendelow and Partners, Architects, numbered 7753-1, dated December 6, 1977; 7753-2, dated March 8, 1978; and 7753-3, dated March 27, 1978; and on file with the Commissioner of Planning and Development;
(ii) the provision of sufficient space within the development for sewer manholes required in connection with the development of the private commercial garage;
(iii) the provision of at least five parking spaces each 3.7 metres wide in the private commercial garage at a location easily accessible for handicapped people in wheelchairs;
(iv) the provision of non-slip access ramps in the private commercial garage for the use of handicapped persons in wheelchairs;
(v) the maintenance to a reasonable standard of maintenance and all other means of pedestrian access on or to the private commercial garage free of snow;
(vi) landscaping of the \(10 t\) and the private commercial garage substantially in accordance with plans prepared by Alexander Budrevics and Associates Limited, numbered 79-717, dated April 1979, and on file with the Commissioner of Planning and Development; and
(vii) the provision of running ivy adjacent to the southerly and westerly elevations of the private commercial garage.
(d) The facilities and matters required by paragraph (c) shall be provided and maintained to a reasonable standard of maintenance by the owner of the lot described in paragraph (b), at his sole risk and expense and to the satisfaction of the Corporation and in default thereof section 325 of the Municipal Act shall apply.
(e) The owner of the lot described in paragraph (b) is required as a condition of development or redevelopment of it or any building erected thereon, to enter into one or more agreements with the Corporation dealing with the facilities and matters referred to in paragraph (c).
(f) No building permit shall be issued until the agreement or agreements required by paragraph (e) have been entered into.
(g) For the purpose of paragraph (a) the term "special housing" means housing for staff employed by Mount Sinai Hospital, Toronto General Hospital, Sick Children's Hospital, St. Michael's Hospital, Toronto Western

Hospital, Women's College Hospital, Clarke Institute of Psychiatry and/or Sunnybrook Hospital and their families, and the term "redevelopment" means the removal of buildings or structures from the \(10 t\) and the construction or erection of other buildings or structures thereon.
100. to prevent the erection or use of a building or structure for the purpose of a public hospital or a use accessory thereto, on the lot described in this paragraph, provided:
(i) the height of a building or structure on the lot does not exceed 30.5 metres; and
(ii) no building or structure is erected or used on the lot within an area containing at least 465 square metres which area has as one of its limits a portion of the lot line that is the northerly street line of Grosvenor Street and extends along the northerly street line of Grosvenor Street for a distance of not less than 23 metres.

The lot comprises the whole of the lands known in 1979 as 76 Grenville Street and 60 Grosvenor Street.
101. to prevent the lawful use of the building existing on May 1 , 1979 on the lands known in 1979 as 500 Sherbourne Street, for the purposes of a public hospital or a use accessory thereto.
102. to prevent the erection of a building or structure having a height greater than 23 metres on the lands bounded by the easterly limit of Spadina Avenue, the easterly limit of Spadina Crescent, the northerly limit of Russell Street, the westerly limit of Huron Street, and the southerly limit of Willcocks Street, provided the height of the building or structure does not exceed an angular plane having an angle of 30 degrees from the horizontal plane commencing at an elevation of 15.2 metres above grade at the easterly limit of Spadina Crescent and proceeding easterly therefrom, provided the height of the building or structure does not exceed 30.5 metres.
103. (a) to prevent the erection or use of a building or structure on a lot in the area described below, for the purposes of a residence operated by or on behalf of the University of Toronto.

The following is the area:
The area bounded on the west by the easterly limit of Spadina Avenue, on the north by the southerly limit of the CR L2 U100 zone on the south side of Bloor Street

West, on the east by the westerly limit of the R4 24 zone on the west side of St. George Street between Bloor Street West and Sussex Avenue and by the easterly limit of Huron Street between Sussex Avenue and Harbord Street, and on the south by the northerly limit of Harbord Street.
(b) to prevent the use of a building or structure on the lands described below for a university purpose or a use accessory thereto by the University of Toronto, other than a parking lot, a parking station, a private garage. and a private commercial garage.

The following are the lands:
Lands known in 1979 as 631 Spadina Avenue, 703 Spadina Avenue, 713 Spadina Avenue, 21 Sussex Avenue, 50 Sussex Avenue, 370 Huron Street and 4 Glen Morris Street.
(c) to prevent the erection or use of a building or structure for university purposes or a use accessory thereto by the University of Toronto on the lands referred to in paragraph (b), provided:
(i) the gross floor area used for university purposes on such lot does not exceed the gross floor area erected on the lot and used for university purposes by the University of Toronto on March 31, 1979;
(ii) the height of the building does not exceed the greater of 11.6 metres or the height of the building on the lot on March 31, 1979; and
(iii) the amount of landscaped open space on the lot and the setbacks between the building and the lot lines are not less than the lesser of those required by this by-law for residential buildings in R3 23 districts and those on the lot in conjunction with the building thereon on March 31, 1979.
104. (a) to prevent the erection or use of a building or structure on the land known in 1979 as 590 Jarvis Street that contains a non-residential gross floor area of up to 4.0 times the area of the lot, provided:
(i) the building is used for police purposes;
(ii) the height of the building does not exceed 30.5 metres; and
(iii) not less than one parking space is provided for every 75 square metres of net floor area.
(b) For the purposes of paragraph (a):
(i) "net floor area" means the total floor area exclusive of elevator shafts, stairs, ground floor lobbies, common storage area, pedestrian corridors and walkways and public washrooms and any room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical or telecommunications equipment, that service the building; and
(ii) "total floor area" means the aggregate of the areas of each floor of the building or structure above and below grade, measured from the exterior faces of the exterior walls of the building or structure at the level of each floor, exclusive of parking and loading facilities.
105. to prevent the use of the building existing on May l, 1979, on the lands known in 1979 as 580 and 582 Church Street, for the purpose of an eating establishment, other than a lunchroom, tearoom, dairy bar, and refreshment room or stand.
106. to prevent the use of the buildings existing on May 1, 1979, on the lands known in 1979 as 76,78 and 80 Charles Street West for any CR purpose permitted by section 8(1).
107. to prevent the erection or use of a building on the lot bounded by Carlton Street, Church Street, Granby Street and a line parallel to and 151 metres west of the westerly limit of Church Street, but excluding the land known in 1979 as 432 Church Street, where the height of the building does not exceed 76.2 metres, provided:
(i) the aggregate length of the frontage of any portion or portions of such buildings fronting on Carlton Street exceeding 23 metres in height does not exceed 99 metres; and
(ii) no portion of such building south of a line parallel to and 25.3 metres northerly from to the northerly limit of Granby Street exceeds 12 metres in height.
108. to prevent the use of land or the erection or use of a building or structure on the land hereinafter described and comprising the premises known in 1984 as 79 Wellington Street West, for one or more of the following uses:
(i) a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a
bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres;
a private academic, philanthropic or religious school; a technical school, a vocational school, a college or university; a UOS use; a military academy; the Conservatory of Music; a Bible Institute, a religious library or reading room; a polytechnical institute; a private hospital, a public hospital, a psychiatric hospital, facilities operated by the Alcoholism and Drug Addiction Research Foundation, a doctor's office in a building operated by or on behalf of any one or more of them; a public hall for use for lectures, meetings or for art exhibits, concerts or other displays or performances of a cultural nature; a public library, a public art gallery or a public museum having a nonresidential gross floor area greater than 1394 square metres; a police station, a fire hall, an armoury or drillhall, an observatory; premises of a charitable institution or non profit institution other than those described in subparagraph (i); and a seminary or religious mission; in the case of a college or university (including The Royal Conservatory of Music) a use that is naturally and normally incidental, subordinate and devoted to the principal use of the college or university (including The Royal Conservatory of Music) ; and in the case of another general institution, a use that is accessory to it;
(iii) a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop, a newsstand, a hardware shop; a branch of a bank or financial institution; an eating establishment, a box lunch shop, a tavern or public house; a shoe repair shop, a tailor's shop, a dry-cleaning shop, a dry cleaner's distributing station, a laundry shop; a personal grooming establishment, a book store, a florist shop;
(iv) a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop a pet shop, a real estate sales office; a photographer's shop, a travel agency; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a
taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment; a duplicating shop, an industrial computer service, a data processing establishment, a security service;
(v) an office, a government office, a business office, a newspaper plant, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal or philanthropic nature;
(vi) a custom workshop, a laboratory, Class A, an artist's or photographer's studio, a film or recording studio, a motion picture studio, a T.V. studio, a printing plant in which not more than 10 persons are employed;
(vii) a billiard or pool room, a bowling alley, a private art gallery, a club, a place of amusement, commercial baths, pinball or electronic game machine installation;
(viii) an automobile service station, a taxicab stand or station, a parking lot, a parking station, a private parking garage, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class A, an automobile service and repair shop;
(ix) a hotel, a tourist or guest home, a cold storage locker plant, an undertaker's establishment, a commercial school, a clinic, an animal hospital, a massage establishment, an ornamental structure, a craft school, a trade school, a radio or television broadcasting station, studio or theatre;
(x) a wall sign, window sign, projecting sign, ground sign, a banner sign or other sign, notice or advertising device; and
(xi) a use that is accessory to any of the uses referred to in subparagraphs (i) to (ix) inclusive;
provided the non-residential gross floor area of the building or structure does not exceed 53130 square metres.

For the purposes of this paragraph non-residential gross floor area includes a portion of a building or structure below grade that is used for the purposes of retail or service shops.

The following is the land:
FIRSTLY Parcel 4-1 in the Register for Section A-52, namely: Lot 4 and Part of Lot 5 on the south side of Wellington Street according to Plan 52 registered in the Land Registry

Office for the Registry Division of Toronto (No. 63) and part of Piper Street according to said Plan 52 as stopped up and closed by By-law 20582 of the Corporation of the City of Toronto, registered as Instrument 48583 ES in the said Land Registry Office, designated as Part 1 on a plan of survey of record in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan 66R-10234; and

SECONDLY Parcel 5-1 in the Register for Section A-52, namely: All of Lot 6 and those parts of Lot 5 according to Plan 52 registered in the Land Registry Office for the Registry Division of Toronto (No.63) and that part of Piper Street according to said Plan 52 as stopped up and closed by By-law 20582 of The Corporation of the City of Toronto, registered 19/3/59 in the said Land Registry Office, as Instrument 48583ES and filed in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) for reference only as \(\mathrm{B}-207109\), and that part of Town Lot 6 on the south side of Wellington Street West in the City of Toronto, designated as Parts 1,2 and 3 on a plan of survey of record filed in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan R3312 .

Plan BA-681 - A Plan under The Boundaries Act registered as PLAN-D-303 confirms part of the boundaries of this land.

Together with a right of way for the use of the owners and occupants from time to time in common with all other entitled thereto for pedestrian and north bound vehicular traffic over that part of Town Lot 6 on the south side of Wellington Street West registered in the Land Registry Office for the Registry Division of Toronto (No. 63) and that part of Piper Street as stopped up and closed by By-laws 28132 and 290-72 of The Corporation of the City of Toronto designated as Part 3 on a plan of survey of record in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan 66R-7740.
109. to prevent the erection or use of a building or structure on the lands known in 1979 as \(173,177,181\) and 185 Yonge Street, 8, 12, 16 and 20 Queen Street East and 142 and 144 Victoria Street, in which the portion of the building or structure within 9.1 metres of the northerly limit of Queen Street East has a height not exceeding 76.2 metres, provided:
(i) the lot on which the building or structure is erected comprises all the lands referred to in this paragraph;
(ii) no portion of the building or structure within 9.1 metres of the easterly limit of Yonge Street or of the
westerly limit of Victoria Street exceeds a height of 30.5 metres;
(iii) no portion of the building or structure, except for one or more structural columns having a maximum dimension not greater than 1.5 metres, provided there is a clear distance of 1.8 metres between the wall of the arcade or the exterior wall of the building at the arcade level and the face of the column, is within 3.1 metres of the easterly limit of Yonge Street or of the northerly limit of Queen Street East 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;
(iv) the application for a permit to erect a building permitted by this paragraph was made no later than December 31, 1981.
110. to prevent the erection and use of additional non-residential gross floor area in excess of that contained in the building on the land known on July 1, 1979, as 1 King's College Circle, provided:
(i) the additional non-residential gross floor area is within the land bounded by a line parallel to and 79.85 metres westerly from the westerly limit of Queen's Park where it abuts College Street, a line parallel to and 106.7 metres northerly from the northerly limit of College Street, 219.85 metres westerly from the westerly limit of Queen's Park where it abuts College Street, and 168.7 metres northerly from the northerly limit of College Street; and
(ii) the height of the building within the land does not exceed 52 metres.
111. to prevent the erection and use of additional non-residential gross floor area in excess of that contained in the building existing on July 1, 1979, on the lot bounded by Harbord Street, Huron Street, Sussex Avenue and St. George Street, provided:
(i) the additional non-residential gross fioor area is within the lands bounded by a line parallel to and 62.36 metres northerly from the northerly limit of Harbord Street, a line parallel to and 3.42 metres easterly from and parallel to the easterly limit of Huron Street, a line parallel to and 97.32 metres northerly from the northerly limit of Harbord Street, and a line 15.24 metres parallel to and easterly from the easterly limit of Huron Street; and
(ii) the height of the building does not exceed 16.0 metres.
112. to prevent the use of the building existing on July 1,1979 , on the land known in 1979 as 631 Spadina Avenue for any of the following uses:
a private academic, philanthropic or religious school; a technical school, a vocational school, a college or university; a military academy; the Conservatory of Music; a Bible Institute, a religious library or reading room; a polytechnical institute; a private hospital, a public hospital a psychiatric hospital, facilities operated by the Alcoholism and Drug Addiction Research Foundation; a doctor's office in a building operated by or on behalf of any one or more of those institutions, a public hall for use for lectures, meetings or for art exhibits, concerts or other displays or performances of a cultural nature; a public library, a public art gallery or a public museum having a non-residential gross floor area greater than 1394 square metres; a police station, a fire hall, an armoury or drill hall, an observatory; premises of a charitable institution or non-profit institution other than those described in exception 108 (i); and a seminary or religious mission; in the case of a college or university (including The Royal Conservatory of Music) a use that is naturally and normally incidental, subordinate and devoted to the principal use of the college or university (including The Royal Conservatory of Music); and in the case of any other general institution, a use that is accessory to it.
113. to prevent the use of the building existing on July 1,1979 , on the land known in 1979 as 246 Bloor Street West for any of the following uses:
(i) a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres;
(ii) a private academic, philanthropic or religious school; a technical school, a vocational school, a college or university; a UOS use; a military academy; the Conservatory of Music; a Bible Institute, a religious
library or reading room; a polytechnical institute; a private hospital, a public hospital, a psychiatric hospital, facilities operated by the Alcoholism and Drug Addition Research Foundation, a doctor's office in a building operated by or on behalf of any one or more of them; a public hall for use for lectures, meetings or for art exhibits, concerts or other displays or performances of a cultural nature; a public library, a public art gallery or a public museum having a nonresidential gross floor area greater than 1394 square metres; a police station, afire hall, an armoury or drill hall, an observatory; premises of a charitable institution or non-profit institution other than those described in subparagraph (i); and a seminary or religious mission; in the case of a college or university (including The Royal Conservatory of Music) a use that is naturally and normally incidental, subordinate and devoted to the principal use of the college or university (including The Royal Conservatory of Music); and in the case of any other general institution, a use that is accessory to it.
(iii) a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop, a newsstand, a hardware shop; a branch of a bank or financial institution; an eating establishment, a box lunch shop, a tavern or public house; a shoe repair shop, a tailor's shop, a dry-cleaning shop, a drycleaner's distributing station, a laundry shop; a personal grooming establishment, a book store, a florist shop;
(iv) a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop, a pet shop, a real estate sales office; a photographer's shop, a travel agency; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment; a duplicating shop, an industrial computer service, a data processing establishment, a security service;
(v) an office, a government office, a business office, a newspaper plant, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal or philanthropic nature;
(vi) a custom workshop, a laboratory, class A, an artist's or photographer's studio, a film or recording studio, a motion picture studio, a T.V. studio, a printing plant in which not more than 10 persons are employed;
(vii) a billiard or pool room, a bowling alley, a private art gallery, a club, a place of amusement, commercial baths;
(viii) an automobile service station, a taxicab stand or station, a parking lot, a parking station, a private parking garage, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class A, an automobile service and repair shop;
(ix) a hotel, a tourist or guest home, a cold storage locker plant, an undertaker's establishment, a commercial school, a clinic, an animal hospital, a massage establishment, an ornamental structure, a craft school, a trade school, a radio or television broadcasting station, studio or theatre, a commercial bakery;
(x) a wall sign, window sign, projecting sign, ground sign, a banner sign or other sign, notice or advertising device; a sign or bulletin board permitted in a ClA district;
(xi) a use that is accessory to any of the uses referred to in subparagraphs (i) to (ix) inclusive.
114. to prevent the use of the portion of the project known in 1979 as the Toronto Eaton Centre, known in 1979 as 1 Dundas Street West and at the date hereof let by T.E.C. Leasehold Limited to Cineplex (Eaton Centre) Corporation for motion picture theatre purposes.
115. (a) to prevent the erection or use of a building on the land known in 1980 as 252 Adelaide Street East shown delineated by a heavy line on Plan \(A\), below, for one or more of the following uses:
a business office; an office building, a film exchange, an artist's or photographer's studio, a motion picture studio, a commercial school, a clinic, an undertaker's establishment, a craft school, a film or recording studio, a newspaper plant, a trade school; a branch of a bank or financial institution; or any institutional use; provided:
(i) the building existing on the land on December 1 , 1979, known as the Bank of Upper Canada De La Salle Building, continues to be erected;
(ii)
non-residential gross floor area erected or used for those purposes does not exceed 5.0 times the area of the land less 9290 square metres;
(iii) no part of a building to be erected or used on the land is located otherwise than wholly within the area designated Proposed Building delineated by a heavy line on Plan \(B\), below; and
(iv) no part of a building to be erected or used within a portion of the land delineated by 1 ines and designated \(A, B\) and \(C\) on Plan \(B\) has a height, above grade, exceeding 15 metres, 21 metres and 27.5 metres, respectively.
(b) For the purpose of paragraph (a):
"height" means the vertical distance between grade and, in the case of a pitched roof building, the mean height level between the eaves and any ridge of the roof, and, in the case of any other kind of roof, the highest point of that roof.

A stair tower, elevator shaft, chimney stack, or other heating, cooling or ventilating equipment may project above that height if:
(i) the top of those elements is no higher than 4.58 metres above that height; and
(ii) the aggregate horizontal area of those elements, measured at any point above the level of that height, does not exceed 30 per cent of the area of the roof of the building; and
(iii) the width of any of those elements within 6.1 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.
116. to prevent the use of land in an R3 district in South-East Spadina, or the erection or use of a building or structure on that land, for the purpose of a Tong House.
117. to prevent the erection or use, in an R3 district in SouthEast Spadina, of a dwelling house referred to in sections 6(3) PART VII 1; 7(3) PART VII 1; or 8(3) PART VII 1 on a lot having a lesser lot frontage than six metres, provided the lot has a frontage of at least 4.5 metres.
118. to prevent, on a lot within an area in South-East Spadina designated IC D5 N1.5, a building that contains one or more of the following uses:
(i) a grocery shop, a bake-shop, a butcher shop, a delicatessen, a pharmacy, a variety or smoke shop, a newsstand, a hardware shop, an eating establishment, a box-lunch shop, a tavern or public house, a shoe repair shop, a tailor's shop, a dressmaker's shop, a drycleaning shop, a dry-cleaner's distributing station, a laundry shop, a branch of a bank or financial institution, a personal grooming establishment, a book store, a florist shop, a retail store, an industrial computer service, a pawnbroker's shop, a secondhand shop, a pet shop, a real estate office, an auctioneer's premises, a security service, a service and repair shop,
a locksmith's or gunsmith's shop, an upholsterer's shop, a fire hall, a police station; an open air market;
(ii) an office, a government office, a business office, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal, or philanthropic nature;
(iii) a private art gallery, a club, a place of amusement, commercial baths;
(iv) a clinic, a commercial school, a community centre, a craft school, a day nursery, a nursery school, a public park not including a stadium or arena, a trade school, a union hall;
(v) an automobile service station, a taxicab stand or station, a car washing establishment;
(vi) a cold storage locker plant, an animal hospital, an ornamental structure, a radio or television broadcasting station, studio or theatre, a pinball or electronic game installation;
(vii) a use that is accessory to any of the foregoing uses;
(viii) a wall sign, a window sign, an identification sign, a projecting sign, a ground sign, a banner sign, a marquee or canopy sign, a roof sign if its area is not greater than 23 square metres, provided:
A. each sign, whether accessory or not, conforms to existing height limits; and
B. the illumination of each sign is so arranged that the light therefrom is not directed toward another building or lot;
having a gross floor area exceeding 1.5 and not exceeding 2.0 times the area of the lot in the case of a building having a floor area of at least 0.8 times the area of the lot or 450 square metres, whichever is less, used for any of the following uses:
(ix) an artist's or photographer's studio, an automobile service and repair shop, a blacksmith's shop, a bookbinder's shop, a carpenter's shop, a ceramics factory, a commercial welder's shop, a contractor's shop, class A, a custom workshop, a dataprocessing establishment, a duplicating shop, a film or recording studio, a fur goods factory, a garment factory, an ink factory - secondary, a laboratory, class A, a leather
goods factory, a miscellaneous textile products factory, a motor vehicle repair shop, class \(A\), a paper products factory, a pharmaceutical factory - secondary, a plastic products factory - secondary, a prepared horn and bone products factory, a printing plant, a sample or showroom, a spotting and stain removing establishment, a taxidermist's shop, a tinsmith's shop, a wholly enclosed miscellaneous light manufacturing plant, a wholly enclosed small metal wares factory not exceeding a gross floor area of 475 square metres; market gardening;
(x) packing or packaging goods, wares or merchandise substances, articles or things mentioned in subparagraph (i) ;
(xi) a cold storage plant, a parking lot, a parking station, a private garage, a sales or hire garage, a storage warehouse, class A, a wholesaling establishment general; and
(xii) a use that is accessory to any of the foregoing uses;
provided the excess is not at a greater rate than one additional square metre of the uses listed in subparagraphs (i) to (viii), inclusive, for every two square metres of the uses listed in subparagraphs (ix) to (xii), inclusive.
119. to prevent the use of land within the area hereinafter described, or the erection or use of a building or structure in that area, for the purpose of any of the following uses:
(i) a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres;
(ii) a private academic, philanthropic or religious school; a technical school, a vocational school, a college or university; a UOS use; a military academy; the Conservatory of Music; a Bible Institute, a religious library or reading room; a polytechnical institute; a private hospital, a public hospital, a psychiatric hospital, facilities operated by the Alcoholism and Drug

Addiction Research Foundation, a doctor's office in a building operated by or on behalf of one or more of them; a public hall for use for lectures, meetings or for art exhibits, concerts or other displays or performances of a cultural nature; a public library, a public art gallery or a public museum having a nonresidential gross floor area greater than 1394 square metres; a police station, a fire hall, an armoury or drill hall, an observatory; premises of a charitable institution or non-profit institution other than those described in subparagraph (i); and a seminary or religious mission; in the case of a college or university (including The Royal Conservatory of Music) a use that is naturally and normally incidental, subordinate and devoted to the principal use of the college or university (including The Royal Conservatory of Music); and in the case of any other general institution, a use that is accessory to it;
(iii) a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop, a newsstand, a hardware shop; a branch of a bank or financial institution; an eating establishment, a box lunch shop, a tavern or public house; a shoe repair shop, a tailor's shop, a dry-cleaning shop, a drycleaner's distributing station, a laundry shop; a personal grooming establishment, a book store, a florist shop;
(iv) a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop a pet shop, a real estate sales office; a photographer's shop, a travel agency; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment; a duplicating shop, an industrial computer service, a data processing establishment, a security service;
(v) an office, a government office, a business office, a newspaper plant, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal or philanthropic nature;
(vi) a custom workshop, a laboratory, class A, an artist's or photographer's studio, a film or recording studio, a motion picture studio, a T.V. studio, a printing plant in which not more than 10 persons are employed;
(vii) a billiard or pool room, a bowling alley, a private art gallery, a club, a place of amusement, commercial baths, pinball or electronic game machine installation;

provided the portion of the gross floor area of a building used for such purpose does not exceed 0.5 times the area of the lot and the gross floor area of the building does not exceed that permitted in the district in which the lot is located.

The following is the area:
The parcel of land on the east side of Berkeley Street, bounded on the north by the southerly limit of Front Street, on the east by a line parallel to and distant 42 metres east of the easterly limit of Berkeley Street, and on the south by a line parallel to and distant 104 metres south of the southerly limit of Front Street.
120. to prevent the use of 13 land within King-Parliament for the purpose of a salvage yard.
121. to prevent on \(C R\) land within the area bounded by Queen Street East, Power Street, King Street East and Jarvis Street, a mixed-use building permitted in a CR district, provided the sum of
A. a number equal to the number of square metres of nonresidential gross floor area in the mixed-use building and
B. 100 times the number of dwelling units in the mixed-use building
does not exceed the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. 3.0 .
122. to prevent the use of Il land, or the erection or use of a building or structure on Il land, within the area bounded by Eastern Avenue, Sackville Street, King Street and Cherry Street for the purpose of any of the following uses:
a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres; a use that is accessory to a use otherwise permitted by this paragraph.
123. to prevent the use of land within the area hereinafter described, or the erection or use of a building or structure on that land, for any of the following uses:
(i) a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres;
(ii) a private academic, philanthropic or religious school; a technical school, a vocational school, a college or university; a UOS use; a military academy; the Conservatory of Music; a Bible Institute, a religious library or reading room; a polytechnical institute; a private hospital, a public hospital, a psychiatric hospital, facilities operated by the Alcoholism and Drug Addiction Research Foundation, a doctor's office in a building operated by or on behalf of one or more of them; a public hall for use for lectures, meetings or
for art exhibits, concerts or other displays or performances of a cultural nature; a public library, a public art gallery. or a public museum having a nonresidential gross floor area greater than \(1 \quad 394\) square metres; a police station, afire hall, an armoury or drill hall, an observatory; premises of a charitable institution or non-profit institution other than those described in subparagraph (i); and a seminary or religious mission; in the case of a college or university (including The Royal Conservatory of Music) a use that is naturally and normally incidental, subordinate and devoted to the principal use of the college or university (including The Royal Conservatory of Music); and in the case of any other general institution, a use that is accessory to it;
(iii) a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop, a newsstand, a hardware shop; a branch of a bank or financial institution; an eating establishment, a box lunch shop, a tavern or public house; a shoe repair shop, a tailor's shop, a dry-cleaning shop, a drycleaner's distributing station, a laundry shop; a personal grooming establishment, a book store, a florist shop;
(iv) a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop a pet shop, a real estate sales office; a photographer's shop, a travel agency; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment; a duplicating shop, an industrial computer service, a data processing establishment, a security service;
(v) an office, a government office, a business office, a newspaper plant, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal or philanthropic nature;
(vi) a custom workshop, a laboratory, class A, an artist's or photographer's studio, a film or recording studio, a motion picture studio, a T.V. studio, a printing plant in which not more than 10 persons are employed;
(vii) a billiard or pool room, a bowling alley, a private art gallery, a club, a place of amusement, commercial baths, a pinball or electronic game machine installation;
(viii) an automobile service station, a taxicab stand or station, a parking lot, a parking station, a private
parking garage, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class A, an automobile service and repair shop;
(ix) a hotel, a tourist or guest home, a cold storage locker plant, an undertaker's establishment, a commercial school, a clinic, an animal hospital, a massage establishment, an ornamental structure, a craft school, a trade school, a radio or television broadcasting station, studio or theatre;
(x) a wall sign, window sign, projecting sign, ground sign, a banner sign or other sign, notice or advertising device; and
(xi) a use that is accessory to any of the uses referred to in subparagraphs (i) to (ix), inclusive;
provided the portion of the gross floor area of a building used for such purpose does not exceed 0.5 times the area of the lot, the gross floor area of the building does not exceed the maximum gross floor area permitted in the district in which the lot is located, and the pedestrian access to the portion of the gross floor area used for the purpose is exclusively from Berkeley Street.

The following is the area:
The land on the west side of Berkeley Street, bounded on the north by the southerly limit of Front Street, on the west by a line parallel to and distant 38 metres east of the westerly limit of Berkeley Street, and on the south by a line parallel to and distant 138 metres south of the southerly limit of Front Street.
124. to prevent the use of the following lands and premises in the Il districts within East of Main known in 1979 as follows:

2288 Gerrard Street East for the purpose of an enclosed motor vehicle repair shop, class \(A\) and an enclosed motor vehicle repair shop, class B;

2342 Gerrard Street for the purpose of an enclosed motor vehicle repair shop, class \(A\) and an enclosed motor vehicle repair shop, class B;

2296 Gerrard Street for the purpose of a builder's supply yard including incidental open storage of loose material;

2318 Gerrard Street East for the purpose of a metal products factory.
125. to prevent the use of land or the erection or use of a building or structure on a lot in an 12 district within East of Main for the following uses:
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contractor's yard;
motor vehicle repair shop, class B;
retail coal, coke and wood yard.

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126. to prevent on land within the Yonge-Lawrence Commercial Area a mixed-use building permitted in a CR district, provided the sum of
A. a number equal to the number of \(s\) quare metres of nonresidential gross floor area in the mixed-use building and
B. 100 times the number of dwelling units in the mixed-use building
does not exceed, in the case of a density zone of LO.5 U250 or L2 U200, the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. 2.5 .
127. to prevent the use of the basement and first floor of the dwelling houses existing in 1985 on the lands known in 1985 as \(15,17,19,21,25,27,29,31,33,35,37,39,41,43\) and 45 Alvin Avenue, for the purposes of an office of a physician, a dentist, a lawyer, a chartered accountant, an architect, an engineer and an Ontario land surveyor provided:
(i) the office use is restricted to the basement and first floor of the dwelling house;
(ii) parking is provided and maintained on the lot or not more than 300 metres therefrom at the ratio of one parking space for each dwelling unit and one parking space for each 93 square metres of rentable floor space of the office use;
(iii) notwithstanding the foregoing not more than two parking spaces may be beyond the main front wall of the dwelling houses at 29-45 Alvin Avenue provided the regulations in section 6(3) PART IV \(1(g)\) ( \(\mathrm{i} i \mathrm{i}\) ) to (xii), inclusive, are complied with;
(iv) any alteration to the front of a dwelling house does not alter its appearance as a one-family dwelling house; and
(v) not more than one sign is erected and displayed. The sign is to be non-illuminated, facial, may indicate the particular office use and is not to exceed 0.1 square metres in size.
128. to prevent the use of land or the erection or use of a building or structure for the purpose of a community centre at any of the following locations:

84 Augusta Avenue
91 Bellevue Avenue
192 Carlton Street
101 Spruce Street
540 Dundas Street East
58 Sumach Street
349 Ontario Street.
129. to prevent the use of no more than 50 per cent of the floor area of the artist's or photographer's studio on the second floor of the building known in 1980 as 103 Walnut Avenue for residential purposes.
130. to prevent the use of 12 land, or the erection or use of a building or structure on 12 land, within the area bounded by Adelaide Street West, Brant Street, Morrison Street and a line 69.89 metres south of Adelaide Street running westerly from Brant Street, for the purpose of any of the following uses:
a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres; a use that is accessory to a use otherwise permitted by this paragraph.
131. to prevent the use of lands and premises known in 1980 as 27 Musgrave Street for the purpose of a meat processing plant provided no cooking, frying or smoking of meat is carried out on the premises.
132. to prevent the erection of two identical illuminated signs at the level of the parapet wall of the north-easterly and southerly faces respectively of the building existing in 1981 on the lands known in 1981 as 400 University Avenue, each
sign not exceeding dimensions of 5.029 metres by 4.926 metres, constructed of sheet metal, and in the form of the logo of Travelers Canada.
133. to prevent the erection of two identical back-lit illuminated signs at the level of the parapet wall of the northerly and southerly faces respectively of the building existing in 1982 on the lands known in 1982 as 439 University Avenue, each sign not exceeding a height of 4.11 metres and a width of 5 metres, constructed of bronze-coloured anodized aluminium and in the form of the logo of Phoenix of Canada, provided a sign then on the northern face of the building is removed.
134. (a) to prevent the erection or use of a building or structure on the land known in 1980 as 1212 Dupont Street for the purpose of a car washing establishment.
(b) to prevent the erection or use of a building or structure on the land known in 1980 as 1286 Dupont Street for the purpose of an automobile service station.
(c) to prevent the erection or use of a building or structure on the land known in 1980 as 1292 Dupont Street for the purpose of a motor vehicle repair shop, class A, provided all operations of the use occur within a wholly enclosed building, and 25 parking spaces are provided and maintained on the lot.
(d) to prevent the erection or use of a building or structure on the lands known in 1980 as 23-33 Jenet Avenue for the purpose of a metal products factory.
(e) to prevent the erection or use of a building or structure on the land known in 1980 as 60 Paton Road for the purpose of a gelatine factory.
(f) to prevent the erection or use of a building or structure on the 1 and known in 1980 as 77 Wade Avenue for the purpose of a salvage yard, provided the use is in conjunction with the metal products factory business in existence on the 1 and in 1980 .
(g) to prevent the use of lands known in 1980 as 1185 and 1245 Dupont Street for the purpose of a machine laundry, a banquet hall, and either or both of an open air market or a circus, provided:
(i) the uses of an open air market and circus are not in permanent structures; and
(ii) the latter two uses are not operated for more than six months of every year.
(h) to prevent the use of the building existing in 1980 on the land known as 1140 Bloor Street West for the purpose of senior citizens' housing provided the building contains not more than 700 dwelling units per hectare.
(i) to prevent the erection or use of a building or structure on the land known in 1980 as 1234 Dupont Street for the purpose of a motor vehicle repair shop, class A.
135. to prevent the erection or use of floor area in one or more buildings erected or used for industrial purposes on lands within the 12 district that is bounded by John Street, Front Street, Spadina Avenue and King Street, and/or on lands within the 12 district that fronts on the north side of King Street West between John and Peter Streets, for office commercial purposes, provided:
(i) the gross floor area used for office commercial purposes does not exceed 2.5 times the area of the 1 ot; and
(ii) the gross floor area erected or used for office commercial purposes is in a building that also contains an equal or greater amount of gross floor area used for industrial purposes.
136. to prevent the erection or use of floor area in one or more buildings erected or used for industrial purposes on lands that front on King Street West between John and Peter Streets, for the purposes of street-related retail and service uses, provided the gross floor area of each use at or above grade plus the gross floor area of all office commercial uses in the buildings is not in excess of 2.5 times the area of the lot.
137. to prevent the exclusion of the gross floor area used for the purposes of street-related retail and service uses that are below grade in one or more buildings erected or used for industrial purposes on lots that front on King Street West between John and Peter Streets, from the total gross floor area that may be lawfully erected and used on the lots on which the buildings are located.
138. to prevent the erection or use of floor area in one or more buildings erected or used for industrial purposes on lands within an \(I 2\) district and situated in the area bounded by Queen Street West, Simcoe Street, Pearl Street and Duncan Street, for office commercial purposes, provided:
(i) the gross floor area erected or used for office commercial purposes does not exceed 2.5 times the area of the lot; and
(ii)
the gross floor area erected or used for office commercial purposes is in a building that also contains an equal or greater amount of gross floor area used for industrial purposes.
139. to prevent the erection or use of floor area in one or more buildings erected or used for industrial purposes on lands within an 13 district if the lands front or flank on Duncan Street between Queen Street West and King Street West, for office commercial purposes provided the gross floor area erected or used for office commercial purposes does not exceed 25 per cent of the total gross floor area in the buildings.
140. to prevent the use of floor area in one or more buildings lawfully erected on lands within an 12 district in one or more of the areas bounded by Queen Street West, Simcoe Street, Pearl Street and Duncan Street, the area bounded by King Street West, John Street, Front Street and Spadina Avenue, and the area comprising the lands fronting on the north side of King Street between John and Peter Streets, for the purposes of the offices of one or more landscape architects.
141. to prevent the use of the building existing on January 1 , 1980 on the lands known in 1980 as 222 Queen's Quay West for hostel purposes exclusively, or for hostel purposes in combination with one or more uses permitted in a Cl district by this by-law, except an \(R\) use other than a hostel, provided:
(i) the maximum gross floor area in the building that is used for hostel purposes does not exceed 2787 square metres; and
(ii) at least five parking spaces are provided and maintained within 250 metres of the building.
142. to prevent the use of the land and premises known in 1980 as 132 Brandon Avenue for the purposes of a metal products factory.
143. to prevent the use of the land and premises known in 1980 as 95 Chandos Avenue for the purposes of a business office.
144. to prevent on a lot in the portion of the Dufferin-Davenport Area designated \(I 2\) hereinafter described the erection and use of a motor vehicle repair shop, class B.

The following is the portion of the Dufferin-Davenport Area:

COMMENCING at the intersection of the easterly limit of St. Clarens Avenue with the northerly limit of the right-of-way lands of the Canadian Pacific Railway;

THENCE northerly along the easterly limit of St. Clarens Avenue to the northerly limit of Lot 8 in Block \(G\) according to registered Plan M-58;

THENCE easterly along the northerly limit of Lot 8, being along the southerly limit of a lane, to the north-easterly limit of Lot 8;

THENCE south-easterly along the north-easterly limit of Lot 8, being along a limit of a lane, to the easterly limit of Lot 8;

THENCE southerly along the easterly limits of Lots \(8,9,10\) and 11 in Block \(G\) according to Plan \(M-58\), being along the westerly limit of a lane, to the westerly production of the northerly limit of Lot 21 in Block \(G\) according to Plan M-58;

THENCE easterly along the production to and along the northerly limit of Lot 21 and the easterly production thereof to the easterly limit of Primrose Avenue;

THENCE northerly along the easterly limit of Primrose Avenue to the northerly limit of Lot 5 in Block \(F\) according to Plan M-58;

THENCE easterly along the northerly limit of Lot 5 and the easterly production thereof, being along the southerly limit of a lane, to and along the northerly limits of Lots 14 and 15 in Block \(H\) according to registered Plan 646 York to the north-easterly angle of Lot 15 , the angle also being the south-easterly angle of Lot 12 in Block \(H\) according to Plan 646 York;

THENCE northerly along the easterly limit of Lot 12 in Block H Plan 646 York to its intersection with a line parallel to and distant 30.5 metres southerly from the southerly limit of Brandon Avenue;

THENCE easterly along the parallel line to its intersection with the westerly limit of Lot 8 in Block \(H\) according to Plan 646 York;

THENCE southerly along the westerly limit of Lot 8 in Block H, Plan 646 York, to the south-westerly angle of Lot 8, the angle also being the north-westerly angle of Lot 19 in Block H according to Plan 646 York;

THENCE easterly along the northerly limits of Lots 19 and 20 in Block \(H\) according to Plan 646 York to the north-easterly angle of Lot 20 , the angle being a point in the westerly limit of Lot 4 in Block \(H\) according to Plan 646 York;

THENCE northerly along the westerly limit of Lot 4 to the north-westerly angle thereof;

THENCE easterly along the northerly limit of Lot 4 to the westerly limit of Lightbourn Avenue;

THENCE southerly along the westerly limit of Lightbourn Avenue to its intersection with the southerly limit of Lot 3 in Block \(H\) according to Plan 646 York;

THENCE easterly in a straight line to the south-westerly angle of Lot 22 in Block A according to Plan 646 York;

THENCE easterly along the southerly limit of Lot 22 in Block A, being along the northerly limit of Lot 23 in Block \(A\) according to Plan 646 York, to the south-easterly angle of Lot 22;

THENCE northerly along the easterly limit of Lot 22 in Block A, being along the westerly limit of Lot 25 in Block A according to Plan 646 York to the north-easterly angle of Lot 22 , the angle also being the north-westerly angle of Lot 25 ;

THENCE easterly along the northerly limits of Lots 25,26 , \(27,28,29,30,31,32,33\) and 34 and the easterly production of the northerly limit of Lot 34 in Block A according to Plan 646 York, being in part along the southerly limits of Lots \(18,17,16,15,14,13,12,11,10\) and 9 in Block A, to the westerly limit of Lot 5 in Block \(A\) according to Plan 646 York;

THENCE northerly along the westerly limits of Lots 5, 6 and 7 in Block A according to Plan 646 York being along the easterly limit of a lane, to the northerly limit of Lot 7 ;

THENCE easterly along the northerly limit of Lot 7 in Block \(A\) and the easterly production thereof to the easterly limit of Dufferin Street;

THENCE southerly along the easterly limit of Dufferin Street to a point therein distant 71.4 metres north of the northerly limit of Geary Avenue;

THENCE easterly along a line parallel to the northerly limit of Geary Avenue to the easterly limit of Lot 80 on the east side of Dufferin Street according to registered Plan M-24;

THENCE southerly along the easterly limits of Lots \(80,79,78\) on the east side of Dufferin Street and Lot 43 on the north side of Geary Avenue according to Plan M-24 and the southerly production of the easterly limit of Lot 43 , being along the westerly limit of a lane and the southerly production thereof, to the southerly limit of Geary Avenue;

THENCE westerly along the southerly limit of Geary Avenue and the westerly production thereof to the westerly limit of Dufferin Street;

THENCE southerly along the westerly limit of Dufferin Street to the northerly limit of the right-of-way lands of the Canadian Pacific Railway;

THENCE westerly along the last-mentioned limit to the point of commencement.
145. to prevent in the case of a proposed residential building in an R2 district in the Dufferin-Davenport Area, on a lot having a lesser front lot line than 27.5 metres, the erection and use of such building or structure having a front lot line setback that is not less than the average of the front lot line setbacks of the main front walls of the existing residential buildings, provided the existing residential buildings are adjacent to the proposed building and front on the same street as the proposed building, or six metres, whichever is less.
146. to prevent the use of the lands and premises hereinafter described, known in 1980 as the Strachan House Property, within Trinity-Bellwoods Park, as a house or institution providing supervised, residential care to persons over the age of 16 years who are disadvantaged by age or infirmity.

The following are the lands and premises:

In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of part of Block B, according to Plan 399 registered in the Land Registry Office for the Registry Division of Toronto (No. 63) and part of Park Lot 22 in the First Concession from the Bay in the original Township of York but now in the City of Toronto, the boundaries of the parcel of land being described as follows:

COMMENCING at the north-westerly angle of Block \(B\);
THENCE southerly along the westerly limit of the Block 92.35 metres;

THENCE easterly along a line at right angles to the westerly limit of the Block 79.25 metres;

THENCE northerly parallel to the westerly limit of the Block 48.77 metres;

THENCE north-westerly in a straight line 65.38 metres, more or less, to a point in the northerly limit of the Block distant 30.48 metres measured easterly thereon from the point of commencement;

THENCE westerly along the northerly 1 imit of the Block 30.48 metres to the point of commencement.
147. to prevent the use of the building existing in 1981 on 1 ands known as 26 Soho Street, or the erection or use of an addition thereto, for the purpose of a factory for forming, stamping, spinning, machining, buffing, plating, coating, annealing or other fabrication or processing of ferrous or non-ferrous small wares or small parts, including cutlery, flatware, hollow ware, small springs, coat hangers, small auto parts, light carpenter's or garden hand tools, light electrical equipment, jewelry or other small wares or small parts including therein a casting operation, provided the gross floor area of the building including any addition thereto does not exceed four times the area of the lot and a height of four storeys.
148. to prevent a new use of the building existing on November 1 , 1979 on the land known as 37 Mitchell Avenue for the purpose of a public garage used as a motor vehicle repair shop, exclusive of the painting of bodies and fenders, or to prevent the use of the land for the purposes of accessory car parking.
149. to prevent the erection or use on a lot in the Dovercourt Park Neighbourhood, the area of which lot does not exceed 335 square metres and that is designated CR L1 U150 or CR L2 U200, of a building containing a greater number of dwelling units than permitted by section 8(3) PART I 2 and 3 (a), provided the residential gross floor area of the building does not exceed:
(i) 1.0 times the area of the lot in the case of a CR L1 U150 district; or
(ii) 1.5 times the area of the lot in the case of a CR L2 U200 district.
150. to prevent the use of the building existing on the lands known in 1981 as 1130 and 1136 Dupont Street, for a union hall, dental clinic and credit union, and accessory uses thereto, provided the uses were in existence on March 12, 1981 .
151. to prevent the erection or use of a building or part of a building on the lots known in 1981 as 1066-1080 even, inclusive, 1089, 1089A, 1091 and 1097 Dovercourt Road, and 1009 Dupont Street, described below, for any of the following uses:
(i) a personal grooming establishment, a dressmaker's shop, a dry-cleaning shop, a locksmith's or gunsmith's shop, a newsstand, a branch of a bank or financial institution, a post office, a service and repair shop, a tailor's shop, provided the uses are at, partly above or partly below, grade;
(ii) a clinic, a craft school, a day nursery, a nursery school, a public park not including a stadium or arena, a union hall;
(iii) a use accessory to any of the foregoing uses;
provided:
A. each use is at grade level only;
B. the gross floor area or portion of the gross floor area of. the building used for those purposes does not exceed 1.0 times the area of the lot; and
C. in the case of a building containing both uses permitted by this paragraph and uses already permitted on the lots by this by-law,
I. the gross floor area of the building does not exceed 1.5 times the area of the \(10 t\); and
II. the portion of the gross floor area used for purposes already permitted on the lots by this by-law, does not exceed 1.0 times the area of the lot.

For the purpose of this paragraph, "gross floor area" means gross floor area in the case of an \(R\) building.

The following are the lots:
In the City of Toronto, in the Municipality of Metropolitan Toronto composed of:

FIRSTLY:
Lots 25, 26 and part of Lot 24 in Block \(U\), on the south side of Union Street, now Dupont Street, according to Plan 622 registered in the Land Registry Office for the Registry

Division of Toronto (No. 63), the boundaries of the parcel of land being described as follows:

Commencing at the north-easterly angle of Lot 26 ;
Thence southerly along the easterly limit of Lot 26 , being along the westerly limit of Dovercourt Road, a distance of 38.99 metres, more or less, to the south-easterly angle of Lot 26;

Thence westerly along the southerly limits of Lots 26,25 and 24, a distance of 33.22 metres, more or less, to the easterly limit of the westerly 7.01 metres of Lot 24 ;

Thence northerly along the easterly limit of the westerly 7.01 metres of Lot 24 , a distance of 39.70 metres, more or less, to the northerly 1 imit of Lot 24 ;

Thence easterly along the northerly limits of Lots 24,25 and 26 , being along the southerly limit of Dupont Street, a distance of 33.22 metres, more or less, to the point of commencement.

\section*{SECONDLY:}

Part of Lot 10 on the south side of Union Street, now Dupont Street, according to Plan 861 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the parcel of land being described as follows:

Commencing at the north-westerly angle of the Lot;
Thence easterly along the northerly limit of the Lot, being along the southerly limit of Dupont Street, a distance of 7.62 metres;

Thence southerly along a line parallel to the westerly imit of the Lot, 37.12 metres, more or less, to the southerly limit of the Lot;

Thence westerly along the southerly limit of the Lot 7.62 metres, more or less, to the south-westerly angle of the Lot;

Thence northerly along the westerly limit of the Lot, being along the easterly limit of Dovercourt Road, a distance of 37.26 metres, more or less, to the point of commencement.
152. to prevent the application of section 8 (3) PART 17 respecting senior citizens' housing, to the Dovercourt Park Neighbourhood, except that in applying those provisions in a U200 zone in the Dovercourt Park Neighbourhood, the maximum number of senior citizens' housing dwelling units permitted
under section 8(3) PART 17 (ii) shall be 400 dwelling units per hectare of lot area or one dwelling unit for every 25 square metres of lot area, and the constant used in section 8 (3) PART I 7 (iii) shall be 2.5 times the area of the lot.
153.
to prevent the application of section 8 (3) PART I 3(a) respecting mixed-use buildings, to the Dovercourt Park Neighbourhood, except that in applying those provisions in an L1 U150 zone in the Dovercourt Park Neighbourhood, the constant used in section 8(3) PART I 3(a) (ii) shall be 1.5 times the area of the lot, and in an \(L 2\) U200 zone, the constant used shall be 2.0 times the area of the 1 ot.
154. to prevent the erection or use of a building on the lots known in 1981 as 509 and 539 Eastern Avenue, for any of the following uses:
(i) senior citizens' housing, single persons' housing, or one or more dwelling units in a building containing uses permitted in CR districts; a one-family dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, a converted dwelling house, row housing, an apartment house;
(ii) one or more dwelling rooms in a building used for purposes permitted in CR districts; a nursing home, convalescent home or rest home; a residential care facility occupying the whole of a fully detached building, provided it is at least 245 metres from another residential care facility, a crisis care facility that occupies the whole of a fully detached building or, in the case of a mixed-use building, occupies the whole of the residential portion of the building, provided it is at least 245 metres from a residential care facility in an \(R\) district;
a monastery, a nunnery or religious retreat, a residence owned and controlled by The Salvation Army, Y.M.C.A., Y.W.C.A., Y.M.H.A., or Y.W.H.A.; a boarding or lodging house; a home for the aged; a hostel; a university residence;
(iii) a private garage or parking station incidental and subordinate to a residential use referred to in subparagraphs (i) or (ii), and on the same lot; a use that is accessory to a residential use referred to in subparagraphs (i) and (ii);
(iv) a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a
bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres;
(v) a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop, a newsstand, a hardware shop; a branch of a bank or financial institution; an eating establishment, a box lunch shop, a tavern or public house; a shoe repair shop, a tailor's shop, a dry-cleaning shop, a drycleaner's distributing station, a laundry shop; a personal grooming establishment, a book store, a florist shop;
(vi) a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop, a pet shop, a real estate sales office; a photographer's shop, a travel agency; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment, a duplicating shop, an industrial computer service, a data processing establishment, a security service;
(vii) an office, a government office, a business office, a newspaper plant, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal or philanthropic nature;
(viii) a custom workshop, a laboratory, class A, an artist's or photographer's studio, a film or recording studio, a motion picture studio, a T.V. studio, a printing plant in which not more than 10 persons are employed;
(ix) a wall sign, window sign, projecting sign, ground sign, a banner sign or other sign, notice or advertising device;
(x) a use that is accessory to any of the uses referred to in subparagraphs (i) to (viii) inclusive;
provided the residential gross floor area of the building does not exceed 1.0 times the area of the lot, and the combined non-residential gross floor area and residential
gross floor area does not exceed 1.5 times the area of the lot.
155. to prevent the use of a building on the lots known in 1981 as 483 Eastern Avenue, 54 Logan Avenue and 24 Carlaw Avenue, respectively, for the purpose of a wholly enclosed metal products factory, provided the non-residential gross floor area does not exceed 2.0 times the area of the lot.
156. to prevent the use of the lot known in 1981 as 54 logan Avenue for the purpose of an automobile service and repair shop, provided the non-residential gross floor area does not exceed 2.0 times the area of the lot.
157. to prevent the use of the lot known in 1981 as 55 Logan Avenue for the purpose of a security services and equipment business, provided the non-residential gross floor area does not exceed 2.0 times the area of the lot.
158. to prevent the use of the lot known in 1981 as 20 Morse Street for the purposes of a courier service, and a cartage yard as defined in exception 52, provided the non-residential gross floor area does not exceed 2.0 times the area of the lot.
159. to prevent the use of the lot known in 1981 as 9 Don Valley Parkway for the purpose of a "refined products pipeline metering station", provided the non-residential gross floor area does not exceed 5.0 times the area of the lot.
160. to prevent the use of the lot known in 1981 as 633 Eastern Avenue for the purpose of a tannery, provided the nonresidential gross floor area does not exceed 3.0 times the area of the lot.
161. to prevent the use of the lot known in 1981 as 24 Carlaw Avenue for the purposes of a photographic plant, provided the non-residential gross floor area does not exceed 2.0 times the area of the lot.
162. to prevent the use of the lot known in 1981 as 551 Eastern Avenue for the purposes of a miscellaneous vegetable food products factory, class B, provided the non-residential gross floor area does not exceed 2.0 times the area of the lot.
163. to prevent the use of the following premises existing in 1981, within Yonge-Eglinton, for the following uses:
(i) 2400 and 2401 Yonge Street, and 626-632 and 730 Mount Pleasant Road and 1826 and 1828 Bayview Avenue - a sales or hire garage, including a motor vehicle repair shop, class A accessory thereto, provided no person shall
erect or use a building or structure on, or use any of those premises for the purpose of a sales or hire garage or a motor vehicle repair shop, class \(A\), where there is carried on therein the selling, servicing or hiring of motorcycles or motor assisted bicycles;
(ii) 1802 Bayview Avenue - a car washing establishment;
(iii) 700 Mount Pleasant Road - a hotel except that not more than 50 per cent of the living accommodation therein, according to floor area, may be dwelling units;
(iv) 2532 Yonge Street - a Y.W.C.A.;
(v) 14 St. Clements Avenue - a day nursery.
164. to prevent the erection and use of a building or structure for use as a Y.W.C.A. on the lot known in 1981 as 2532 Yonge Street provided the gross floor area does not exceed 3.0 times the area of the lot and the height, above grade, exclusive of mechanical rooftop equipment, does not exceed 14 metres.
165. to prevent the use of gross floor area contained in a building erected on the land known in 1982 as 204 Richmond Street West, or the erection or use of a building on that land for the purposes of one or more offices, a government office, a business office, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal, or philanthropic nature, provided:
(i) one building only, which includes additions to a building standing on the lot on August 1, 1982, may be erected on the lot; and
(ii) the lot comprises the whole of the lands known in 1982 as 204 Richmond Street West.
166. to prevent, within Yonge-Eglinton, the replacement or reconstruction of a building or structure on a lot in a CR district if it is razed or damaged by fire, explosion or an Act of God, to the extent of at least 50 per cent of its value before damage without complying with the provisions of this by-law respecting non-residential gross floor area or height, as the case may be, provided:
(i) the former building or structure was lawfully erected and used on the lot on June 18, 1981;
(ii) neither the non-residential gross floor area nor the height of the replacement or reconstructed building or
structure exceeds those of the former building or structure.
167. to prevent the application of section 8 (3) PART I 3(a) respecting mixed-use buildings, as amended from time to time, to the Wallace-Emerson Neighbourhood, except that in applying those provisions in an Ll U150 zone in the Wallace-Emerson Neighbourhood, the constant used in section 8(3) PART I 3(a) shall be 1.5 times the area of the lot, and in an L2 U200 zone, the constant used shall be 2.5 times the area of the 1ot.
168. to prevent the application of section 8 (3) PART I 7 respecting senior citizens' housing, as amended from time to time, to the Wallace-Emerson Neighbourhood, except that in applying those provisions in an L2 U200 zone in the WallaceEmerson Neighbourhood, the maximum number of senior citizens \({ }^{\prime}\) housing dwelling units permitted under section 8(3) PART I 7 (ii) shall be 400 dwelling units per hectare of lot area or one dwelling unit for every 25 square metres of \(10 t\) area, and the constant used in section 8 (3) PART I 7 (iii) shall be 2.5 times the area of the lot.
169. to prevent the use of the existing building known in 1981 as 1080 Dovercourt Road for a laboratory, class A.
170. to prevent the erection or use of two identical white-neon illuminated signs close to the roof line of the northerly and southerly faces respectively of the building existing in 1981 on the land known in 1981 as 145 Richmond Street West, each sign containing the logo of Western International Hotels in a 5.5 metre circle, and the words "The Westin", in open channel letters the insides of which are painted white and the returns of which are painted bronze, the largest letters of which may be 2.44 metres in height.
171. (a) to prevent the use of each of the premises known in 1981, as 160 and 188 Perth Avenue for the purpose of a business office.
(b) to prevent the use of the premises known in 1981 as 1453 Dupont Street for the purpose of a retail coal, coke and wood yard.
172. to prevent the use or the erection and use on a lot on the lands known in 1981 as 2 - 12 (even, inclusive), 19, 21,25 and 36 Cariboo Avenue and 88 Osler Street of a motor vehicle repair shop, class B.
173. to prevent the erection and use of a residential building or structure on an inside lot in the Junction Triangle between existing buildings or structures on lots the front lot lines
of which are on the same street, unless the proposed building is distant from the front lot line at least the average of the shortest distance by which the front walls of the aforesaid existing buildings or structures are set back from their front lot lines.
174. to prevent the renovation and use of all or a portion of the building known as 411 Richmond Street East existing on October 31,1983 on at least the land hereinafter described, for one or more of the following IC uses:
(i) a grocery shop, a bake-shop, a butcher shop, a delicatessen, a pharmacy, a variety or smoke shop, a newsstand, a hardware shop, an eating establishment, a box lunch shop, a tavern or public house, a shoe repair shop, a tailor's shop, a dressmaker's shop, a dry cleaning shop, a dry-cleaner's distributing station, a laundry shop, a branch of a bank or financial institution, a personal grooming establishment, a book store, a florist shop, a retail store, an industrial computer service, a pawnbroker's shop, a secondhand shop, a pet shop, a real estate office, an auctioneer's premises, a security service, a service and repair shop, a locksmith's or gunsmith's shop, an upholsterer's shop, a fire hall, a police station; an open air market;
(ii) an office, a government office, a business office, a post office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal, or philanthropic nature;
(iii) a private art gallery, a club, a place of amusement, commercial baths;
(iv) a clinic, a commercial school, a community centre, a craft school, a day nursery, a nursery school, a public park not including a stadium or arena, a trade school, a union hall;
(v) an automobile service station, a taxicab stand or station, a car washing establishment;
(vi) a cold storage locker plant, an animal hospital, an ornamental structure, a radio or television broadcasting station, studio or theatre, pinball or electronic game installation;
(vii) a use that is accessory to any of the foregoing uses;
(viii) a wall sign, a window sign, an identification sign, a projecting sign, a ground sign, a banner sign, a marquee
or canopy sign, a roof sign having an area not greater than 23 square metres, provided:
A. each sign, whether accessory or not conforms to existing height limits;
B. the illumination of each sign is so arranged that the light therefrom is not directed toward another building or lot;
(ix) an artist's or photographer's studio, an automobile service and repair shop, a blacksmith's shop, a bookbinder's shop, a carpenter's shop, a ceramics factory, a commercial welder's shop, a contractor's shop, class A, a custom workshop, a data processing establishment, a duplicating shop, a film or recording studio, a fur goods factory, a garment factory, an ink factory - secondary, a laboratory, class A, a leathergoods factory, a miscellaneous textile products factory, a motor vehicle repair shop, class \(A\), a paper products factory, a pharmaceutical factory - secondary, a plastic products factory - secondary, a prepared horn and bone products factory, a printing plant, a sample or showroom, a spotting and stain removing establishment, a taxidermist's shop, a tinsmith's shop, a wholly enclosed miscellaneous light manufacturing plant, a wholly enclosed small metal wares factory, not exceeding a gross floor area of 475 square metres; market gardening;
(x) packing or packaging goods, wares or merchandise substances, articles or things mentioned in subparagraph (i) ;
(xi) a cold storage plant, a parking lot, a parking station, a private garage a sales or hire garage, a storage warehouse, class A, a wholesaling establishment general;
(xii) a use that is accessory to any of uses in subparagraphs (ix), (x) and (xi);
provided By-law 351-83, being a by-law to designate the property at No. 411 Richmond Street East of architectural and historic value, remains in force.

The following is the land:
In the City of Toronto, in the Municipality of Metropolitan Toronto being composed of Lot 1 on the south side of Duchess Street, now Richmond Street East according to P1an D39 registered in the Land Registry Office for the Registry Division of Toronto (No. 63).

The southerly limit of Richmond Street East was confirmed under the Boundaries Act by Plan BA-788 registered on 30 December 1975 as Instrument CT157877.

The westerly limit of Ontario Street was confirmed under the Boundaries Act by Plan BA-1749 registered on 17 June 1980 as Instrument CT417089.
175. to prevent the erection or use of a building on a lot designated \(I 2\) within the area bounded by Queen Street East, Bayview Avenue, Cornwall Street and River Street for the purposes of one or more of the following types of design studios: graphics, industrial, interior, environmental, architectural, structural or advertising.
176. to prevent the use of any buildings or structures existing on June 11, 1984, and known in 1984 as 108 , 110, 112, 114, 116 and 118 Beverley Street, and the erection and use of additions to those buildings or structures, for one or more of the following purposes:
(i) premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as. but not limited to, employment, immigration, counselling, welfare and legal services;
(ii) the administrative office of a non-profit organization of a religious, educational, recreational, fraternal or philanthropic nature;
(iii) a public library, public art gallery or public museum;
(iv) an artist's or photographer's studio;
(v) an artist's or photographer's shop;
(vi) a private art gallery;
(vii) an office, a government office, a business office, a real estate sales office;
(viii) a use that is accessory to any of the foregoing uses;
(ix) one or more of the foregoing uses along with any \(G\) uses permitted by section \(5(1)\) and any \(R 1, R 1 A, R 2\) and \(R 3\) uses permitted by section \(6(1)\), provided the uses outlined in subparagraphs (i) to (viii) are restricted to the basement or ground floor or both the basement and ground floor;
provided additions to those buildings or structures existing on June 11, 1984, do not result in:
a building or structure and addition exceeding a gross floor area of 1.5 times the area of each lot; a building height in excess of 11.58 metres; a reduction of the front lot line, rear lot line or side lot line setbacks of those buildings or structures that existed on June 11, 1984.

For the purpose of this paragraph:
"grade" means the average elevation of the sidewalk in front of each lot on which the building or structure stands;
"gross floor area" means the gross floor area as defined in section 2 , as it relates to a \(C\) building or a \(C\) structure;
"height" means height as defined in subparagraph (ii) of the definition of "height" in section 2, provided this subparagraph does not prevent the erection or use of a stair tower, elevator shaft, chimney stack or other heating, cooling or ventilation equipment or window washing equipment on the roof of a building, structure and addition, provided section 4 (2) (a) (i) is complied with.
177. to prevent the erection, on the building on lands known in 1984 as 70 University Avenue, of two identical signs and sign panels at the eighth floor level facing southerly and easterly respectively, each sign panel having dimensions not in excess of 6.1 metres by 1.8 metres, and being constructed of bronze coloured aluminum, with illuminated letters in the form of the word "Walwyn" not exceeding 1 metre in height, provided any illumination of the letters is not of a flashing or intermittent nature.
178. to prevent the use of the dwelling house on the lot known in 1983 as 259 Pacific Avenue, as that dwelling house existed on October 3, 1983, provided:
(i) the dwelling house is not enlarged or extended after that date; and
(ii) any alterations occurring after that date comply with this by-law.
179. to prevent the erection of, on the building standing in 1983 on the lands known in 1983 as 522 University Avenue:
(i) an illuminated sign at the fourteenth floor level of the northern face of the building, the sign having dimensions not in excess of 2.44 metres by 3.66 metres, and in the form of the logo of the National Life

Assurance Company of Canada, provided the illumination of the sign is not of a flashing or intermittent nature; and
(ii) a non-illuminated fascia sign at a height of not more than 11.3 metres above grade level on the eastern elevation of the building, the sign consisting of metal letters each of which does not exceed one metre in height, and in the form of the words "National Life of Canada".
180. to prevent the use of the following premises existing in 1982, for the following purposes:

54 Birch Avenue as a picture framing studio;
60 Birch Avenue as an artist's studio;
62 Birch Avenue as an artist's studio;
82 Birch Avenue as a business administrative office; and
46 Birch Avenue as a massage establishment.
181. to prevent the erection and use of a parking structure containing not more than 60 parking spaces on lands known in 1983 as 1 Austin Terrace to provide parking for the occupants and visitors to premises and facilities known as Casa Loma and Spadina House.
182. to prevent the use of the lots know in 1983 as 986 , 988 and 990 Eastern Avenue for the purposes of one or more of an automobile service and repair shop, a sales or hire garage, and a motor vehicle repair shop, class A, provided the other provisions of this by-law are complied with.
183. to prevent the use of the lots know in 1983 as 1395 and 1397 Queen Street East for the purposes of market gardening, and for the purposes of a hardware shop, provided the shop is no more than 200 square metres in area, and provided further that the other provisions of this by-law are complied with.
184. to prevent the use of the building existing in 1981 on the land hereinafter described as a theatre and containing a gross floor area of not more than 836 square metres. The following is the land:

ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:

Lot 49 and part of Lot 50 according to Plan 34 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), designated as PART 12 on a plan of survey deposited in the said Land Registry Office as 63R-2635.
(2) RESTRICTIVE EXCEPTIONS

Notwithstanding any of the provisions of this by-law, other than subsection (1), and section 11(1):
1. No person shall, within the area subdivided by Plan \(750-E\) registered in the Land Registry Office for the Registry Division of Toronto (No. 63), use land or erect or use a building for any purpose except for a one-family dwelling house or a pair of semi-detached dwelling houses together with a use that is accessory to either of those uses.
2. No person shall, on a parcel of land within the area referred to in exception 1 , erect a one-family dwelling house or pair of semi-detached dwelling houses unless the parcel has a lot frontage on Glen Davis of at least 9 metres in the case of a one-family dwelling house, or at least 15 metres in the case of a pair of semi-detached dwelling houses.
3. No person shall, within an area set out in Column 1 of the schedule at the end of exception 4 , comprising various lots on Plans \(M-564\) and \(M-568\) registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), use land for any purpose except that set out opposite thereto in Column 2 of the schedule, including, however, a use that is accessory to the purpose.
4. No person shall erect or use a building within an area set out in Column 1 of the schedule at the end of this paragraph, for any purpose except that set out opposite thereto in Column 2 of the schedule, including, however, a use that is accessory to the purpose; nor shall a person erect or use any such building upon a lot having a lesser lot frontage than that set out opposite thereto in Column 3 of the schedule.

The following is the schedule:

5. Only one one-family dwelling house shall be erected on each of Lots 1 to 12 , inclusive, Plan \(M-564\), and not more than
eight such dwelling houses shall be erected on the combined lot frontage of Lots 13 to 20, inclusive, Plan M-564.
6. The lands hereinafter described may be used as a parking station on condition, however, that entrance and exit thereto and therefrom are by way of St. Clair Avenue West only. The following are the lands:

Lots 19 to 25 , inclusive, all according to a plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan 325-E, excepting the northerly 19.8 metres of Lots 19 and 20 and the northerly 19.8 metres of the westerly 6.1 metres of Lot 21 .
7. No person shall
(i) erect a building on a lot abutting either side of Avenue Road, between the north limit of St. Clair Avenue West and the south limit of Lonsdale Road, closer to the nearest street line of Avenue Road than 10.5 metres;
(ii) erect a building on a lot abutting either the east side of Avenue Road, between the north limit of St. Clair Avenue West and the south limit of Lonsdale Road, or the west side of Avenue Road, between the north limit of Heath Street West and a point 46.5 metres south of the south limit of Lonsdale Road or the west side of Avenue Road, between the north limit of St. Clair Avenue West and a point 59 metres south of the south limit of Heath Street West and having a lesser rear yard than 12 metres;
(iii) erect a building on a lot abutting the west side of Avenue Road, between the south limit of Lonsdale Road and a point 46.5 metres south of the south limit of Lonsdale Road and having a lesser rear yard than three metres;
(iv) erect a building on a lot abutting the west side of Avenue Road, between the south limit of Heath Street West and a point 59 metres south of the south limit of Heath Street West and having a lesser rear yard than 15 metres.
8. No person shall, within an R2 district north of the north limit of Lawrence Avenue East, with the exception of the properties fronting on the north side of Lawrence Avenue West, use land or erect or use a building or structure for the purposes of an apartment house or a double triplex dwelling house.
9. No person shall, within the areas hereinafter described, erect a building or structure exceeding 14 metres in height.

The following are the areas:

The R4 district on the north side of St. Clair Avenue West, between Avenue Road and the west limit of Tweedsmuir Avenue.

The lands abutting the south side of St. Clair Avenue West, between the southerly production of the west limit of Tweedsmuir Avenue and the west limit of Spadina Road.

The R4 district on the south side of St. Clair Avenue West, between the west limit of Poplar Plains Road and the \(G\) district at the south-east corner of Spadina Road and St. Clair Avenue West.

The R4 district on the south side of St. Clair Avenue West, between the east limit of Poplar Plains Road and a line parallel to and distant 38 metres west of the west limit of Avenue Road.

The lands abutting the south side of St. Clair Avenue West, between the west limit of Avenue Road and a line parallel to the said west limit and distant 38 metres west thereof.
10. No person shall, within the areas described in exception \(G\), erect or use a building or structure for any of the following uses:
(i) office of a physician, dentist, osteopath or chiropractor in the portion of an apartment house used by him as his regular place of residence if that portion of the building is in the basement or on the first floor thereof;
church, Bible Institute, religious library or reading room including the carrying on therein of incidental retail sales, community centre, a student fraternity or sorority house;
branch of the Conservatory of Music;
military academy;
private hospital, public hospital or psychiatric hospital, clinic, treatment centre, research centre or hospital operated by the Alcoholism and Drug Addiction Research Foundation;
home for the aged;
public library, public museum, public art gallery or an observatory;
bathing station;
The Salvation Army, Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.;
(ii) charitable institution in a building or structure originally constructed for that purpose or in a building or structure that is so located on its lot that if this by-law had applied to the lot when the building or structure was erected, it would have complied with the provisions of section 6(3) PART II 1 to 10 , inclusive, respecting front, side and rear lot line setbacks and the spacing of facing external walls of buildings and structures in \(R\) districts;
unless the building or structure fronts on and gains its principal entrance from St. Clair Avenue West; or use any such land for any such purpose except in connection with a building or structure that fronts on and gains its principal entrance from St. Clair Avenue West.
11. No building to be erected on land within the CR L4.5 U192 area on the east side of Yonge Street, between Wood Street and Alexander Street, may occupy any part of the land above grade level within 20 metres of the east limit of that area, with the exception of a one-storey canopy not exceeding nine metres in height and nine metres in depth from the north limit of Wood Street and being no closer than 4.3 metres from a line parallel to and distant 76 metres east of the east limit of Yonge Street.
12. No person shall, within the area bounded on the north by the south limit of Bernard Avenue, on the south by the south limit of Prince Arthur Avenue, on the west by the west 1 imit of the CR area on the west side of Avenue Road, and on the east by the west limit of Avenue Road, use land or erect or use a building or structure for the purposes of a commercial club or a laundry shop.
13. No person shall, within the areas described in the schedule at the end of this paragraph, use a building, structure or lot for the erection or display of:
(i) a sign or bulletin board part of which extends to a height greater than 10.5 metres above the average elevation of the roadway in front of the lot, building or structure upon which the sign is erected or displayed; or
(ii) a sign or bulletin board that, if illuminated, is of a flashing type, and no person shall, within any of those areas or a portion of any of those areas north of the south limit of Davenport Road use a building, structure or lot for the erection or display of a billboard or poster panel.

The following is the schedule:
The area comprising the portion of Avenue Road and the lands abutting the west side thereof north of the right-of-way of the Canadian Pacific Railway Company designated Cl V1.

The area bounded on the north by the north limit of the right-of-way of the Canadian Pacific Railway, on the south by the south limit of Bernard Avenue, on the west by a line parallel to and distant 36.5 metres west of the west limit of Avenue Road, and on the east by the west limit of Avenue Road.

The area bounded on the north by the north limit of the right-of-way of the Canadian Pacific Railway Company, on the south by the south limit of that right-of-way, on the west by the west limit of Avenue Road, and on the east by a line parallel to and distant 36.5 metres east of the east limit of Avenue Road.

The area bounded on the north by the north limit of Roxborough Street West, on the south by a line parallel to and distant 25.5 metres south of the south limit of Davenport Road, on the west by the west limit of Avenue Road, and on the east by a line parallel to and distant 36.5 metres east of the east limit of Avenue Road.

The area bounded on the north by a line parallel to and distant 25.5 metres south of the south limit of Davenport Road, on the south by the easterly extension of the south limit of Bernard Avenue, on the west by the west limit of Avenue Road, and on the east by the east limit of the \(C R\) district on the east side of Avenue Road.

The area comprising the portion of Avenue Road and the lands abutting the east and west sides thereof designated CR L1 U60 and CR L2 U60.
14. (a) No person shall, within the areas described in the following subparagraphs, erect or use a building of the type or nature described therein on a lot having a lesser frontage than that prescribed for the respective classes of buildings set out therein:

within the area described as follows:
Commencing at a point in the northerly limit of Crescent Road where it is intersected by the westerly limit of the R1F district east of Yonge Street, the point being distant 246.00 feet more or less measured easterly along the northerly limit of Crescent Road from the easterly limit of Yonge Street; thence in a general southerly direction following the westerly limit of the RlF district to the south-westerly limit of Rosedale Valley Road; thence in general south-easterly direction along the south-westerly limit of the R1F district to the south-easterly limit of Bloor Street East; thence north-easterly along the south-easterly limit of the R1F district, being along the south-easterly limit of Bloor Street East, to the easterly limit of Castle Frank Road; thence in a general northerly direction along the easterly limit of the R1F district to the northerly limit of the lands included in registered Plan 390 E ; thence in general westerly direction along a northerly limit of the R1F district, being to and along the southerly limit of Township Lot 19 in the Second Concession From the Bay, to its intersection with a line parallel to and distant 116.50 feet east of the westerly limit of Lot 4 according to registered Plan 266-E; thence southerly along the line parallel to the westerly limit of Lot 4 according to registered plan \(266-E\) to the westerly production of the southerly limit of Castle Frank Road; thence easterly along the westerly production of the southerly limit of Castle Frank Road to and along the southerly limit of Castle Frank Road and continuing in a general southerly direction along the westerly limit of Castle Frank Road to the southerly limit of the land included in registered Plan 607; thence westerly along the southerly limit of the lands included in registered P1an 607 to the westerly limit of Lot 2 according to registered

Plan 607; thence northerly along the westerly limit of Lot 2 according to registered Plan 607 and the northerly production thereof to the northerly limit of McKenzie Avenue; thence westerly along the northerly limit of McKenzie Avenue to the easterly limit of the northerly part of McKenzie Avenue; thence northerly along the easterly limit of the northerly part of McKenzie Avenue and the northerly production thereof to the northerly limit of Dale Avenue; thence westerly along the northerly limit of Dale Avenue to the easterly limit of Maple Avenue; thence northerly along the easterly limit of Maple Avenue and continuing northerly in a straight line, being along the westerly limits of the lands included in registered Plans 626 (York) and M-16 to the northerly limit of E1m Avenue; thence westerly along the northerly limit of Elm Avenue to its intersection with the site of the line of a former old iron fence forming the southerly part of the westerly limit of premises known in May, 1970, as 44 Elm Avenue, the intersection being distant 196.06 feet more or less measured easterly along the northerly limit of Elm Avenue from the easterly limit of Sherbourne Street; thence northerly along the site of the line of the former old iron fence to and along the line of an old board fence to the northerly limit of Lot 7 according to registered Plan 329 (York); thence easterly along the northerly limit of Lot 7 according to Plan 329 (York) to the westerly limit of Lot 14 according to registered Plan 695 (York); thence northerly along the westerly limits of Lots 14, \(13,12,11,10,9\), and 8 according to registered Plan 695 (York) to the south-easterly limit of South Drive; thence north-easterly along the south-easterly limit of South Drive to the northerly limit of South Drive; thence easterly along the northerly limit of South Drive to a point therein distant 4.00 feet measured easterly thereon from the south-westerly angle of Lot 25 according to registered Plan 433 (York); thence northerly parallel to the westerly 1 imit of Lot 25 according to registered Plan 433 (York) a distance of 100.00 feet; thence westerly parallel to the northerly limit of South Drive to the westerly limit of Lot 25 according to registered Plan 433 (York); thence northerly along the westerly limits of Lots 25, 26, 27,28 , and 29 according to registered Plan 433 (York) to the southerly limit of the private road known as May Square; thence easterly along the southerly limit of May Street; thence southerly along the westerly limit of May Street to the
northerly limit of South Drive; thence easterly along the northerly limit of South Drive to the south-easterly limit of the private road known as Milkmen's Road, being a south-easterly limit of the R1F district; thence north-easterly along the south-easterly limit of the R1F district to the north-easterly limit of Park Drive Reservation; thence in a general north-westerly direction along the north-easterly limit of the R1F district to the southerly limit of Lot 36 according to registered Plan 277 (York); thence westerly along the southerly limit of Lot 36 according to registered Plan 277 (York), being along the southerly limit of the lands of the Canadian Pacific Railway to the westerly limit of Lot 30 according to registered Plan E-365; thence southerly along the westerly limit of Lot 30 according to registered Plan E-365 and the southerly production thereof to the southerly limit of Pricefield Road; thence easterly along the southerly limit of Pricefield Road to the westerly limit of Thornwood Road; thence southerly along the westerly limit of Thornwood Road and the southerly production thereof to the southerly limit of Chestnut Park; thence easterly and southerly along the southerly and westerly limits respectively of Chestnut Park and the southerly production thereof to the southerly limit of Roxborough Street East; thence easterly along the southerly limit of Roxborough Street East to the westerly limit of Wrenthan Place; thence southerly along the westerly limit of Wrentham Place to the northerly limit of Crescent Road; thence in a general westerly direction along the northerly limit of Crescent Road to the point of commencement;
(ii)

Type or Nature of Building

> \begin{tabular}{c}  Minimum Lot \\ Frontage \\ \hline \end{tabular}
13.5 metres
a private detached
dwelling house
a semi-detached
7.5 metres
dwelling house
a duplex dwelling
13.5 metres house
within the areas described as follows:
Firstly: Commencing at a point in the southeasterly limit of Milkmen's Road where it is
intersected by the northerly limit of South Drive, the point also being in the general easterly limit of the R1F district east of Yonge Street; thence in a general southerly direction along the easterly limit of South Drive, being along a general easterly limit of the RlF district east of Yonge Street, to the southerly limit of Township Lot 19 in the Second Concession From the Bay; thence easterly along the southerly limit of Township Lot 19, being along a northerly limit of the said R1F district, to its intersection with a line parallel to and distant 116.50 feet east of the westerly limit of Lot 4 according to registered Plan 266-E; thence southerly along the line parallel to the westerly limit of Lot 4 according to registered Plan 226-E to the westerly production of the southerly limit of Castle Frank Road; thence easterly along the westerly production of the southerly limit of Castle Frank Road to and along the southerly limit of Castle Frank Road and continuing in general southerly direction along the westerly limit of Castle Frank Road to the southerly limit of the land included in registered Plan 607; thence westerly along the southerly limit of the lands included in registered Plan 607 to the westerly limit of Lot 2 according to registered Plan 607; thence northerly along the westerly limit of Lot 2 according to registered Plan 607 and the northerly production thereof to the northerly limit of McKenzie Avenue; thence westerly along the northerly limit of McKenzie Avenue to the easterly limit of the northerly part of McKenzie Avenue; thence northerly along the easterly limit of the northerly part of McKenzie Avenue and the northerly production thereof to the northerly limit of Dale Avenue; thence westerly along the northerly limit of Dale Avenue to the easterly limit of Maple Avenue; thence northerly along the easterly limit of Maple Avenue and continuing northerly in a straight line, being along the westerly limit of the lands included in registered Plans 626 (York) and M-16 to the northerly limit of Elm Avenue; thence westerly along the northerly limit of Elm Avenue to its intersection with the site of the line of a former old iron fence forming the southerly part of the westerly limit of premises known in May 1970 as 44 Elm Avenue, the intersection being distant 196.06 feet more or less measured easterly along the northerly limit of Elm Avenue from the easterly limit of Sherbourne Street; thence northerly along the site of the line of a former old iron fence to and along the line of
an old board fence to the northerly limit of Lot 7 according to registered Plan 329 (York); thence easterly along the northerly limit of Lot 7 according to registered Plan 329 (York) to the westerly limit of Lot 14 according to registered Plan 695 (York); thence northerly along the westerly 1 imits of Lots \(14,13,12,11,10,9\) and 8 according to registered Plan 695 (York) to the south-easterly limit of South Drive; thence northeasterly along the south-easterly limit of South Drive to the northerly limit of South Drive; thence easterly along the northerly limit of South Drive to a point therein distant 4.00 feet measured easterly thereon from the south-westerly angle of Lot 25 according to registered Plan 433 (York); thence northerly parallel to the westerly limit of Lot 25 according to registered Plan 433 (York), a distance of 100.00 feet; thence westerly parallel to the northerly limit of South Drive to the westerly limit of lot 25 according to Plan 433 (York); thence northerly along the westerly limits of Lots \(25,26,27,28\), and 29 according to Plan 433 (York) to the southerly limit of the private road known as May Square; thence easterly along the southerly limit of May Square to the westerly limit of May Street; thence southerly along the westerly limit of May Street to the northerly limit of South Drive; thence easterly along the northerly limit of South Drive to the point of commencement.

\section*{Secondly:}

Commencing at a point in the northerly limit of Crescent Road where it is intersected by the westerly limit of the R1Fdistrict east of Yonge Street, the said point being distant 112.00 feet more or less measured easterly along the said northerly limit of Crescent Road from the easterly limit of Yonge Steet; thence in a general northerly direction along the westerly limit of the R1F district to the northerly limit of Price Street; thence in a general easterly direction along the northerly limit of the R1F district to the southerly limit of Lot 34 according to registered Plan 277 (York); thence easterly along the southerly limits of Lots 34,35 and 36 according to registered Plan 277 (York), being along the southerly limit of the lands of the Canadian Pacific Railway, to the westerly limit of Lot 30 according to registered Plan E-365; thence southerly along the westerly limit of Lot 30 according to registered Plan E-365 and the
southerly production thereof to the southerly limit of Pricefield Road; thence easterly along the southerly limit of Pricefield Road to the westerly limit of Thornwood Road; thence southerly along the westerly limit of Thornwood Road and the southerly production thereof to the southerly limit of Chestnut Park; thence easterly and southerly along the southerly and westerly limits respectively of Chestnut Park and the southerly production thereof to the southerly limit of Roxborough Street East; thence easterly along the southerly limit of Roxborough Street East to the westerly limit of Wrentham Place; thence southerly along the westerly limit of Wrenthan Place to the northerly limit of Crescent Road; thence in a general westerly direction along the northerly limit of Crescent Road to the point of commencement.
(b) Paragraph (a) does not apply to a lot having a lot frontage of less than that prescribed for it, if a conveyance of the lot was registered before May 14 , 1970, provided no person shall, on a lot having a frontage or area of less than that prescribed for a semi-detached dwelling house, erect, in place of a private detached dwelling house, a semi-detached dwelling house.
15. No person shall, within the R2 \(Z 4\) area abutting the west side of Woodbine Avenue, bounded on the north by the south limit of Aldergrove Avenue and on the south by the north limit of the right-of-way of the Canadian National Railways, erect a building or structure exceeding 23 metres in height.
16. No person shall erect or use a building on land within the R2 \(Z 4\) area on the north side of Delisle Avenue closer to the rear lot line or the north limit of the R2 24 area, whichever is closer to the north limit of Delisle Avenue, than 12 metres, and the most northerly 7.5 metres of the rear yard hereby required shall be maintained as landscaped open space.
17. No person shall, within the ClA district on the south side of St. Clair Avenue West, bounded on the west by the east limit of Avenue Road and on the east by the west limit of Foxbar Road, erect or use a building closer to the east limit of Avenue Road or the south limit of St. Clair Avenue West than six metres.
18. No person shall, within the area bounded on the north by a line parallel to and distant 51.2 metres north of the north limit of Delisle Avenue, on the south by a line parallel to and distant 35.4 metres north of the north limit of Delisle Avenue, on the east by a line at right angles to the last-
mentioned line, commencing at a point therein distant 36 metres east of the intersection of the line with the east limit of Deer Park Crescent, and on the west by the east limit of Deer Park Crescent, erect or use a building or structure, or part of a building or structure, having a gross floor area exceeding 0.6 times the area of the lot, unless the building or structure fronts on and gains its principal entrance from Delisle Avenue.
19. No person shall, within an R2 district abutting the south limit of Lawrence Avenue East or Lawrence Avenue West, use land or erect or use a building or structure for the purposes of an apartment house or a double triplex dwelling house.
20. No person shall, within the R2 district bounded on the north by the south limit of the right-of-way of the Canadian National Railways, on the south by the north limit of Wildwood Crescent, on the west by a line perpendicular to Wildwood Crescent and distant 259 metres west of the west limit of Woodbine Avenue, measured along the north limit of Wildwood Crescent, and on the east by a line perpendicular to Wildwood Crescent and distant 110 metres west of the west limit of Woodbine Avenue, measured along the north limit of Wildwood Crescent, erect or use a building or structure having a gross floor area exceeding 0.75 times the area of the lot, or use land or erect or use a building within that R2 district for the purpose of an apartment house.
21. No person shall, within the R3 district on the north side of Walker Avenue:
(i) erect a building or structure closer to the rear lot line or the north limit of the R3 district on the north side of Walker Avenue, whichever is closer to the north limit of Walker Avenue, than 12 metres, and the northerly 7.5 metres of the rear yard hereby required shall be maintained as landscaped open space; or
(ii) erect a building or structure having a height exceeding 12 metres above grade.
22. No person shall:
(i) within Areas \(1,2,3\) or 4 hereinafter described, erect or use a private detached dwelling house on a lot having a lesser lot frontage than that prescribed for the Area in which the lot is located:
\begin{tabular}{cc} 
Area & \begin{tabular}{c} 
Minimum Lot \\
Frontage
\end{tabular} \\
\cline { 1 - 1 } & \begin{tabular}{c}
9 metres \\
2
\end{tabular} \\
3 & 12 metres \\
4 & 12 metres \\
15 metres.
\end{tabular}

The following are the Areas:

Area 1

Commencing at the intersection of the easterly limit of the City of Toronto with the easterly production of the southerly limit of the most easterly part of Douglas Drive; thence westerly along the easterly production to the north-easterly angle of Lot 30 according to registered Plan \(421-E\); thence northerly in a straight line to and along the easterly limit of Lot 35 according to Plan 421-E to the northerly limit of Lot 35 ; thence westerly along the northerly limit of Lot 35 a distance of 104.25 feet; thence southerly along a line parallel to the easterly limit of lot 35 to its intersection by a line parallel to and at the perpendicular distance of 100.00 feet northerly from the southerly limit of the lot; thence westerly along a line parallel to the southerly limits of Lots 35,34 and 33 according to Plan 421-E to the easterly limit of Standish Avenue; thence southerly along the easterly limit of Standish Avenue to its intersection with a line parallel to and at the perpendicular distance of 121.00 feet northerly from the southerly limit of Lot 32 according to \(\mathrm{Plan} 421-\mathrm{E}\); thence westerly along the line parallel to the southerly limit of lot 32 to the easterly limit of the most northerly part of Glen Road; thence southerly along the easterly limit of the most northerly part of Glen Road to a northerly limit of Glen Road, being the southwesterly angle of Lot 31 according to Plan 421-E; thence westerly along the northerly limit of Glen Road, to and along the northerly limit of Summerhill Avenue to the westerly limit of Lot 19 according to registered Plan 1000-York; thence northerly along the westerly limit of Lot 19 to the south-easterly limit of the right-of-way lands of the Canadian Pacific Railway; thence in a general north-easterly direction along the southeasterly limit of the right-of-way lands of the Canadian Pacific Railway to the easterly limit of the City of Toronto; thence in a general southerly direction along the last-mentioned limit to the point of commencement.

Area 2

Commencing at a point in the easterly limit of Mount Pleasant Road where it is intersected by the southerly limit of the lands included in registered Plan M-496; thence northerly along the easterly limit of Mount Pleasant Road to its intersection with a line parallel to and at the perpendicular distance of 50.00 feet northerly from the northerly limit of Lot 6 according to Plan M-496; thence easterly along the line parallel to the northerly limit of Lot 6 to the westerly limit of Highland Crescent; thence northerly along the westerly limit of Highland Crescent, to and along the westerly limit of Summerhill Avenue, and continuing easterly to and along the southerly limit of part of Summerhill Avenue closed by City of Toronto By-law 22004, and along the northerly limit of Summerhill Avenue to its intersection with the northerly production of the westerly limit of Glen Road as extended by City of Toronto By-law 5371; thence southerly along the lastmentioned production to and along the westerly limit of Glen Road to the southerly limit of Douglas Drive; thence westerly along the southerly limit of Douglas Drive, to the easterly limit of Maclennan Avenue; thence southerly along the easterly limit of Maclennan Avenue to its intersection with the easterly production of the southerly limit of the lands included in Plan \(\mathrm{M}-496\); thence westerly along the easterly production to and along the southerly limit of the lands included in Plan M-496 to the point of commencement.

Area 3

The lands bounded on the north by the southerly limit of Bin-Scarth Road, on the south-west by the north-easterly limit of Highland Avenue, and on the south-east by the north-westerly limit of Glen Road.

Area 4

Commencing at a point in the easterly limit of Mount Pleasant Road where it is intersected by the southerly limit of the lands included in registered Plan M-496; thence southerly along the easterly limit of Mount Pleasant Road to the north-easterly limit of a parcel of land known as Roxborough Parkette; thence in a general south-easterly direction along the limits of the lands known as Roxborough Parkette, being along the southwesterly limits of Lots \(11,12,13,14,15\), and the lane according to registered Plan \(342-E\), to the southeasterly angle of the lane; thence in a general southerly direction along the easterly limit of the lands known as Roxborough Parkette to the northerly limit of Roxborough Drive; thence south-easterly in a
straight line to north-westerly angle of Lot \(G\) according to registered Plan 928 -York; thence southerly along the westerly limit of Lot \(G\) to the northerly limit of Park Drive Reservation; thence in a general south-easterly direction along the northerly limit of Park Drive Reservation to the westerly limit of Glen Road; thence easterly in a straight line to a point in the easterly limit of Glen Road where it is intersected by the northerly limit of Park Drive Reservation; thence easterly along the northerly limit of Park Drive Reservation to the westerly limit of Bayview Avenue as dedicated by Municipality of Metropolitan Toronto By-law 966 and described "Seventhly" therein; thence in a general north-easterly direction along the westerly limit of Bayview Avenue to the easterly limit of the City of Toronto; thence northerly along the easterly limit of the City of Toronto to its intersection with the easterly production of the southerly limit of the most easterly part of Douglas Drive; thence westerly along the easterly production to the north-easterly angle of Lot 30 according to registered Plan 421-E; thence northerly in a straight line to and along the easterly limit of Lot 35 according to Plan \(421-E\) to the northerly limit of Lot 35 ; thence westerly along the northerly limit of Lot 35 a distance of 104.25 feet; thence southerly along a line parallel to the easterly limit of Lot 35 to its intersection by a line parallel to and at the perpendicular distance of 100.00 feet northerly from the southerly limit of Lot 35 ; thence westerly along a line parallel to the southerly limits of Lots 35,34 and 33 according to Plan 421-E to the easterly limit of Standish Avenue; thence southerly along the easterly limit of Standish Avenue to its intersection with a line parallel to and at the perpendicular distance of 121.00 feet northerly from the southerly limit of Lot 32 according to Plan 421-E; thence westerly along the line parallel to the southerly limit of Lot 32 to the easterly limit of the most northerly part of Glen Road; thence southerly along the easterly limit of Glen Road to a northerly limit of Glen Road, being the south-westerly angle of Lot 31 according to Plan 42l-E; thence westerly along the northerly limit of Glen Road to its intersection with the northerly production of the westerly limit of Glen Road as extended by City of Toronto By-law 5371; thence southerly along the last-mentioned production to and along the westerly limit of Glen Road to the southerly limit of Douglas Drive; thence westerly along the southerly limit of Douglas Drive to the easterly limit of Maclennan Avenue; then southerly along the easterly limit of Maclennan Avenue to its intersection with the easterly production of the southerly limit of the lands
included in P1an \(M-496\); thence westerly along the easterly production, to and along the southerly limit of the lands included in Plan \(M-496\) to the point of commencement. Saving and excepting therefrom and thereout the lands bounded on the north by the southerly limit of Bin-Scarth Road, on the south-west by the north-easterly limit of Highland Avenue and on the south-east by the north-westerly limit of Glen Road.
(ii) within an R1F portion of Area 1 or within an R1F portion of Area 2 described in subparagraph (i), erect or use:
A. a semi-detached dwelling house on a lot having a lesser lot frontage than 7.5 metres;
B. a duplex dwelling house on a lot having a lesser lot frontage than 12 metres; or
C. a double duplex dwelling house on a lot having a lesser lot frontage than 15 metres.

This exception does not apply to a lot having a lot frontage of less than that prescribed for it if a conveyance of the lot was registered before November 8, 1972.
23. No person shall, on the lots known in 1982 as 30 Hazelton Avenue and \(9,11,12,15,17,19,21,33\) and 35 Hazelton Avenue, or on the portion of the 10 t known in 1982 as 55 Avenue Road that is east of a line parallel to and distant 84 feet west of the west limit of Hazelton Avenue, erect or use a building or structure for any of the following purposes:
(i) municipal baths and swimming pool, Y.M.C.A., Y.W.C.A., Y.W.H.A., a bathing station; a Bible Institute; a clinic or treatment centre operated by the Alcoholism and Drug Addiction Research Foundation; a residence owned and controlled by The Salvation Army; a fire hall; a police station; an armoury or drill hal1;
(ii) an eating establishment; a box lunch shop; a tavern or public house; a dry-cleaning shop; a dry-cleaner's distributing station; a laundry shop; a pet shop; an auctioneer's premises; a locksmith's or gunsmith's shop; a taxidermist's shop; an upholsterer's shop; a spotting and stain removing establishment, a duplicating shop;
(iii) a laboratory, class A; a motion picture studio; a printing plant;
(iv) a billiard or pool room; a bowling alley; a club; a place of amusement; commercial baths;
(v) an automobile service station, a taxicab stand or station, a parking lot, a parking station, a private parking garage, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class A, an automobile service and repair shop;

24. No person shall, within the areas hereinafter described, use a building, structure or lot for the erection or display of a billboard, poster panel, flashing sign, or any sign of which a portion extends to a height greater than 10.5 metres above grade in the area designated CR L2.5 U100 on both sides of Yorkville Avenue and Cumberland Street between Avenue Road and Bay Street.
25. (a) No person shall, within the area bounded on the north by a line parallel to and distant 24.7 metres north of the north limit of Kipping Avenue, on the south by the north limit of Kipping Avenue, on the west by the east limit of Prescott Avenue and on the east by the west limit of the right-of-way of the Canadian National Railways, use land or erect or use a building or structure for any purpose except for one or more of the following uses:

COMMERCIAL:
(i) public uses, including a public library:
(ii) a sample or showroom, a tailor's shop;
(iii) a dressmaker's shop, a custom workshop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a laboratory, class A;
(iv) a business office in the building existing in the area on September 30, 1963, a clinic in the building, a film exchange, an artist's or photographer's studio:
(v) a service and repair shop excluding vulcanizing of tires, a cold storage locker plant, a duplicating shop, and a printing plant in which not more than 10 persons are employed, an automobile service and repair shop;
(vi) non-illuminated identification signs.

INDUSTRIAL
(i) a bookbinder's shop, a workshop of a decorator, interior decorator, display designer or sign erector;
(ii) a storage warehouse, class A;
(iii) A. a printing plant, a tobacco factory, a fur goods factory, a miscellaneous vegetable food products factory, class \(A\), a prepared horn or bone products factory, a textile factory;
B. a paper products factory, a wood products factory, a small metal wares factory, an ink factory, a plastic products factory, a miscellaneous light manufacturing plant, provided in the conduct of any of the classes of factory named in this clause:

I there is no hammering, stamping, grinding, sawing, drilling or planing, or other operation by any means other than manual or electric motor;

II all heat-processing is powered only by gas, oil or electricity; and

III no gas or electricity is generated on the factory premises; and provided further, in the case of a plastic products factory, all fabrication is of previously prepared material;
C. packing or packaging any goods, wares, or merchandise, substances, articles or things mentioned in clauses \(A\) or \(B\);
a use, enclosed in buildings, that is accessory to any of the foregoing uses.
(b) No person shall provide or maintain motor vehicle parking facilities pursuant to section (4) (5) of this by-law otherwise than within the area described in paragraph (a).
26. No person shall, within the area comprising Parcels 1 and 2 hereinafter described, erect or use a building or structure part of which is
(i) south of a line parallel to and distant 40 metres south of the south limit of King Street West,
(ii) west of a line parallel to and distant 44 metres west of the west limit of Dufferin Street, or
(iii) north of a line parallel to and distant 7.5 metres south of the south limit of King Street West.

The following are Parcels 1 and 2:
Parcel 1
Bounded on the north by the south limit of King Street West, on the south by a line parallel to and distant 56 metres south of the south limit of King Street West, on the west by a line parallel to and distant 46 metres west of the west limit of Dufferin Street and on the east by the west limit of Dufferin Street.

Parcel 2
Bounded on the north by the south limit of King Street West, on the south by a line parallel to and distant 70 metres south of the south limit of King Street West, on the west by a line parallel to and distant 61 metres west of the west limit of Dufferin Street and on the east by a line parallel to and distant 45.7 metres west of the west limit of Dufferin Street.
27. No person shall use, or cause or permit to be used, a portion of the area described in exception 26 for the purpose of parking or storing a motor vehicle except the southerly six metres of Parcel 1 of the area and the westerly six metres of Parcel 2 of the area.
28. No person shall use, or cause or permit to be used, a portion of the northerly 0.3 metres throughout from east to west of the area described in exception 26 for purposes of vehicular access to or from the area, but this paragraph does not prevent the use of the northerly 0.3 metres of Parcel 2 of the area for purposes of vehicular egress from the area.
29. No person shall, on a lot within a ClS district abutting the north side of Pleasant Boulevard, erect or use a nonresidential building or structure part of which is closer to the north limit of Pleasant Boulevard than 5.5 metres.
30. No person shall in a building on the north side of Pleasant Boulevard, use a window that faces Pleasant Boulevard for the display of goods or advertising.
31. No person shall, within the C1A district on the north side of Pleasant Boulevard, erect or display a sign or billboard except those permitted in Rl districts.
32. No person shall, within the area hereinafter described, use a lot for the purpose of a parking station.

The following is the area:

In the City of Toronto, in the Municipality of Metropolitan Toronto being composed of Lots 25 to 28 , inclusive and Lots 29 to 32, inclusive according to a plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63) as P1an E-542 and the south 10.5 metres of Lots 21 to 25, inclusive according to a plan registered in the Land Registry Office for the Registry Division of Toronto Boroughs (No. 64) as Plan 1567 but now on file in the Land Registry Office for the Registry Division of Toronto (No. 63).
33. (a) No person shall, within the C1S district bounded on the north by the south 1 imit of the Cl district on the south side of Bloor Street West, on the south by the north limit of Lennox Street and its production across Markham Street, on the west by a line parallel to and distant 38 metres west of the west limit of Markham Street and on the east by a line parallel to and distant 38 metres west of the west limit of Bathurst Street, use a lot, or erect or use a building or structure for any purpose except for:
(i)
one or more of the following uses: a private art gallery, an artist's or photographer's studio, a retail store for the sale of artist's supplies, books, picture-frames, antiques, stationery, decorator's supplies, fabrics, jewellery or perfume, a dressmaker's shop, an interior decorator's studio, an eating establishment, a school for the performing arts, a sign or bulletin permitted by section 7(3) PART X 1, a ground sign;
(ii) an R2 use, provided no lot, building or structure used for such purpose is used for another purpose;
(iii) not more than two dwelling units in the upper portion of a building used for the purpose of any of the uses permitted by virtue of subparagraph (i), or
(iv) a use that is accessory to any of the foregoing uses.
(b) Notwithstanding paragraph (a), no person shall use part of the westerly 0.3 metres throughout from north to south of the area described in paragraph (a) for access to or from a lot, building or structure within the area
that is used for a purpose other than a use permitted by subparagraph (ii).
(c) Notwithstanding paragraph (a), no person shall, within the C1S district on the west side of Markham Street between Bloor Street West and Lennox Street, use a lot or erect or use a building for the purposes of an eating establishment or a school for the performing arts.
(d) Notwithstanding paragraph (a), nothing prevents, within the ClS district fronting on the east side of Markham Street, between Bloor Street West and Lennox Street, the temporary parking or storage of private passenger motor vehicles on a lot having a properly drained hard surface provided:
A. the lot is fenced and suitably landscaped;
B. the fence and landscaping are satisfactorily maintained;
C. any lights used for illumination are so arranged as to divert the light away from the adjoining premises;
D. no building, other than one shelter, not exceeding one storey in height or five square metres in area, for attendants, is erected thereon;
E. no vehicle is parked closer to a residential building than six metres and in any event not closer to a limit of the lot than two metres;
F. no sign is erected thereon other than directional signs, including the name of the proprietor, not exceeding one square metre in area; and
G. no gasoline pump or service equipment is located or maintained thereon.
(e) Notwithstanding paragraph (a), no person shall, within the ClS district fronting on the west side of Markham Street, between Bloor Street West and Lennox Street, use a lot, or erect or use a building or structure for the purpose of a use permitted by virtue of paragraph (a) (i) unless the rear lot line of any lot fronting on the west side of Markham Street coincides with the west limit of the area described in paragraph (a).
(f) Notwithstanding paragraph (a), no person shall, within the ClS district fronting on the west side of Markham Street, between Bloor Street West and Lennox Street, use
the westerly 7.5 metres of a lot fronting on the west side of Markham Street for the purpose of a use permitted by paragraph (a) (i).
(g) Notwithstanding paragraph (a), no person shall, within the ClS district fronting on the west side of Markham Street, between Bloor Street West and Lennox Street, use a lot, or erect or use a building or structure for the purpose of a use permitted by paragraph (a) (i) unless the westerly 7.5 metres of the lot is maintained as landscaped open space.
(h) Notwithstanding paragraph (a), no person shall, within the ClS district on the west side of Markham Street, between Bloor Street West and Lennox Street, erect or use a building or structure for the purpose of a use permitted by paragraph (a) (i) if the floor space used for the purpose of any one such use exceeds 140 square metres.
34. No person shall erect or display, on the lands described in exception 35, a sign, bulletin board, poster, banner or other advertising matter or material, except, subject to the provisions of exception 35 , on the building thereon in 1972.
35. No person shall erect or display, on the building in 1972 on the land hereinafter described, a sign, bulletin board, poster, banner or other advertising matter or material:
(i) except a sign, bulletin board, poster, banner or other advertising matter or material that is of a facial type;
(ii) having a vertical dimension exceeding three metres;
(iii) on a wall of the building facing in a southerly direction;
(iv) above the elevation of 170.8 metres above Canadian Gecdetic Datum;
(v) on a wall of the building facing in a westerly or northerly direction, between the elevations of 103.2 metres above Canadian Geodetic Datum and 166.2 metres above Canadian Geodetic Datum;
(vi) on a wall of the building facing in a westerly or northerly direction, above the elevation of 166.2 metres above Canadian Geodetic Datum, comprising anything other than the name of the building and, or in the alternative, a device identifying the building;
(vii) on a wall of the building facing in an easterly direction, above the elevation of 95.5 metres above Canadian Geodetic Datum, or comprising anything other than the name of the building or a part or parts thereof, or a business carried on by a tenant therein and, or in the alternative, a device identifying the building or part or parts thereof, or the business;
(viii) on a wall of the building facing in a westerly direction, below the elevation of 103.2 metres above Canadian Geodetic Datum, comprising anything other than the name of the building or a part or parts thereof, or a business carried on by a tenant therein and, or in the alternative, a device identifying the building or part or parts thereof, or the business.

The following is the land:
Lots \(20,21,22,23,24\) and 25 on the west side of Elizabeth Street, and Lots \(30,31,32,33,34\) and 35 on the east side of Chestnut Street, formerly Sayre Street, according to a plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan 13A.
36. No person shall, within the area hereinafter referred to and comprising the premises known in 1984 as 1 St . Clair Avenue West, erect or use a building:
(i) a part of which below the second storey above grade is closer to the north, south and east lot lines than 4.1 metres, 0.8 metres and 3.1 metres, respectively; or
(ii) a part of which above the first storey above grade is closer to the north, south and east lot lines than 3.8 metres, 0.5 metres and 2.8 metres, respectively.

The following is the area:
Commencing at a point in the south limit of St. Clair Avenue West where it is intersected by the west limit of Yonge Street; thence west along the south limit of St. Clair Avenue West 33.5 metres to a point; thence south parallel to the west limit of Yonge Street 27 metres to point; thence east in a straight line to point in the west limit of Yonge Street distance 26.9 metres measured south thereon from the south limit of St. Clair Avenue West; thence north along the west limit of Yonge Street 26.9 metres to the point of commencement.
37. No person shall, on the lands bounded on the north by a line parallel to and distant 118.2 metres north of the north limit of Soudan Avenue, on the south by a line parallel to and
distant 45.7 metres north of the north limit of Soudan Avenue, on the west by the west limit of Lillian Street, and on the east by the east limit of Redpath Avenue, erect or use a building or structure part of which is otherwise than wholly within the area bounded on the north by a line parallel to and distant 7.3 metres south of the north limit of the herein described lands, on the south by a line parallel to and distant 7.3 metres north of the south limit of the herein described lands, on the west by a line parallel to and distant 57.9 metres east of the east limit of Lillian Street and on the east by a line parallel to and distant 18 metres west of the west limit of Redpath Avenue, provided none of the provisions hereof prevents the construction or use of:
(i) balconies projecting not more than 1.5 metres beyond the area;
(ii) main eaves or cornices projecting not more than 0.6 metres beyond the area;
(iii) a canopy over the main front entrance of an apartment house projecting not more than nine metres beyond the area;
(iv) canopies over entrances or exits of an apartment house, other than the main front entrance, projecting not more than 1.5 metres beyond the area; or
(v) a swimming or decorative pool, stair enclosures for access to and from underground facilities, or ventilator housing for the ventilation of those facilities beyond the limits of the area.
38. No person shall, on a lot on the lands described in exception 37, erect or use an apartment house so that the lot has less landscaped open space than 60 per cent of the area of the lands.
39. No person shall, within the area hereinafter referred to and comprising the premises known in 1984 as 24 St. Clair Avenue West, erect or use a building:
(i) having a gross floor area exceeding 1190 square metres;
(ii) having a height exceeding 13 metres above the average elevation of the sidewalk on the north side of the portion of St. Clair Avenue West abutting the area;
(iii) a portion of which above the height of 8.7 metres above the average elevation of the sidewalk on the north side of the portion of St. Clair Avenue West abutting the
area is closer to the north limit of St. Clair Avenue West than 14.6 metres; or
(iv) a portion of which below the height referred to in subparagraph (iii) is closer to the north limit of St. Clair Avenue West than 3.5 metres.

The following is the area:

The area bounded on the north by a line parallel to and distant 31 metres north of the north limit of St. Clair Avenue West, on the south by the north limit of St. Clair Avenue West, on the west by a line parallel to and distant 70.9 metres west of the west 1 imit of Yonge Street and on the east by a line parallel to and distant 51.1 metres west of the west limit of Yonge Street.
40. No person shal1, within the \(R 2\) district bounded on the north by Orchard View Boulevard, on the south by Eglinton Avenue West, on the west by Edith Drive and on the east by Yonge Street, use a lot for the purpose of a parking station accessory to a building within the ClS district on the north side of Eglinton Avenue West, west of Yonge Street.
41. No person shall, within the area hereinafter described, erect or use a building or structure closer to the south limit of St. Clair Avenue East than three metres.

The following is the area:
The northerly 36 metres of Lot 4 , according to a plan registered in the Land Registry Office for the Registry Division of Toronto Boroughs (No. 64) as Plan 274 but now on file in the Land Registry Office for the Registry Division of Toronto (No. 63).
42. The owner or occupant of every building or structure to be erected or used within the area described in exception 41 for the purpose of an office building shall provide and maintain at the premises loading facilities, on land that is not part of a highway, comprising one or more loading spaces, each not less than nine metres long, 3.5 metres wide and having a vertical clearance of at least 4.3 metres, to the extent prescribed by section 4(6), (7) and (8).
43. No person shall, within the area hereinafter referred to, erect or use a building having a gross floor area exceeding 18400 square metres.

The following is the area:

Commencing at a point in the easterly limit of Jarvis Street distant 27.4 metres measured northerly thereon from the northerly limit of Isabella Street; thence northerly along the easterly limit of Jarvis Street 62.06 feet more or less to the easterly limit of Mount Pleasant Road; thence northerly along the easterly limit of Mt. Pleasant Road 501.75 feet more or less to the northerly limit of Lot 4 according to registered Plan 773E; thence easterly along the northerly limit of Lot 4 , Plan 773E, 27.31 feet more or less to the westerly limit of Huntley Street; thence southerly along the westerly limit of Huntley Street 419.85 feet more or less to the easterly production of the southerly limit of Lot 3 according to Plan 773E; thence westerly along the production to and along the southerly limit of Lot 3 , Plan 773E, 134.29 feet more or less to a point in the southerly limit of Lot 3 distant 149.62 feet measured easterly thereon from the south-westerly angle thereof; thence southerly parallel to the easterly limit of Jarvis Street 16.08 feet more or less to the easterly production of the northerly limit of a lane according to registered Plan 308E; thence westerly along the easterly production of the northerly limit of lane to and along the northerly limit of lane a distance of 17.58 feet more or less to the north-westerly angle of the lane; thence southerly along the westerly limit of the lane according to Plan \(308 \mathrm{E}, 57.12\) feet; thence westerly about parallel to the northerly limit of Isabella Street 66.83 feet; thence northerly parallel to the easterly limit of Jarvis Street 0.23 feet; thence westerly about parallel to the northerly limit of Isabella Street 18.08 feet; thence southerly parallel to the easterly limit of Jarvis Street 0.42 feet; thence westerly about parallel to the northerly limit of Isabella Street 50.44 feet more or less to the point of commencement.
44. No person shall, within the area bounded on the north by the south limit of Gerrard Street East, on the south by the north limit of Gould Street, on the west by a line parallel to and at the perpendicular distance of 6.4 metres east of the east limit of Victoria Street and on the east by the west limit of Church Street, erect or use a building having a gross floor area exceeding 95330 square metres.
45. No person shall use the lot hereinafter described for the purpose of an automobile service station unless a wall of burnt brick, natural stone or patterned masonry is erected and maintained abutting all parts of a line parallel to and at a perpendicular distance of one metre north of the south limit of the lot between the east and west limits thereof, unless:
(i) between the east limit of the lot and a point in the aforesaid line opposite the exterior surface of the main
rear wall of the building known in 1970 as 1750 Bayview Avenue the first-mentioned wall has a height of 1.1 metres; and
between that point and the west limit of the lot the wall has a height of two metres.

The following is the lot:
Premising that the southerly limit of Eglinton Avenue East, as widened by City of Toronto By-law 12395 and described "Firstly" therein, is on a course of North 74 degrees 23 minutes and 00 seconds East and governs all bearings herein, then: commencing at a point in the westerly limit of Bayview Avenue distant 27.25 feet measured northerly thereon from the southerly limit of Lot 21 , in Block \(R\), according to registered Plan 722 York; thence North 15 degrees 39 minutes and 00 seconds West along the westerly limit of Bayview Avenue 87.60 feet more or less to a point therein distant 24.98 feet measured southerly thereon from the southerly limit of Eglinton Avenue East as widened by By-law 12395, the point being the beginning of a curve to the left having a radius of 25.00 feet; thence north-westerly along the curve to the left having a radius of 25.00 feet a distance of 39.25 feet more or less to the end of the curve, being a point in the southerly limit of Eglinton Avenue East, as widened, distant 35.34 feet measured on a course of North 60 degrees 38 minutes and 00 seconds West from the beginning of the curve; thence South 74 degrees 23 minutes and 00 seconds West along the southerly limit of Eglinton Avenue East, as widened, 75.02 feet more or less to the westerly limit of Lot 20 in Block \(R\) according to Plan 722 York; thence South 15 degrees 39 minutes and 00 seconds East along the westerly limit of Lot 20 a distance of 112.58 feet more or less to a point therein distant 27.25 feet measured northerly thereon from the south-westerly angle of Lot 20; thence North 74 degrees 23 minutes and 00 seconds East 100.00 feet more or less to the point of commencement.
46. No person shall, within the portion designated Rl Zl of the area bounded on the north by the southerly limits of Bloor Street East and Prince Edward Viaduct, on the south-west by the north-easterly limit of Rosedale Valley Road, and on the east by the westerly limit of Bayview Avenue, erect or use a private detached dwelling house on a lot having a lesser frontage than 13.5 metres. This paragraph does not apply to a lot having a lot frontage of less than that prescribed for it, if a conveyance to the lot was registered before December 9, 1970.
47. No person shall, within the area hereinafter described, erect or use a private detached dwelling house, semi-detached
dwelling house or duplex dwelling house on a lot having a lesser lot frontage or area than that prescribed in the schedule hereto for the respective classes of buildings set out therein. The following is the schedule referred to:
\begin{tabular}{ll}
\begin{tabular}{l} 
Type or Nature \\
of Building
\end{tabular} & \begin{tabular}{l} 
Minimum Lot \\
Frontage
\end{tabular} \\
\begin{tabular}{ll} 
a private detached dwelling house
\end{tabular} & 12 metres \\
a semi-detached dwelling house & 7.5 metres \\
a duplex dwelling house & 12 metres.
\end{tabular}

The following is the area:
Commencing at the intersection of the westerly limit of Beech Avenue with the north-westerly limit of Balsam Avenue; thence in a general south-westerly direction along the northwesterly limit of Balsam Avenue to the northerly limit of the northerly branch of Pine Crescent; thence westerly along the northerly limit of the northerly branch of Pine Crescent to its intersection with a line parallel to and distant 135.00 feet westerly from the westerly limit of Balsam Avenue; thence southerly along the parallel line being along the easterly limit of the lands included in registered Plan M390 and being also along an easterly limit of the R1 Zl use district south of Kingston Road, to the southerly limit of Lot 134 according to registered Plan 406 York; thence westerly along the westerly production of the southerly limit of Lot 134 to the westerly limit of Pine Crescent; thence in a general southerly direction along the westerly limit of Pine Crescent to its intersection with the northerly production of the westerly limit of MacLean Avenue; thence southerly along the last-mentioned northerly production to and along the westerly limit of MacLean Avenue to the northerly limit of Crown Park Road; thence westerly along the northerly limit of Crown Park Road and the westerly production thereof to the easterly limit of Glen Manor Drive; thence northerly along the easterly limit of Glen Manor Drive to the south-easterly production of the north-easterly limit of Glen Manor Drive East; thence in a general north-westerly direction along the north-easterly limit of Glen Manor Drive East to the northerly limit of lot 165 according to registered Plan M467; thence easterly along the northerly limit of Lot 165 , Plan \(M 467\) to and along the northerly limits of Lots \(97,96,95,94,93,92,91\) according to registered Plan M390, being in part along a limit of the R1 \(Z 1\) use district and continuing easterly in a straight line to the southerly limit of Lot 32 according to registered Plan 451 York; thence northerly in a straight line to a point in the northerly limit of Lot 32 distant 360.00 feet measured
westerly thereon from the westerly limit of Balsam Avenue; thence easterly along the northerly limit of Lot 32 to its intersection with the southerly production of the straight line from the south-westerly angle of PART 2 according to a plan filed in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan R3656 to the south-westerly angle of PART 1 according to a plan deposited in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan RD-124; thence northerly along the said production to and along the last-mentioned straight line to the south-westerly angle of PART 2, Plan R3656; thence north-easterly along the north-westerly limit of PART 2, Plan R3656, to the north-westerly angle thereof, the angle being a point in the northerly limit of Lot 29 according to registered Plan 451 York distant 188.91 feet measured westerly thereon from the westerly limit of Balsam Avenue; thence northerly in a straight line to a point in the northerly limit of Lot 27 according to registered Plan 451, York, distant 188.21 feet measured westerly thereon from the westerly limit of Balsam Avenue; thence westerly along the northerly limit of Lot 27 to a point therein distant 120.00 feet measured westerly thereon from the easterly limit of Lot 10 according to Plan 418E; thence northerly in a straight line to a point in the northerly limit of lot 10 distant 120.00 feet measured westerly thereon from the north-easterly angle thereof; thence westerly along the northerly limit of Lot 10 to a point therein distant 95.00 feet measured easterly thereon from the north-westerly angle thereof; thence northerly in a straight line to a point in the northeasterly limit of Lot 9 according to Plan 418E distant 30.00 feet measured south-easterly thereon from the north-westerly angle thereof; thence continuing northerly in a straight line to a point in the north-westerly limit of lot 8 according to Plan 418 E where it is intersected by a line parallel to and at the perpendicular distance of 50.00 feet south-westerly from the north-easterly limit of Lot 8; thence in a general north-easterly direction along the north-westerly limits of Lots \(8,7,6,5,4,3,2\), and 1 according to Plan \(418 E\) to the most northerly angle of Lot 1 and continuing in a general north-easterly direction to a point in the westerly limit of Beech Avenue distant 193.00 feet measured northerly thereon from the point of commencement; thence southerly along the last-mentioned limit to the point of commencement.

This exception does not prevent the replacement, without complying with the requirements of this exception respecting minimum lot frontage, of a private detached dwelling house, semi-detached dwelling house or duplex dwelling house on a lot of record within the area described in this paragraph in case of destruction, or damage to the extent at least of 50 per cent of the value of the building before damage, by fire, explosion, wind storm or act of God or in case of demolition
by lawful order of the Corporation, the Local Board of Health or other authority for health or sanitation reasons.

This exception does not apply to a lot having a lot frontage less than that prescribed for it if the conveyance of the lot was registered before November 27, 1970.
48. No person shall, within the areas described in the following subparagraphs, erect or use a private detached dwelling house on a lot having a lesser lot frontage than is prescribed, respectively, in those subparagraphs:
(i) Minimum Lot Frontage

18 metres
within the area described as follows:
Commencing at the intersection of the northerly limit of Heath Street West with the easterly limit of the R1 Zl use district north of St. Clair Avenue West and west of Avenue Road, the intersection being distant 187.00 feet west of the westerly limit of Avenue Road; thence in a general southerly direction along the easterly limit of the Rl Zl use district to the southerly limit thereof; thence in a general westerly direction along the southerly limit of the Rl \(Z l\) use district to the intersection thereof with the easterly limit of Russell Hill Road; thence northerly along the easterly limit of Russell Hill Road to its intersection with the southerly limit of Lonsdale Road; thence easterly along the southerly limit of Lonsdale Road to the easterly limit of Lot 34 according to registered Plan 1315 York; thence southerly along the easterly limits of Lots 34, 33, 32, 31, 30 , 29, 28 and 27, according to Plan 1315 York to the northerly limit of Heath Street West; thence easterly along the last mentioned limit to the point of commencement;
(ii)

Minimum Lot Frontage

15 metres
within the area described as follows:

Commencing at the intersection of the easterly limit of Russell Hill Road with the easterly production of the southerly limit of Lonsdale Road as opened by instrument number 42332R; thence southerly along the easterly limit of Russell Hill Road to its intersection with the
southerly limit of the R1 \(Z 1\) use district north of St. Clair Avenue West and west of Avenue Road; thence in a general westerly direction along the southerly limit of the R1 \(Z 1\) use district to the westerly limit of Lot 49 according to registered Plan \(\mathrm{M}-298\); thence northerly along the westerly limit of Lot 49 and the northerly production thereof, being along the easterly limits of Lots 48,47 and 46 according to Plan M-298, to the northerly limit of Shorncliffe Avenue; thence westerly along the northerly limit of Shorncliffe Avenue to a point 85.00 feet west of the easterly limit of Lot 35 according to Plan \(\mathrm{M}-298\); thence northerly parallel to the easterly limits of Lots 35,34 and 33 , according to Plan M-298, to the northerly limit of Lot 33; thence easterly along the northerly limit of lot 33, a distance of 85.00 feet more or less to the north-east angle thereof; thence northerly along the easterly limits of Lots 28 and 29 , according to registered Plan 897 York, being to and along the westerly limit of lot 36 , according to Plan M-298 to the southerly limit of Heath Street West; thence continuing northerly in a straight line to the south-easterly angle of Lot 53 according to Plan 897 York; thence northerly along the easterly limit of Lot 53 according to Plan 897 York to and along the easterly limits of Lots \(18,17,16,15\) and 14 and the northerly production of the easterly limit of Lot 14 according to Plan \(M-298\) to the northerly limit of Montclair Avenue; thence westerly along the northerly limit of Montclair Avenue to the westerly limit of Lot 2 according to Plan \(\mathrm{M}-298\); thence northerly along the westerly limit of Lot 2 according to Plan M-298 to the northerly limit thereof; thence easterly along the northerly limits of Lots \(2,3,4,5,6,7,8,9,10,11\), 12 and 13 according to Plan \(M-298\), being along the northerly limit of the Rl \(2 l\) use district, to the northeasterly angle of Lot 13 ; thence northerly along the westerly limits of Lots 2 and 1 according to registered Plan \(395-E\) being along the westerly limit of the Rl \(Z 1\) use district, to the southerly limit of Lonsdale Avenue as opened by instrument number 42332R; thence easterly along the last mentioned limit and the easterly production thereof to the point of commencement;

\section*{(iii) Minimum Lot Frontage \\ 12 metres}
within the area described as follows:
Commencing at the intersection of the northerly limit of Heath Street West with the easterly limit of the R1 Zl use district north of St. Clair Avenue West and west of Avenue Road, the intersection being distant 187 feet west of the westerly limit of Avenue Road; thence northerly along the easterly limit of the Rl 21 use district, being along the westerly limits of Lots 29 , \(30,31,32,33,34,35\) and 36 , according to registered Plan 890 York, to the southerly limit of Lonsdale Road; thence westerly along the southerly limit of Lonsdale Road to the easterly limit of lot 34 according to registered Plan 1315 York; thence southerly along the easterly limits of Lots \(34,33,32,31,30,29,28\) and 27 according to registered Plan 1315 York to the northerly limit of Heath Street West; thence easterly along the last mentioned limit to the point of commencement.

This exception does not apply to a lot having a lot frontage of less than that prescribed for it, if a conveyance of the lot was registered before June \(25,1971\).
49. No person shall, within the R1F district south of St. Clair Avenue West, north of Davenport Road, east of Bathurst Street and west of the east limit of Spadina Road, erect or use a private detached dwelling house or duplex dwelling house on a lot having a lesser 1 ot frontage than 10.5 metres.

This paragraph does not prevent the replacement, without complying with the requirements of this paragraph respecting minimum lot frontage, of a private detached dwelling house or duplex dwelling house on a lot of record within any of the areas described in this paragraph in case of destruction, or damage to the extent at least of 50 per cent of the value of the building before damage by fire, explosion, wind storm or act of God or in case of demolition by lawful order of the Corporation, the Local Board of Health or other authority for health or sanitation reasons.
50. No person shall, within the R1F district described in exception 49, use land or erect or use a building or structure for the purpose of a semi-detached dwelling house.

This exception does not prevent the replacement of a semidetached dwelling house standing as of February 18, 1971, on
a lot within the R1F district described in exception 49 and the semi-detached dwelling house may be replaced without complying with the requirements of this by-law respecting gross floor area, landscaped open space and lot line setbacks, in case of destruction, or damage to the extent at least of 50 per cent, of the value of the building before damage by fire, explosion, windstorm or Act of God or in case of demolition by lawful order of the Corporation, the Local Board of Health or other authority for health or sanitation reasons, provided the new building is in the same position relative to the lot lines as and does not exceed the size of the former building.
51. (a) No person shall, within the areas hereinafter firstly and secondly described, erect or use a building or structure, excepting a chimney, having a height exceeding 10.5 metres above grade.
(b) No person shall, within the areas hereinafter firstly or secondly described, use a lot or erect or use a building or structure for the purpose of an apartment house, an apartment-hote1, a private parking garage, a parking station o: a tavern in an eating establishment.

The following are the areas:

\section*{Firstly:}

Lots 11,12 and 13 according to a plan registered in the land Registry Office for the Registry Division of Toronto Boroughs (No. 64) as Plan 1000, but now on file in the Land Registry Office for the Registry Division of Toronto (No. 63).

Secondly:
Lots \(14,15,16,17,18\) and 19 according to a plan registered in the Land Registry Office for the Registry Division of Toronto Boroughs (No. 64) as Plan 1000, but now on file in the Land Registry Office for the Registry Division of Toronto (No. 63).
52. No person shall within the area bounded on the east by the east limit of Yonge Street, on the south by the north limit of Queen's Quay, on the west by the west limit of Bay Street, and on the north by the southerly limit of the district designated \(\mathrm{C} 1 \mathrm{V4}\), use land, or erect or use a building or structure except for a building containing convention and related facilities or parking.
53. No person shal1, on land designated R1F Z3, R2 Z3 or R3 Z3 and within the area bounded on the north by the south limit of the right-of-way of the Canadian Pacific Railway, on the
south by the north limit of Bloor Street West, on the west by the east limit of Bathurst Street, and on the east by the west limit of Avenue Road:
(i) erect a building having a height above grade exceeding 11.6 metres, or
(ii) erect a building (other than an accessory building) the exterior wall of which is constructed otherwise than of brick or stone.
54. No person shall, on the lands hereinafter referred to, erect or use a building or structure on a lot having a lesser lot frontage than 10.7 metres.

The following are the lands:
Lots 73 to 90 inclusive, Lots 97 to 114 inclusive, Lots 167 , 168 and the remainder of Lot 166 ; those parts of Lots 182, 183, 225 and 226 known in 1976 as \(159,161,163\) and 165 Admiral Road, all according to registered Plan M-6;

Lots 1 to 4 inclusive, according to registered Plan \(M-184\); and

Lots 1 to 22 inclusive, according to registered Plan 310-E.
This exception does not apply to a lot having a lot frontage less than that prescribed for it if the conveyance of the lot was registered before April 12, 1977.

This exception does not apply to the lands known in 1982 as 96 Admiral Road.
55. No person shall erect or use a dwelling unit in the upper portion of a Cl building in a C2 or C3 district within the following area:

The area between Main Street and Victoria Park Avenue bounded on the north by the centre line of the Canadian National Railways main line tracks and on the south by the south limit of Gerrard Street East.
56. (a) No person shall, within the area hereinafter described, use a lot, or erect or use a building or structure for the purpose of a use at or above grade except for one or more of the following uses:
(i) one or more dwelling units in a building containing uses permitted in the area hereinafter described, a one-family dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex
dwelling house, a triplex dwelling house, a double triplex dwelling house, a converted dwelling house, row housing:
(ii)
one or more dwelling rooms in a building used for purposes permitted in the area hereinafter described; a boarding or lodging house; a hostel;
(iii) a private garage or parking station incidental and subordinate to a residential use referred to in subparagraphs (i) and (ii) and on the same lot; a use that is accessory to a residential use referred to in subparagraphs (i) and (ii);
(iv) a community centre, including a municipal community centre; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service including, but not limited to, employment, immigration, counselling, welfare and legal services;
(v) a grocery shop, a bake-shop, a butcher shop, a delicatessen, a pharmacy, a variety or smoke shop, a newsstand, a hardware shop, an outlet of a bank or trust company, a shoe repair shop, a tailor's shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop, a barber shop, a ladies' hairdressing establishment, a book store, a florist shop, a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop, a pet shop, a sample or showroom, an auctioneer's premises, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment, a duplication shop, a custom workshop, an artist's studio, a commercial school, ornamental structure, a box lunch shop, a service and repair shop, a shoe shine shop, the gross floor area of any one of which uses or a combination thereof does not exceed 1.0 times the area of the lot on which they are situate;
(vi) a club, a place of amusement;
(vii) an eating establishment, a tavern or public house;
(viii) an office, a real estate sales office, a government office, a business office, an administrative office of a non-profit institution of a religious, educational, recreational, fraternal, or philanthropic nature;
(ix) a parking station accessory to a non-residential use referred to in subparagraphs (iv) to (x) and within 300 metres of the non-residential use;
(x) a wall sign, window sign, projecting sign, ground sign, a banner sign, or other sign, notice or advertising device;
(xi) a use that is accessory to a use referred to in subparagraphs (iv) to (viii), inclusive.
(b) No person shall, within the area hereinafter described, use a lot, or erect or use a building or structure for the purpose of a use below grade except for one or more of the following uses:
(i) the uses permitted by paragraph (a) (i), (ii) and (iii);
(ii) the uses permitted by paragraph (a) (iv), parking for which no fee is charged accessory to those uses, and any other use accessory to a nonresidential use set out in paragraph (a) and this paragraph.
(c) The non-residential gross floor area of a store, shop or similar unit on the ground floor of a building within the area described in paragraph (d) shall not exceed 460 square metres.
(d) Notwithstanding paragraph (a) respecting permitted gross floor area or respecting the restriction of specific uses to above or below grade and notwithstanding the other provisions of this by-law a building in the area hereinafter described used for non-residential purposes on June 9, 1976 may be used for the purpose of any one or more of the non-residential uses permitted by paragraphs (a) and (b) provided:
(i) the non-residential gross floor area of the building does not exceed the greater of the nonresidential gross floor area of the building as at June 9, 1976 or the non-residential gross floor area otherwise permitted by this by-law; and
(ii) the non-residential gross floor area below grade in the building does not exceed the non-residential gross floor area below grade on June 9, 1976.

The following is the area:

That part of the CR L2 U40 area west of Spadina Avenue and south of College Street as designated on Map 250-311 of By-law 20623 as amended and being bounded on the south by a line described as follows: Commencing at a point in the westerly limit of Lot 5 , according to registered Plan 131, distant 78.67 feet measured northerly thereon from the northerly limit of Dundas Street West; Thence easterly in a straight line to a point in the westerly limit of Augusta Avenue distant 76.67 feet measured northerly thereon from the northerly limit of Dundas Street West; Thence north-easterly in a straight line to a point in the easterly limit of Augusta Avenue where it is intersected by the northerly limit of Lot 15 according to registered Plan 774; Thence easterly along the northerly limit of Lot 15 , Plan 774 to the easterly limit of Lot 15 ; thence southerly along the easterly limit of Lot 15 , Plan 774 to the northerly limit of Lot 14 according to Plan 774; Thence easterly along the northerly limit of lot 14 , Plan 774, to the westerly limit of Lot 8 according to registered Plan M56; Thence northerly along the westerly limit of Lot 8, Plan M-56 to the northerly limit thereof; Thence in a general easterly direction along the northerly limits of Lots 8,7 and 6 according to Plan M-56 to the easterly limit of Lot 6; Thence southerly along the easterly limit of Lot 6 , Plan M-56 to its intersection with the westerly production of the northerly limit of the most easterly part of Lot 5 according to \(\mathrm{Plan} M-56\), the intersection being a point in the easterly limit of Lot 5 distant 101.85 feet more or less measured northerly thereon from the northerly limit of Dundas Street West; Thence easterly along the westerly production of the northerly limit of the easterly part of Lot 5 , to and along the northerly limits of Lots \(5,43,2\) and 1 according to \(\mathrm{Plan} \mathrm{M}-56\) to a point in the westerly limit of Kensington Avenue, distant 102.38 feet more or less measured northerly thereon from the northerly limit of Dundas Street West; Thence north-easterly in a straight line to a point in the easterly limit of Kensington Avenue where it is intersected by the southerly limit of the private lane according to registered Plan 566, the point being also distant 123.75 feet more or less measured northerly along the easterly limit of Kensington Avenue from the northerly limit of Dundas Street West; Thence easterly along the southerly limit of the private lane being to and along the northerly limits of Lots 7,8 and 9 according to registered Plan 1035 and along the northerly limit of lot 16 on the east side of Eliza Street, now Kensington Avenue according to registered Plan D10 to the north-easterly angle of lot 16; and bounded on the north by a line described as follows:

Commencing at a point in the easterly limit of the public lane dedicated by City of Toronto By-law 20485 distant 100.00 feet measured southerly thereon from the southerly limit of College Street;

Thence easterly parallel to the southerly limit of College Street 50.50 feet;

Thence northerly parallel to the westerly limit of Augusta Avenue 10.00 feet;

Thence easterly parallel to the southerly limit of College Street 59.84 feet;

Thence southerly parallel to the westerly limit of Augusta Avenue 2.00 feet;

Thence easterly in a straight line to a point in the westerly limit of Augusta Avenue distant 92.00 feet measured southerly thereon from the southerly limit of College Street;

Thence continuing easterly in a straight line to a point in the easterly limit of Augusta Avenue distant 92.00 feet measured southerly thereon from the southerly limit of College Street;

Thence still continuing easterly parallel to the southerly limit of College Street 111.40 feet to point in the easterly limit of Lot 10 on the east side of Augusta Avenue according to registered Plan \(\mathrm{D}-71\).
57. Parking spaces provided and maintained pursuant to this bylaw with respect to the building known in 1976 as 346 Dundas Street West are deemed to be in a parking station provided the parking spaces are provided and maintained within the portion of the lot on which the building is situate bounded on the north by a line distant 43.9 metres north of the northerly limit of Dundas Street West, on the south by a line distant 37.8 metres north of the northerly limit of Dundas Street West and bounded on the west and east by the westerly and easterly limits of the lot.
58. No person shall, within the C2 district within the area bounded by Queen Street West, Brock Avenue, the Canadian Pacific Railway right-of-way and Dufferin Street, use land or erect or use a building for any one or more of the following purposes:
a sales or hire garage, a motor vehicle repair shop, class \(A\), a motor vehicle repair shop, class \(B\), a private commercial
garage, an automobile service station, a taxicab stand or station, a car washing establishment.
59. (a) No person shall, on the lands hereinafter described, erect or use a building or structure (other than an accessory building or structure) except on a lot having a lot frontage of at least 18 metres and an area of at least 900 square metres.

The following are the lands:
COMMENCING at the intersection of the westerly 1 imit of Russell Hill Road with the southerly limit of Lonsdale Road as established by Instrument 42332R; Thence northerly along the westerly limit of Russell Hill Road to its intersection with the northerly limit of the Rl Zl use district lying to the north of Lonsdale Road; Thence easterly along the northerly limit of the R1 \(Z 1\) use district lying to the north of Lonsdale Road to its intersection with the easterly limit of Forest Hill Road; Thence southerly along the said limit of forest Hill Road to the southerly limit of Lonsdale Road; Thence westerly along the southerly limit of Lonsdale Road to the point of commencement.
(b) No person shall, on the lands hereinafter described, erect or use a building or structure (other than an accessory building or structure) except on a lot having a lot frontage of at least 15 metres.

The following are the lands:
COMMENCING at the intersection of the westerly limit of Russell Hill Road with the southerly limit of Lonsdale Road, as established by Instrument 42332R; Thence northerly along the westerly limit of Russell Hill Road to its intersection with the northerly limit of the Rl \(Z 1\) use district lying to the north of Lonsdale Road; Thence westerly along the northerly limit of the R1 Zl use district north of Lonsdale Road to an angle therein; Thence southerly along a westerly limit of the R1 Zl use district north of Lonsdale Road to the southerly limit of Lonsdale Road; Thence easterly along the southerly limit of Lonsdale Road to the point of commencement.
(c) This exception does not apply to a lot having a lot frontage or area less than that prescribed if a conveyance of the lot was registered before November 10 , 1976.
60. No person shall, on a lot abutting either side of Dundas Street designated R4 Z3 between Ossington Avenue and Shaw

Street, erect or use a building or structure for the purpose of a club.
61. No person shall, within the C2 district on both sides of Ossington Avenue bounded on the north by the north limit of Rolyat Street and its production easterly and on the south by a line parallel to and distant 15.24 metres north of the north limit of Queen Street West, use land or erect or use a building or structure for the purposes of a motor vehicle repair shop, class \(B\), a carpenter's shop, a taxicab stand or station, an open air market; a builder's supply yard; bulk cement storage, batching or mixing of concrete, a lumber yard, a retail coal, coke and wood yard, a retail fuel oil yard provided the fuel oil is stored in underground tanks, a commercial welder's shop, a contractor's shop, class A, a prepared horn or bone products factory or a club.

This exception does not prevent the use within the C2 district of any land, building or structure for any of the above-mentioned purposes, or prevent the erection or use of an addition to another building or structure, provided the land, building or structure was used for such purpose on March 12, 1981.
62. No person shall, within the area designated C1S L3 Z3 on the west side of Yonge Street abutting the north limit of the \(G\) district known as Lawton Gore Parkette:
(i) erect a building part of which above the first storey above grade is closer than 1.5 metres to the north limit of the area, or
(ii) use, or cause or permit to be used part of the westerly 0.3 metres of the area for the purposes of vehicular access to or from the area.
63. No person shall, within either of the areas hereinafter firstly and secondly described, use a lot or erect or use a building or structure for the purpose of an apartment house, or for the purpose of a dwelling house containing more than six dwelling units, or for the purpose of a one-family dwelling house in a series of more than three one-family dwelling houses.

The following are the areas:
Firstiy:

The part of the R2 22 district between Yonge Street and Mount Pleasant Road, bounded on the north by the southerly limit of Soudan Avenue and on the south by the northerly limit of Davisville Avenue.

Secondly:
The R2 22 district within the area bounded by Mount Pleasant Road, Eglinton Avenue East, Bayview Avenue and the G district known as Mount Pleasant Cemetery; excepting the lands known in 1974 as 525 Balliol Street and designated as PART 1 on a plan of survey of record in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan 66R-7313.
64. (a) No person shall, on a lot on the north side of Monteith Street, and designated R3 \(\mathrm{Z3}\), use the lot or erect or use a building or structure for any purpose except for:
(i) a G purpose;
(ii) a private detached dwelling house or row housing, including the keeping therein of
A. not more than two roomers or boarders, or
B. not more than three foster children;
(iii) an office or studio of a professional person other than a dentist, having a floor space not exceeding 57.6 metres in a private detached dwelling house or in a row house, that the professional person regularly uses as his private residence provided the operation thereof is carried on in a manner that does not interfere or is unlikely to interfere with the enjoyment of an adjoining property or properties;
(iv) a private garage incidental and subordinate to a private detached dwelling house or row housing and on the same lot therewith;
(v) a privately-owned swimming pool;
(vi) one non-illuminated real estate sign not exceeding 0.40 square metres in area advertising the sale, rental or lease of the \(10 t\), building or structure;
(vii) one non-illuminated sign not exceeding 0.37 square metres in area, indicating the name and profession of a physician or other professional person, affixed to a building; and
(viii) a use that is accessory to any of the foregoing uses.
(b) Notwithstanding the provisions of paragraph (a) or of this by-law, no person shall make or cause to be made an exterior addition or alteration to the front elevation of a building standing in 1974 on a lot within the R3 23 district described in paragraph (a) unless the exterior addition or alteration is designed to maintain the appearance of the building as a dwelling house.
65. No person shal1, within the area hereinafter described, erect or use a building or structure having a height exceeding 11.5 metres above grade.

The following is the area:
The area bounded on the north by the southerly limit of the most southerly portion of the area delineated by heavy lines and designated " \(A\) " on the plan attached to and forming part of By-law 282-71, the limit being parallel to and distant 91.4 metres more or less south of the southerly limit of Dundas Street West; on the west and east by the southerly production of the westerly and easterly limits of the southerly portion of the area designated " \(A\) "; and on the south by the easterly production of the southerly face of the southerly wall of the building known as Grange House.
66. No person shall, within the areas described in the following subparagraphs, erect or use a building of the type or nature described therein on a lot having a lesser lot frontage or area than that prescribed for the respective classes of buildings set out therein:
(i)
\begin{tabular}{l} 
Type or nature \\
of Building
\end{tabular} \(\quad\)\begin{tabular}{c} 
Minimum Lot \\
\begin{tabular}{l} 
Frontage
\end{tabular}
\end{tabular}

Firstly:
The part of the R1 Zl area north of Davenport Road, being bounded on the west by the east limit of Spadina Road, on the north by the south limit of the \(G\) area known as Sir Winston Churchill Park and Roycroft Park and on the east by the east limit of Glen Edyth Drive and the east 1 imit of Lot 53 according to registered Plan E608.

Secondly:

The part of the R1 21 area on both sides of Russell Hill Road, being bounded on the south-east by the north limit of Boulton Drive and the east limits of the lands included within registered Plan 1324 York.
(ii)
\begin{tabular}{|c|c|c|}
\hline Type or nature of Building & Minimum Lot Frontage & Minimum Lot Area \\
\hline a private detached dwelling house & 12 metres & 460 square metres \\
\hline
\end{tabular}
within the area described as follows:
The part of the R1 Zl area west of Avenue Road and north of Cottingham Street and Cottingham Road, being bounded on the north by the south limit of Edmund Avenue and on the west by the west limits of Boulton Drive, the east limit of Lot 53 registered Plan E608, the north 1 imit of Boulton Drive and the east limit of the lands included within registered Plan 1324 York.

within the area described as follows:

The part of the R1F 22 area bounded on the north by the south limit of Clarendon Avenue and on the east by the west limit of Poplar Plains Road.
\begin{tabular}{lll} 
(iv) \begin{tabular}{l}
\begin{tabular}{l} 
Type or nature \\
of Building
\end{tabular}
\end{tabular} & \begin{tabular}{c} 
Minimum Lot \\
Frontage
\end{tabular} & \begin{tabular}{c} 
Minimum Lot \\
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a private detached \\
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dwelling house \\
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12 metres
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a double duplex \\
dwelling house
\end{tabular} & & metres
\end{tabular}
within the area described as follows:

The R1F \(Z 2\) area south of St. Clair Avenue West and west of Avenue Road, excepting the part of the R1F 22 area bounded on the north by the south limit of Clarendon

Avenue and on the east by the west limit of Poplar Plains Road.

This exception does not apply to a lot having a lot frontage or area less than that prescribed for it if a conveyance of the lot was registered before May \(29,1974\).
67. No person shall, within the area hereinafter referred to and comprising the premises known in 1984 as 287 Davenport Road, erect or use a building or structure:
(i) for the purpose of an eating establishment, tavern or public house, billiard or pool room, body rub parlour or similar establishment, music hall or discotheque;
(ii) for the purpose of a business or activity in respect of which amplified sound is directed outside the building;
(iii) a portion of the south wall of which contains a door, window or other opening;
(iv) a portion of the west wall of which contains a door other than a fire door permitting emergency access from the building;
(v) a portion of which, other than a chimney, duct, vent or structure housing ventilation equipment, exceeds the height of 4.5 metres above grade;
(vi) the exterior facing of which is constructed of materials other than dark tone brick or of a material having an appearance, scale, colour and texture similar to dark tone brick;
(vii) a portion of which is closer than eight metres to the east limit of the area hereinafter described;
(viii) unless the easterly eight metres of the area is maintained as a hard surfaced, properly drained loading area with any lighting provided therefor so arranged as to divert the light from adjacent premises;
(ix) unless there is provided within the building adjacent to its south wall along the length of that wall an interior service corridor with pedestrian access thereto from the loading area referred to in subparagraph (vii); and
(x) subject to subparagraph (iv), unless the building or structure is erected in accordance with Plan 2 attached to and forming part of the report of the Chief Planner, dated February 11, 1974, on Application No. 1031.

The following is the area:
Commencing at the intersection of the easterly limit of Lot 156 according to registered Plan M-6 with the southerly limit of Davenport Road as widened by City of Toronto By-law 12813 and described Firstly therein; thence southerly along the easterly limit of Lot 156 a distance of 21.52 feet more or less to its intersection with the easterly production of the centre line of wall between the house standing in October 1972 on land lying to the south of the herein described parcel of land and known as 145 Bedford Road and the house formerly adjoining to the north thereof; thence westerly along the production to and along the centre line of wall and the westerly production thereof, in all a distance of 157.50 feet more or less to the easterly limit of Bedford Road; thence northerly along the easterly limit of Bedford Road, being along the westerly limits of Lots 156 and 157 according to Plan M-6, a distance of 70.00 feet more or less to a point in the westerly limit of Lot 157 distant 45.00 feet measured northerly thereon from the south-westerly angle thereof; thence north-easterly in a straight line, being along a south-easterly limit of part of Davenport Road and Bedford Road as widened by City of Toronto By-law 17376, a distance of 4.38 feet more or less to a point therein distant 1.08 feet measured southerly perpendicular from the southerly limit of Davenport Road as widened; thence continuing northeasterly in a straight line being along a limit of the lands described in By-law 17376 a distance of 4.81 feet to the southerly limit of Davenport Road, as widened; thence easterly along the last mentioned limit 158.26 feet more or less to the point of commencement.
68. No person shall erect or use a building or structure for the purpose of a boarding or lodging house on land abutting Dovercourt Road between Bloor Street West and College Street.
69. No person shall, within a C2, C3 or C4 district within the area hereinafter referred to, use land or erect or use a building or structure for the purpose of a Cl use.

The following is the area:
The area bounded on the south by the C.P.R Galt sub-division tracks, on the east by Miller Street, Davenport Road and Old Weston Road and on the north and west by the city limits.

This paragraph does not prevent the extension or enlargement of a Cl building or structure existing in any of those C2, C3 or C4 districts on March 1, 1977, provided the building or structure as extended or enlarged is confined to the lot occupied by the building or structure on that date.
70. No person shall, within the area bounded on the north by Queen Street West, on the east by Dufferin Street, on the south by Lake Shore Boulevard and on the west by Roncesvalles Avenue, alter or convert a dwelling house for the purpose of a converted dwelling and lodging house unless:
(i) the total number of dwelling units and boarding or lodging rooms within the dwelling house is not more than six; and
(ii) the average of all the floor areas of all the dwelling units in the converted dwelling and lodging house is at least 65 square metres.
71. No person shall erect or use a building or structure within the area bounded on the north by a line drawn easterly at right angles from the easterly limit of Elizabeth Street to the westerly limit of LaPlante Avenue from a point in the easterly limit of Elizabeth Street distant 66.4 metres measured northerly thereon from the southerly limit of lot 65 according to registered Plan 154, on the south by the north limit of Gerrard Street West as dedicated by By-law 219-67, on the west by the east limit of Elizabeth Street and on the east by the west limit of LaPlante Avenue as widened in part by By-law 219-67, for any of the following uses:
a private hospital, a commercial school (except a trade school); an eating establishment, including therein a tavern, but excluding therefrom a dairy bar or refreshment room or stand; a business office (except a newspaper plant, a radio or television broadcasting station, studio or theatre), an office building, a private art gallery; an artist's or photographer's studio;
having a gross floor area exceeding 0.3 times the area of the lot upon which the building or structure is erected.
72. (a) In addition to the requirements of sections 4(2); 6(3) PART I 1; 6(3) PART III 1; 7(3) PART I 1, 2, 3 and 4; 7 (3) PART III 1 and 2; 8 (3) PART I 1 to 10 , inclusive, 18 and 19; 9(3) PART I 1, 2 and 3; no person shall, on a lot in an R , C1S or C1 district hereinafter referred to, erect or use an apartment house having a greater number of dwelling units than as follows:
(i) in an \(R\) or C1S district designated as a zone 2 area, 87 dwelling units per hectare of 1 ot area or one dwelling unit for every 120 square metres of lot area;
(ii) in an \(R\) or C1S district designated as a zone 3 area, 150 dwelling units per hectare of 1 ot area or one dwelling unit for every 67 square metres of lot area;
(iii) in a C1 district designated as a V1 area, 150 dwelling units per hectare of lot area or one dwelling unit for every 67 square metres of lot area;
(iv) in any of the areas designated as a zone 4 area and delineated by the heavy lines on the 15 maps at the end of and forming part of this exception, 200 dwelling units per hectare of lot area or one dwelling unit for every 50 square metres of 1 ot area.
(b) Paragraph (a) does not apply to an apartment house owned or operated by the Government of Canada or the Province of Ontario, The Municipality of Metropolitan Toronto, the Corporation, or an agency or board of any of the foregoing.
(c) This exception does not prevent the building known in 1978 as 206 St. George Street being extended by one dwelling unit provided the building contains not more than 103 dwelling units.
(d) Paragraph (a) does not apply to the use or replacement of an apartment house on a lot containing a greater number of dwelling units than permitted by paragraph (a), provided the apartment house was lawfully on a lot and lawfully used for that purpose on July 27, 1977 or, in the case of the replacement of an apartment house, provided the number of dwelling units in the replacement building does not exceed the number of dwelling units lawfully existing on the 1 ot on December \(10,1979\).


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DEPARTMENT OF PUBLIC WORKS SURVEY AND MAPPING SECTION MAPPING SECTION






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73. (a) In addition to the requirements of sections 4(2); 6(3) PART I 1; 6(3) PART III 1; 7(3) PART I 1, 2, 3 and 4; 7(3) PART III 1 and 2 ; 8 (3) PART I 1 to 10 , inclusive, 18 and 19; 9(3) PART I 1, 2 and 3; no person shall, on a lot in any of the zone 4 areas delineated by the heavy lines on the 15 maps at the end of exception 72 , erect or use an apartment house having a greater number than 200 dwelling units per hectare of lot area or one dwelling unit for every 50 square metres of lot area.
(b) Paragraph (a) does not apply to an apartment house owned or operated by the Government of Canada or the Province of Ontario, The Municipality of Metropolitan Toronto, the Corporation, or an agency or board of any of the foregoing.
(c) Paragraph (a) does not apply to the use or replacement of an apartment house on a lot containing a greater number of dwelling units than permitted by paragraph (a), provided the apartment house was lawfully on a lot and lawfully used for that purpose on July 27, 1977 or, in the case of the replacement of an apartment house, provided the number of dwelling units in the replacement building does not exceed the number of dwelling units lawfully existing on the \(\underline{10 t}\) on December \(10,1979\).
74. (a) No person shall erect or use a building for the purpose of a boarding or lodging house within the area bounded on the north by Queen Street West, on the east by Dufferin Street, on the south by Lake Shore Boulevard and on the west by Roncesvalles Avenue.
(b) Paragraph (a) does not apply to a dwelling house in the area described in paragraph (a) provided the dwelling house was legally used as a boarding or lodging house on January 30, 1978.
(c) No person shall alter or convert a dwelling house that was legally used as a boarding or lodging house on January 30, 1978 and in an R4 district in that area so as to contain more than six boarding or lodging rooms.
75. No person shall use a building for the purpose of a converted dwelling house within the area bounded on the north by Queen Street West, on the east by Dufferin Street, on the south by Lake Shore Boulevard and on the west by Roncesvalles Avenue unless the average of the floor areas of all the dwelling units is at least 65 square metres.
76. No person shall, on the land hereinafter described, erect or use a non-residential building having a gross floor area
exceeding 3989 square metres or having a height above grade exceeding 11.5 metres.

The following is the land:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of part of Park Lot 16 (on the west side of Spadina Avenue), in the First Concession from the Bay in the original Township of York but now in the City of Toronto, the boundaries of the parcel being described as follows:

PREMISING that the westerly limit of Spadina Avenue, north of the northerly limit of Queen Street West, is on a course of north 16 degrees 10 minutes and 55 seconds west and governs all bearings herein, then:

COMMENCING at a point in the westerly limit of Spadina Avenue distant 321.18 feet measured northerly thereon from the northerly limit of Queen Street West;

THENCE south 74 degrees 02 minutes and 19 seconds west 131.82 feet;

THENCE south 15 degrees 44 minutes and 19 seconds east 0.26 feet;

THENCE south 74 degrees 13 minutes and 45 seconds west 70.66 feet more or less to the easterly limit of Cameron Street;

THENCE north 17 degrees 13 minutes and 31 seconds west along the easterly limit of Cameron Street 78.27 feet;

THENCE north 73 degrees 27 minutes and 29 seconds east 59.91 feet;

THENCE north 73 degrees 21 minutes and 29 seconds east 44.02 feet;

THENCE north 16 degrees 12 minutes and 33 seconds west 48.18 feet;

THENCE north 73 degrees 32 minutes and 07 seconds east 100.00 feet more or less to the westerly limit of Spadina Avenue;

THENCE south 16 degrees 10 minutes and 55 seconds east along the last mentioned limit 128.42 feet more or less to the point of commencement.
77. (a) No person shal1, on the land hereinafter described, erect or use a building or structure:
(i) except for a \(G\) or \(R\) use or for the purpose of a business office or an office building;
(ii) having a gross floor area exceeding 1.0 times the area of the lands hereinafter described; and
(iii) having a height exceeding 11.5 metres above grade.
(b) Any stair tower, elevator shaft, chimney stack or heating, cooling or ventilating equipment incorporated in the building may project above the maximum height specified by this paragraph if:
(i) the top of those elements is no higher than 16 metres above grade;
(ii) the aggregate horizontal area of those elements, measured at any point above the level of the aforesaid height limit, does not exceed 30 per cent of the area of the roof of the building; and
(iii) the width of any of those elements 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 measured parallel to the lot line.

The following is the land:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of part of Park Lot 14 , in the First Concession From the Bay (Block II) in the original Township of York, but now in the City of Toronto, described as follows:

COMMENCING at the north-west angle of Beverley Street and St. Patrick Street (now Dundas Street West); both the said streets are confirmed under The Boundaries Act by Plan BAl149 registered on March 2, 1978, as Instrument CT282198;

THENCE NORTHERLY along the westerly limit of Beverley Street one hundred and fifty-three feet two and one-half inches to the southerly limit of a lane being now or formerly defined by the northerly face of a brick wall;

THENCE WESTERLY along the southerly limit of the lane two hundred and thirty-nine feet eleven inches to the westerly limit of the eave of an old brick building;

THENCE SOUTHERLY along the westerly limit of the eave twenty three feet ten inches to the southerly limit thereof;

THENCE EASTERLY along the southerly limit of an eave on the old brick building one foot three inches to the westerly face of a brick building;

THENCE SOUTHERLY along the westerly face of the brick building twelve feet nine and three-quarter inches to the south-west angle of the building;

THENCE EASTERLY along the southerly face of the building and along the southerly face of a brick wall twenty-eight feet six inches to the westerly face of a brick building;

THENCE SOUTHERLY along the westerly face of the building and along the westerly face of a brick wall one hundred and fourteen feet eleven and one-quarter inches to the northerly limit of Dundas Street West;

THENCE EASTERLY along the northerly limit of Dundas Street West two hundred and ten feet and eleven inches to the place of beginning.
78. No person shall, on a lot within the areas hereinafter described, erect a dwelling house unless the lot has a lot frontage of at least nine metres.

The following are the areas:

The R1 and R2 districts within the area bounded on the north by Eglinton Avenue West, on the south by the former Belt Line Railway, on the west by Elmsthorpe Avenue, and on the east by Duplex Avenue and Maxwell Avenue.

This exception does not apply to a lot having a lot frontage less than that prescribed for it, if a conveyance of the lot was registered before May 23, 1978.
79. No person shall, on a lot within the area hereinafter described, erect a residential building or structure having a height exceeding 11.6 metres above grade.

The following is the area:
The R2 district within the area bounded on the south-west by Dundas Street West, on the south-east by Morrow Avenue, on the east by the Canadian Pacific Railway, and on the north by Bloor Street West.
80. (a) No person shall, within the areas shown by the heavy lines on the 10 maps at the end of and forming part of this exception, erect or use a parking lot except where the parking lot:
(i) is on the same lot as a residential building, a non-residential building or a mixed-use building; and
(ii) contains not more than 125 per cent of the number of parking spaces required to be provided for the building erected on the lot.
(b) Paragraph (a) does not prevent use of the lots known in 1979 as 100 Huntley Street, and 581,587 and 589 Jarvis Street for a parking lot provided the parking lot:
(i) contains not more than 200 parking spaces; and
(ii) is owned by the owner of the non-residential building known in 1979 as 321 Bloor Street East.

\section*{METRIC}

MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES aND may be converted to FEET BY DIVIDING BY 0.3048

\section*{MAP I of 10}


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\text { MAP } 2 \text { of } 10
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> OEPARTMENT OF PUBLIC WORKS
> SURVEYANO WAPPING SECTION
> TORONTO - JULY, ISTA 201.6

\section*{METRIC}

MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048

\section*{MAP 3 of 10}


\section*{METRIC}

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OEPARTMENT OF PUBLIC WORKS SURVEY ANO MAPPING SECTION TORONTO - JULY. 1978 2016

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OEPARTMENT OF PUBLIC WORKS SURVEY AND MAPPING SECTION TORONTO - JULY, 1978 2016


MAP 7 of 10


DEPARTMENT OF PUBLIC WOAKS SURVEY ANO MAPPING SECTIOM SURVEY ANO MAPPING SECTION
TORONTO - JULY, IS7S

METRIC
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\text { MAP } 8 \text { of } 10
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OEPARTMENT OF PUZLIC WORKS SURVEY ANO MAPPING SECTION TORONTO - JULY. 1978


\section*{METRIC}

MEASUREMENTS SHOWN ON this plan are in metres AND MAY BE CONVERTED TO FEET EY DIVIDING BY 03048

\section*{MAP 10 of 10}


OEPRRTMENT OF PUBLIC WORKS
SURVEY ANO MAPPING SECTION
TORONTO - JULY. 197 E 2016
81. No person shall, on land designated I1 D3 within the area bounded by Queen Street West, Spadina Avenue, Front Street West and Bathurst Street, use land or erect or use a building or structure for any of the following purposes:
a barber's or hairdresser's shop, a dressmaker's shop, a drycleaning shop, a locksmith's or gunsmith's shop, a newsstand, a branch of a bank or financial institution, a post office, a service or repair shop, a tailor's shop.
82. No person shall, on a lot on the lands described in this paragraph, erect or use a building or structure that exceeds the following height:
(i) on the lands known in 1979 as 5, 7 and 9 St. Joseph Street, for a distance of 9.1 metres southerly from the front lot line, a height of 16.7 metres;
(ii) on the lands known in 1979 as 11 St. Joseph Street, for a distance of 9.1 metres southerly from the front lot line, a height of 14.9 metres;
(iii) on the lands known in 1979 as 5, 7 and 9 St. Joseph Street, 9 St. Nicholas Street and 11 St. Nicholas Street, a height formed by an angular plane having an angle of 55 degrees from the horizontal plane, commencing at an elevation of 11.6 metres above grade at the lot line abutting the easterly limit of St. Nicholas Street and proceeding easterly therefrom, provided the height does not exceed 23 metres; and
(iv) on the lands known in 1979 as 11 St. Joseph Street and 3 Phipps Street, a height formed by an angular plane having an angle of 55 degrees from the horizontal plane, commencing at an elevation of 11.6 metres above grade at the lot line abutting the westerly limit of St. Nicholas Street and proceeding westerly therefrom, provided the height does not exceed 23 metres.
83. No person shall use the lot known in 1978 as 187 King Street East for the purpose of offices unless that use continues to be in the building existing on the lot in 1978.
84. (a) No person shall, on a lot fronting on the west side of Church Street between Hayden Street and Charles Street East, erect a building or structure closer to the front lot line than three metres;
(b) No person shall; on a lot fronting on the north side of Charles Street East between a point 42 metres east of Yonge Street and Church Street, erect a building or structure closer to the front lot line than six metres.
85. No person shall, on lands designated C3 v3 within the area hereinafter referred to, use land or erect or use a building or structure for the purpose of a motor vehicle repair shop, class B.

The following is the area:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of Lots 29 to 48 inclusive, 62A, 62 to 86 inclusive, that part of Lot 101 lying to the north of a line parallel to and at the perpendicular distance of 6.78 metres north of the southerly limit thereof, and lots 102 to 123 inclusive, all according to registered Plan 840 York.

This exception does not prevent the extension or en largement of a motor vehicle repair shop, class \(B\) existing within the area described on October 1, 1978, provided the motor vehicle repair shop, class \(B\) as extended or enlarged is confined to the lot occupied by it on that date.

This paragraph does not apply to the lands known in 1979 as 521,523 and 525 Keele Street.
86. No person shall, on the lands known in 1979 as 559 Avenue Road, erect or use a building or structure for any of the following uses:
(i) a private detached dwelling house, including the keeping therein of:
A. not more than two roomers or boarders;
B. not more than three foster children; or
C. not more than four foster children each of whom is a brother-german or a sister-german of all the others;
(ii) the office of a physician or dentist in the basement or on the first floor of the private detached dwelling house that the physician or dentist regularly uses as his private residence;
(iii) a private garage incidental and subordinate to a private detached dwelling house and on the same lot;
(iv) a privately-owned outdoor swimming pool;
nor shall a person erect or use a building or structure on those lands that exceeds a height of 15 metres above grade.
87. No person shall use the building known in 1979 as Women's College Hospital at 76 Grenville Street for the purposes of a public hospital unless the owner or occupant of that public hospital provides and maintains motor vehicle parking facilities in a parking lot building on the north side of Grenville Street between Bay Street and Surrey Place to the extent of at least 223 parking spaces.
88. No person shall, on a lot fronting on the streets referred to below, erect a building or structure closer to the lot line abutting the street allowance of those streets than six metres.

The following are the streets:

The east side of Spadina Avenue between the southerly limit of Harbord Street and the northerly limit of Willcocks Avenue.

The east side of Huron Street between the southerly limit of Sussex Avenue and the northerly limit of Harbord Street.

The west side of St. George Street between the southerly limit of Sussex Avenue and the northerly limit of College Street.

The east side of St. George Street between the southerly limit of Bloor Street and the northerly limit of College Street.

The west side of Devonshire Place between the southerly limit of Bloor Street and the northerly limit of Hoskin Avenue.

The east side of Devonshire Place between the southerly limit of Bloor Street and the northerly limit of Hoskin Avenue.

The north side of Hoskin Avenue between the westerly limit of Queen's Park Crescent West and the easterly limit of St. George Street;

The south side of Hoskin Avenue between the westerly limit of Queen's Park Crescent West and the easterly limit of Tower Road;

The north side of Charles Street West between the easterly limit of Queen's Park and the westerly limit of the property known in 1979 as 110 Charles Street West.

The south side of Charles Street West between the easterly limit of Queen's Park and the easterly limit of the property known in 1979 as 63 Charles Street West.

The south side of St. Mary's Street between the westerly limit of St. Mary's Street and a line parallel to and 30.5 metres distant from the westerly limit of Bay Street.

The north side of St. Joseph Street between the easterly limit of Queen's Park Crescent East and a line parallel to and 30.5 metres distant from the westerly limit of Bay Street.

The south side of St. Joseph Street between the easterly limit of Queen's Park Crescent East and a line 30.5 metres west of the westerly limit of Bay Street.

The north of side Gould Street between the westerly limit of Mutual Street and a line parallel to and 55.17 metres westerly from the westerly limit of Church Street.
89. No person shall, on a lot fronting on the streets referred to below, erect a building or structure closer to the lot line abutting the street allowance of those streets than nine metres.

The following are the streets:
Queen's Park.
The west side of Queen's Park Crescent West.
The east side of Queen's Park Crescent East.
90. No person shall, on the lands in the area bounded by a line parallel to and nine metres southerly from the southerly limit of Gould Street, the easterly limit of \(0^{\prime}\) Keefe Lane, a line parallel to and 27.6 metres southerly from the southerly limit of Gould Street, and a line parallel to and nine metres westerly from the westerly limit of Church Street, erect a building or structure, where the height of the building or structure exceeds an angular plane having a vertical angle of 60 degrees, commencing at an elevation of 13.7 metres above grade and at a line parallel to and nine metres southerly from the southerly limit of Gould Street, provided the height does not exceed 46 metres.
91. No person shall, on lands designated R3 Z3 within the area bounded on the north by Queen Street West, on the west by Shaw Street, and on the east by Bathurst Street, erect or use a residential building on a lot except in accordance with the following provision: where a proposed residential building is to be erected on an inside lot between existing residential buildings or structures having their front lot lines on the same street, no part of the proposed building or structure shall be closer to the front lot line than the
average of the shortest distance by which the main front walls of the existing buildings or structures are set back from their front lot lines or six metres, whichever is less.
92. No person shall, on a lot within an area in South-East Spadina designated R3 24 , erect or use a building or structure having a gross floor area exceeding 1.5 times the area of the lot, provided this paragraph does not apply if the owner of the lot agrees with the Corporation pursuant to section 5 of The City of Toronto Act, 1975 (No. 2), as amended from time to time, to provide at least 25 per cent of the dwelling units for the purpose of assisted housing.

For the purposes of this paragraph, "assisted housing" means assisted housing as defined in By-law 99-80.
93. No person shall, on R3 lands within South-East Spadina, erect or use a residential building on a lot except in accordance with the following provisions:
(i) where a proposed residential building is to be erected on an inside lot between existing residential buildings or structures having their front lot lines on the same street, no part of the proposed building or structure shall be closer to the front lot line than the average of the shortest distance by which the main front walls of the existing buildings or structures are set back from their front lot lines or six metres, whichever is less;
(ii) where a proposed residential building is to be erected on a corner lot abutting lots upon which there are existing residential buildings, no part of the proposed building or structure shall be closer to the front lot line or flank of the lot than the respective distances by which the main front walls of the existing buildings or structures are set back from their front lot lines or six metres, whichever is less.
94. No person shall, on land abutting Berkeley Street, between Queen Street East and King Street East, erect or use a building or structure within a distance of 12 metres from the east and west limits of Berkeley Street having a height exceeding 12 metres.
95. No person shall, on lands abutting the portions of streets hereinafter described, erect or use a building or structure a portion of which projects through a plane constructed at a vertical angle of 45 degrees above the horizontal over the lot at a height of 18 metres above the front lot line, and in no case shall a building or structure exceed a height of 23 metres.

The following are the portions of the streets:
The south side of Eastern Avenue, between Parliament Street and St. Lawrence Street.

The east side of St. Lawrence Street, between Eastern Avenue and King Street.

The south side of King Street, between St. Lawrence Street and a point in the south side of King Street at the southerly production of the easterly limit of River Street.
96. No person shall, on lands within King-Parliament, erect or use a residential building on a lot except in accordance with the following provision:
where a proposed residential building is to be erected on an inside lot between existing residential buildings or structures having their front lot lines on the same street, no part of the proposed building or structure shall be closer to the front lot line than the average of the shortest distance by which the main front walls of the existing buildings or structures are set back from their front lot lines or six metres, whichever is less.
97. No person shall, on Il lands within the area bounded by Richmond Street East, Parliament Street, King Street East, and Sherbourne Street, erect or use a building or structure for any of the following uses:
(i) personal grooming establishment, a dressmaker's shop, a dry-cleaning shop, a locksmith's or gunsmith's shop, a newsstand, a branch of a bank or financial institution, a post office, a service and repair shop, a tailor's shop, provided the uses are at, partly above or partly below, grade;
(ii) a clinic, a craft school, a day nursery, a nursery school, a public park not including a stadium or arena, a union hall;
(iii) a use accessory to any of the foregoing uses;
having a gross floor area exceeding two times the area of the lot.
98. No person shall, in the CR district within the area bounded by Queen Street East, Power Street, King Street East and Jarvis Street, use a lot, or erect or use a building or structure on a lot fronting on Berkeley Street or fronting on the west limit of Parliament Street for the purpose of senior citizens' housing or a hostel.
99. No person shall, on CR lands within the area bounded by Queen Street East, River Street, King Street East, and Power Street, erect or use a building or structure on a lot for the purpose of senior citizens' housing exceeding 400 units per hectare.
100. (a) No person shall, within the area on either side of Scollard Street, west of Bay Street, and designated CR L. 2 Ul50, erect or use a building in which the nonresidential gross floor area exceeds 1.5 times the area of the lot, unless:
(i) the area of the lot is less than 139.35 square metres;
(ii) the building contains at least 50 dwelling units per hectare; or
(iii) in the case of a lot to which section 8(3) PART I 8 or 9 applies, the building contains a minimum residential gross floor area at least . 5 times the area of the lot, or at least 50 dwelling units per hectare, provided at least one dwelling unit is contained in the building.
(b) No person shall, within the area on either side of Scollard Street, west of Bay Street, and known in 1979 as 68 to 124, inclusive, and 79 to 125 , inclusive, Scollard Street, erect or use a building or structure for any of the following uses:
(i) Municipal baths and swimming pool; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a bathing station; a Bible Institute; a clinic or treatment centre operated by the Alcoholism and Drug Addiction Research Foundation; The Salvation Army; a fire hall; a police station; an armoury or drill hall;
(ii) an eating establishment, a box lunch shop; a tavern or public house, a dry-cleaning shop, a drycleaner's distribution station; a laundry shop; a pet shop, an auctioneer's premises; a locksmith's or gunsmith's shop; a taxidermist's shop; an upholster's shop; a spotting and stain removing establishment,; a duplicating shop;
(iii) a laboratory, class A; a motion picture studio; a printing plant in which not more than 10 persons are employed; a billiard or pool room; a bowling alley; a club, a place of amusement, commercial baths;
(iv) an automobile service station, a taxicab stand or station, a parking lot, a parking station, a private parking garage, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class \(A\), an automobile service and repair shop;
(v) a cold storage locker plant; an undertaker's establishment; an animal hospital; a massage establishment.
101. No person shall, in \(C R\) districts within the areas hereinafter described, erect or use a part of a building above the first floor for a non-residential use.

The following are the CR districts:
The CR L1 U40 district on both sides of Carlton Street between Sherbourne Street and west of Parliament Street.

The CR L1 440 district on both sides of Gerrard Street between Sherbourne Street and west of Parliament Street.

The CR Ll U40 district on Dundas Street between George Street and west of Parliament Street.
102. No person shall, on \(R\) lands within the South of Carlton area, erect or use a building containing dwelling units with a gross floor area in excess of 1394 square metres unless 25 per cent of the gross floor area is constructed in the form of dwelling units containing two or more bedrooms.

This paragraph does not apply to buildings containing only senior citizens' housing.
103. No person shall, within the area designated \(R 2\) Z2 abutting either side of Avenue Road north of St. Clements Avenue, erect a building or structure exceeding 11 metres in height.
104. No person shall erect or use a building on a lot comprising all or part of the lands hereinafter described having a greater height above grade than 15.2 metres.

The lands referred to are known as 62 to 78 Rosehill Avenue and 73 to 89 Pleasant Boulevard and may be described as follows:

In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of part of lot 17 on the north side of Richmond Street, now Richmond Street West, according to Plan D-111 registered in the Land Registry Office for the Registry Division of Toronto (No. 63) the land being
designated as PART 1 on a plan of survey of record in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan 66R-5523.

SAVING AND EXCEPTING thereout and therefrom that part of lot 17 designated as PART 1 on a plan of survey of record in the said Land Registry Office as Plan 66R-10692.
105. No person shall erect or use a building or structure on the lands known in 1980 as 1185 and 1245 Dupont Street and designated CR L0.6 U100 by By-law 389-80, for any of the following uses:
(i) senior citizens' housing, single persons' housing, or one or more dwelling units in a building containing uses permitted in CR districts; a one-family dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, a converted dwelling house, row housing, an apartment house;
(ii) one or more dwelling rooms in a building used for purposes permitted in CR districts; a nursing home, convalescent home or rest home; a residential care facility occupying the whole of a fully detached building, provided it is at least 245 metres from another residential care facility, a crisis care facility, that occupies the whole of a fully detached building or, in the case of a mixed-use building, occupies the whole of the residential portion of the building, provided it is at least 245 metres from a residential care facility in an \(R\) district;
a monastery, a nunnery or religious retreat, a residence owned and controlled by The Salvation Army, Y.M.C.A., Y.W.C.A., Y.M.H.A., or Y.W.H.A.; a boarding or lodging house; a home for the aged; a hostel; a university residence;
(iii) a private garage or parking station incidental and subordinate to a residential use referred to in subparagraphs (i) or (ii), and on the same lot; a use that is accessory to a residential use referred to in subparagraphs (i) and (ii);
106. No person shall, within an area referred to in the schedule hereinafter set forth, bounded generally by south of Queen Street East and between Lee Avenue and Nursewood Road and more particularly shown on maps 1 of 2 and 2 of 2 attached hereto and forming part of this by-law, erect or use a private detached dwelling house, semi-detached dwelling house, row housing, duplex dwelling house, triplex dwelling


12.167
(i) erect or use a building or structure on a lot for the purpose of senior citizens' housing.
(ii) within a CR L. 2 U200 district, erect or use a building or structure on a lot for the purpose of:
A. a billiard or pool room;
B. commercial baths;
C. a car washing establishment;
D. a sales or hire garage, excepting those lawfully in existence on January 21,1980 , on lands known as 3130 Yonge Street and 3143-3147 Yonge Street;
E. a hotel;
F. a tourist or guest home;
G. a cold storage locker plant.
(iii) within a CR L0.5 U250 district, erect or use a building or structure on a lot for the purpose of:
A. a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop, a pet shop, a real estate sales office; a travel agency; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment; a duplicating shop, an industrial computer service, a data processing establishment, a security service;
B. a public house;
C. a custom workshop, a laboratory, class, A, an artist's studio, a film or recording studio, a motion picture studio, a T.V. studio, a printing plant in which not more than 10 persons are employed;
D. a billiard or pool room, a bowling alley, a club, a place of amusement, commercial baths, a pinball or electronic game machine installation;
E. a taxicab stand or station, a parking lot, a car washing establishment, a sales or hire garage
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\hline & unless lawfully in existence on January 21, 1980, on lands known as 2746 Yonge Street, 2851 Yonge Street or 3020 Yonge Street; a motor vehicle repair shop, class A, an automobile service and repair shop; \\
\hline & F. a hotel excepting the hotel existing on January 21 , 1980, on lands known as 2900 Yonge Street, a tourist or guest home, a cold storage locker plant, a commercial school, a clinic, an animal hospital, a massage establishment, an ornamental structure, a craft school, a trade school, a radio or television broadcasting station, studio or theatre; \\
\hline (i & erect or use a building or structure on a lot where a portion of the building or structure: \\
\hline & A. is within 6.1 metres of a lot in an R \\
\hline & B. projects beyond a 60 degree angular plane constructed over the lot from the lot line facing an \(R\) district and from a point 10.06 metres from the lot line facing a public highway. \\
\hline (v) & erect or use a non-residential building or structure or mixed-use building or structure on a lot where a portion of the building wall of the first storey above grade of a building or structure, is within 0.15 metres of, or more than 1.5 metres from, the lot line facing a public sidewalk; \\
\hline (v & on lands known as 6 Glen Echo Road, erect or use a building or structure other than a building or structure containing the residential uses permitted in a \(C R\) district; \\
\hline (vii) & on lands known as 20 Glen Echo Road, erect or use a building or structure other than a building or structure permitted in an RIF district; \\
\hline (viii) & erect or use a mixed-use building without providing, with respect to the required number of residential parking spaces, in accordance with the following \\
\hline
\end{tabular}

\section*{Type of Dwelling}
one bedroom or bachelor dwelling unit
two bedroom
dwelling units
three or more bedroom dwelling units
a mixed-use building containing 25 dwelling units or more

\section*{Minimum Required \\ Parking Facilities}

\section*{0.5 parking space per unit}

\subsection*{0.85 parking space per unit}
1.0 parking space per unit
1.0 parking space for each four dwelling units or fraction thereof for visitors.

Where the calculation of the sum of the total number of parking spaces to be provided results in a fraction of a parking space or a whole number of parking spaces and a fraction of a parking space, the fraction, if equal to or greater than 0.5 , shall be taken to be 1.0 and added to the whole number of parking spaces required or, if less than 0.5 , shall be deleted.
108. No person shall, on a lot within the portion of the Yonge \({ }^{-}\) Lawrence Commercial Area located firstly beyond a distance of 33.5 metres east of the easterly limit of Yonge Street in the block bounded by Golfdale Road on the north and by Snowdon Avenue on the south or located secondly beyond a distance of 51 metres east of the easterly limit of Yonge Street in the block bounded by Ranleigh Avenue on the north and by Wanless Avenue on the south, erect or use a building or structure, except a building or structure that is accessory to a building or structure on those lands on January 21,1980 , or except for a residential building permitted in a CR district.
109. No person shall, on certain of those lands in the I2 district in the Dufferin-Davenport Area hereinafter described and comprising the premises known in 1984 as 5 to 33 Brandon Avenue and 25 Lightbourn Avenue, use land or erect or use a building or structure for the following uses:
an automobile service and repair shop;
a contractor's shop, class B;
a courier service;
a dry-cleaner's distributing station;
a motor vehicle repair shop, class \(A\);
a private commercial garage;
a sales or hire garage;
a car washing establishment;
a taxicab stand or station.

The following are the lands:
COMMENCING at the intersection of the southerly limit of Brandon Avenue with the westerly limit of Lightbourn Avenue;

THENCE easterly along the southerly limit of Brandon Avenue to its intersection with the easterly limit of lot 10 in Block A according to registered Plan 646 York;

THENCE southerly along the easterly limit of Lot 10 to the southerly limit thereof;

THENCE westerly along the southerly limits of Lots 10,11 , \(12,13,14,15,16,17\) and 18 in Block \(A\) according to Plan 646 York to the south-westerly angle of Lot 18 , being the north-easterly angle of Lot 22 in Block A according to Plan 646 York;

THENCE southerly along the easterly limit of Lot 22 to the south-easterly angle thereof;

THENCE westerly along the southerly limit of Lot 22 to the south-westerly angle thereof, being a point in the easterly limit of Lightbourn Avenue;

THENCE westerly in a straight line to the south-easterly angle of Lot 3 in Block \(H\) according to Plan 646 York, the angle being a point in the westerly limit of lightbourn Avenue;

THENCE northerly along the last-mentioned limit to the point of commencement.
110. (a) No person shall, within Area 1, Area 2, or Area 3 shown delineated by heavy lines on the map designated "Moore Park Minimum Lot Frontages", following, erect or use a building of the class set forth in the following schedule on a lot having a lesser lot frontage than that set out opposite that class of building.


The following is the schedule:

\section*{Class of Building}

Area 1
all dwelling houses
Area 2 private detached dwelling house duplex dwelling house
double duplex
dwelling house
semi-detached dwelling house

Minimum Lot Frontage
7.5 metres

9 metres
9 metres
9 metres for each duplex dwelling house
7.5 metres

Area 3 private detached
dwelling house duplex dwelling \(\quad 12\) metres house
\begin{tabular}{l}
\(\frac{\text { double duplex }}{\text { dwelling house }}\) \\
\hline\(\frac{\text { dwelling }}{\text { house }}\)
\end{tabular}
semi-detached dwelling house

12 metres

12 metres for each duplex dwelling house
9 metres.
(b) Paragraph (a) does not apply to a lot having a lot frontage less than that prescribed for it if a conveyance of the lot was registered before January 29 , 1981.
(c) Notwithstanding paragraphs (a) and (b), no person shall, within the area on the north side of Moore Avenue east of the westerly lot line of premises known in 1986 as 174 Moore Avenue to the City Limit, erect or use a dwelling house on a lot having a lesser lot frontage than 9.0 metres; but this paragraph does not apply to a lot in the area described above having a lesser lot frontage than 9.0 metres if a conveyance of the lot was registered before April 7, 1986.
111. (a) No person shall erect or use a building or structure on the lands hereinafter described unless:
(i) subject to subparagraph (ii), the building or structure is set back above grade at least 4.5 metres from the Bay Street lot line:
(ii) the exterior face of the exterior wall of the building or structure is set back no less than 7.5 metres from the Bay Street lot line and nc more than 9.5 metres from the Bay Street lot line for a height of not less than 3 metres and not more than 6 metres above grade and provided the exterior face of the exterior wall may be set back more than S. metres from the Bay Street lot line for a length not exceeding 25 per cent of the total Bay Street lot line of the lot; and
(iii) a clear width, free of obstructions including pillars and supports, of not less than thres metres is provided and maintained between the exterior face of the exterior wall described in subparagraph (ii) and the setback line referred to in subparagraph (i).

The lands referred to are:

Any lot fronting or flanking the east limit of Bay Street between a point therein distant 55.62 metres north of the north 1 imit of Edward Street to the south limit of Gerrard Street West.

Any lot fronting or flanking the west limit of Bay Street between the north limit of Hagerman Street and the south limit of College Street.
(b) Paragraph (a) (i) does not apply to:
(i) a building or structure lawfully on a 1 ot on the lands described in paragraph (a) (i), as of January 1, 1980;
(ii) a lot with an area of 335 square metres or less;
(iii) the lands known in 1980 as 100 Dundas Street West and 101 Dundas Street West;
(iv) the buildings and structures erected or to be erected under By-law 427-79.
112. No person shall, within the area hereinafter described, erect a building part of which extends further back than 14 metres from the main front wall of the building.

The following is the area:
The area designated R1F \(Z 2\) lying to the north of Roselawn Avenue and west of Yonge Street.
113. (a) No person shall, in an area designated 12 in the Dovercourt Park Neighbourhood, erect or use a building or structure for any of the following uses:
(i). a clinic, a craft school, a day nursery, a nursery school, a public park not including a stadium or arena, a union hall;
(ii) an automobile service station, a personal grooming establishment, a car washing establishment, a dressmaker's shop, a dry-cleaning shop, a fire hall, a locksmith's or gunsmith's shop, a newsstand, a branch of a bank or financial institution, a police station, a post office, a service and repair shop, a tailor's shop, an eating establishment not exceeding a gross floor area of 475 square metres, a tavern or public house not exceeding a gross floor area of 475 square metres, a trade school, a taxicab stand or station;
(iii) a use that is accessory to any of the foregoing uses;
(iv) a motor vehicle repair shop, class \(A\), an automobile service and repair shop, a sales or hire garage.
(b) No person shall, in the Dovercourt Park Neighbourhood, erect a residential building or structure on an inside lot between existing buildings or structures, unless no part of the proposed building or structure will be closer to the front lot line than the average of the shortest distances by which the main front walls of the adjacent buildings are set back from their front lot lines, or six metres, whichever is less.
114. No person shall erect or use a residential building on an inside lot in an R3 23 area of Kensington between existing residential buildings or structures on lots the front lot lines of which are on the same street as the proposed building or structure, unless no part of the proposed building or structure will be closer to the front lot line than the average of the shortest distances by which the main front walls of the existing buildings or structures are set back from their front lot lines; and where the proposed residential building or structure is to be erected on a lot having only one residential building or structure on either adjacent \(10 t\), no part of the proposed building or structure shall be closer to the front lot line than a distance equal to the distance by which the existing adjacent building or structure is set back from its front lot line; except that in measuring the distance of setback for either the existing or proposed buildings or structures, stairs, verandahs, balconies and bay windows protruding from the main front walls of the buildings or structures shall be excluded.
115. (a) No person shall, in an R3 23 area of Kensington, erect or use a residential building or structure on a lot having a lot frontage less than 4.57 metres.
(b) This section does not apply to a lot having a lot frontage less than that prescribed for it if a conveyance of the lot was registered before March 12, 1981.
116. No person shall, in a part of the Dovercourt Park Neighbourhood designated CR L1 U150, erect or use a building permitted by section 8(3) PART I 7, respecting senior citizens' housing.
117. (a) No person shall, in South of Eastern, erect a residential building or structure on an inside lot between existing buildings or structures unless no part
of the proposed building or structure will be closer to the front lot line than the average of the shortest distances by which the main front walls of the adjacent buildings are set back from their front lot lines, or six metres, whichever is less.
(b) No person shall, in South of Eastern, erect a residential building or structure on a corner lot that abuts lots upon which there are existing residential buildings or structures unless no part of the proposed building or structure will be closer to the front lot line or flank of the corner lot than the respective distances by which the main front walls of the adjacent existing buildings or structures are set back from their front lot lines, or six metres, whichever is less.
118. No person shall, in Yonge-Eglinton:
(i) erect or use a building or structure on a lot for the purpose of:
A. a car washing establishment;
B. a sales or hire garage;
C. a hotel;
D. a tourist or guest home;
E. a cold storage locker plant;
(ii) erect or use a building or structure on a lot in a CR L2 U250 district that abuts Mount Pleasant Road for the purpose of:
A. a grocery shop, a bake-shop, a butcher shop, a delicatessen, a variety or smoke shop, a newsstand, a hardware shop, a box lunch shop, a tavern or public house, a shoe repair shop, a tailor's shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop, a barber shop, a ladies' hairdressing establishment, a book store, a florist shop;
B. a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop, a pet shop, a real estate sales office, a photographer's shop, a travel agency, a sample or showroom, an auctioneer's premises, a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment, a duplicating shop, an
industrial computer service, a data processing establishment, a security service;
C. a government office, a newspaper plant;
D. a custom workshop, a laboratory, class A, a filmor recording studio, a motion picture studio, a T.V. studio, a printing plant;
E. a billiard or pool room, a bowling alley, a club, a place of amusement, commercial baths;
F. a taxicab stand or station, a parking lot, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class A, an automobile service and repair shop;
G. a hotel, a tourist or guest home, a cold storage locker plant, an undertaker's establishment, a commercial school, a clinic, an animal hospital, a massage establishment, an ornamental structure, a craft school, a trade school.
(iii) subject to section 8(3) PART I 9, erect or use a mixeduse building or structure on a lot in a \(C R\) district where the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
B. 100 times the number of dwelling units in the mixed-use building
is greater than the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. the constant prescribed below for the density zone in which the lot is located:

Density Zone
\begin{tabular}{ll} 
L2 U200 & 2.5 \\
L2 U250 & 2.5 \\
L3 U150 & 3.0 \\
L3 U200 & 3.0 \\
L3 U250 & 3.0 \\
L3 U300 & 5.0 \\
L4 U300 & 5.0
\end{tabular}

Constant
2.5
2.5
3.0
3.0
3.0
5.0
5.0
(iv) erect or use a mixed-use building without providing with respect to the required number of residential parking spaces, parking spaces in accordance with the following schedule:

Minimum Required
Parking Spaces
Type of Dwelling Unit
Parking Spaces
one bedroom or
bachelor dwelling unit
0.5 parking spaces
per dwelling unit
two bedroom
dwelling unit
0.85 parking spaces
per dwelling unit
three or more
bedroom dwelling unit
1.0 parking spaces
per dwelling unit
a mixed-use building containing 25 dwelling units or more
1.0 parking spaces
for each 4 dwelling units or fraction
thereof for visitors.
Where the calculation of the sum of the total number of parking spaces to be provided results in a fraction of a parking space or a whole number of parking spaces and a fraction of a parking space, the fraction, if equal to or greater than 0.5 shall be taken to be 1.0 and added to the whole number of parking spaces required or, if less than 0.5 , shall be deleted.
119. No person shall, in Yonge-Eglinton, except with respect to buildings or structures existing on June 18, 1981:
(i) erect or use a building or structure within the area bounded by Yonge Street, Eglinton Avenue West, Duplex Avenue and Berwick Avenue exceeding a height above grade of:
A. 69 metres for the portion of those lands within 149 metres of the south limit of Eglinton Avenue West;
B. 56 metres for the portion of those lands within 122 metres of the north limit of Berwick Avenue;
and those height limits do not prevent the erection and use of:
C. 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 those elements, provided:

I the maximum height of the top of those elements or the enclosure is no higher than the sum of five metres and the height limit applicable to the lot.

II the aggregate horizontal area of those elements, including the area within an enclosure, measured at any point above the level of the height limit, does not exceed 30 per cent of the area of the roof of the building; and

III the width of any such elements, including the width of any enclosure, 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;
D. a structure, on the roof of the building, used for recreation, safety or wind protection purposes, provided:

I the maximum height of the top of the structures is no higher than the sum of three metres and the height limit applicable to the lot; and

II no part of the structure is less than two metres from an adjacent outside wall or a vertical projection of such wall;
(ii) erect or use a building or structure in an \(R\) district in a zone 1,2 or 3 area on an inside lot between existing buildings or structures on lots the front lot lines of which are on the same street, unless the proposed building is set back from the front lot line the average distance by which the main front walls of the existing buildings or structures are set back from their front lot lines, or six metres, whichever is less;
(iii) erect or use a building or structure on a lot in a \(C R\) district, unless the building or structure is at least 6.1 metres from a lot in an \(R\) district;
(iv) erect or use a non-residential building or structure or a mixed-use building or structure on a lot where a portion of the building wall of the first storey above grade of a building or structure, is within 0.15 metres of, or more than 1.5 metres from, the lot line facing a public sidewalk except:
A. in a CR 14 U 300 district where the setback is at least 1.5 metres but may not exceed 3.0 metres;
B. notwithstanding clause \(A\), where the lot abuts Holly Street, in which case the entire building wall facing Holly Street shall be set back a minimum of 6.1 metres from the lot line facing Holly Street;
C. where the lot is in a CR district and abuts the west side of Bayview Avenue between the south limit of Hillsdale Avenue East and the north limit of Davisville Avenue, or south of Merton Street, in which case the building wall of the building or structure shall be set back three metres from the street line of Bayview Avenue;
(v) erect or use a building or structure on a lot in a CR L2 U200 or CR L2 U250 district where a portion of the building or structure projects beyond a 60 degree angular plane constructed over the lot from the lot line facing an \(R\) district and from a line 10.0 metres from the lot line facing a public highway, except for a lot in a CR L2 U250 district on the west side of Mount Pleasant Road between Merton Street and Millwood Road;
(vi) erect or use a building or structure on a lot within the area bounded by Yonge Street, Eglinton Avenue West, Duplex Avenue and Berwick Avenue, where a portion of the building or structure:
A. projects beyond a 45 degree angular plane constructed over the 1 ot from a line 10 metres from the lot line facing Berwick Avenue, and on Duplex Avenue commencing at the intersection of Duplex Avenue with the projection of the centre line of Duplex Crescent, and continuing southerly to the intersection of Duplex Avenue with the north street line of Berwick Avenue;
B. projects beyond a 60 degree angular plane constructed over the lot from a line 10 metres from the lot line facing Duplex Avenue and commencing at the intersection of Duplex Avenue with the projection of the centre line of Duplex Crescent with the south street line of Eglinton Avenue West;
(vii) erect or use a building or structure on a lot with a front lot line on Helendale Avenue that projects beyond a 30 degree angular plane constructed over the lot from a point 10 metres from the south street line;
(viii) erect or use a building or structure on a lot with a front lot line on Duplex Avenue north of Eglinton Avenue that projects beyond a 45 degree angular plane constructed over the lot from a point 10 metres from the east street line;
(ix) erect or use a building or structure on a lot in a CR L4 U300 district containing a retail use unless vehicular and pedestrian access to the lot is restricted to either Yonge Street or Eglinton Avenue.
120. (a) No person shall, on the lot hereinafter described, known in 1981 as 75 Simcoe Street, erect or use a building containing dwelling units, unless the building existing on the lot in 1981 and known as St. Andrew's Church, remains on the lot. However, if the building remains, or if the building is destroyed by an Act of God, fire, or explosion, up to 750 dwelling units per hectare may be erected on the lot;
(b) No person shall, on the lot hereinafter described, erect a building containing a non-residential gross floor area exceeding 916 square metres.

The following is the lot:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of part of Lot 11 on the south side of King Street, now King Street West, according to the Town of York Plan, the parcel of land being designated as PART 1 on a plan of survey deposited in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan 63R-2198.

The easterly limit of Simcoe Street, southerly limit of King Street West and westerly limit of Emily Street were confirmed under The Boundaries Act by Plan BA-1325 registered on 26 July 1978 as Instrument CT308070.
121. No person shall, on the lot hereinafter described and comprising the premises known in 1984 as 150 King Street West, erect or use a building containing more than 30 dwelling units.

The following is the lot:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of Lots 5 and 6 according to Plan 736 E , the public lane according to Plan 35 lying to the south and east of Lot 5 according to Plan \(736 E\), and parts of Lots 9 and 10 on the north side of King Street West according to the Town of York Plan, the plans being registered in the Land Registry Office for the Registry Division of Toronto (No.
63), the parcel of 1 and being designated as PARTS 1 and 2 on Plan 63R-2348 and PART 1 on Plan 63R-2046 both being plans of survey deposited in the Land Registry Office.

The northerly 1 imit of King Street West, the easterly imit of University Avenue, the southerly limit of Pearl Street and the westerly limit of York Street were confirmed under The Boundaries Act by Plan BA- 1325 registered on 26 July 1978 as Instrument CT308070.
122. (a) No person shall, on the lot hereinafter described, erect or use a building containing dwelling units, unless the building designated "Old Manse" on the plan labelled 'St. Andrew's Church Manse" attached to and forming part of By-1aw 417-81 remains on the lot.

However, if the building remains, or if the building is destroyed by an Act of God, fire or explosion, up to 750 dwelling units per hectare may be erected on the lot.
(b) No person shall, on the lot hereinafter described and comprising the premises known in 1984 as 73 Simcoe Street, erect or use a building containing nonresidential gross floor area for commercial purposes. However, this does not prevent the replacement or reconstruction of the buildings existing on the lot shown on the plan attached to By-law 417-81 with a building or buildings containing a total of up to 1903 square metres of non-residential gross floor area provided the building or buildings are used exclusively for one or more of the following services and facilities:
a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot, a church; a community health centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres; a use that is accessory to a use otherwise permitted by this subparagraph;
or for a religious library or reading room, or for a public hall for use for lectures, meetings or for art exhibits, concerts or other displays or performances of
a cultural nature, and provided the existing building designated "Old Manse" on the plan remains on the lot, unless the building is destroyed by an Act of God, fire or explosion.

The following is the lot known as 73 Simcoe Street:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of part of Lot 11 on the north side of Market Street, now Wellington Street West and part of Lot 11 on the south side of King Street, now King Street West, both lots being according to the Town of York Plan, the parcel of land being designated as PART 2 on a plan of survey deposited in the Land Registry Office for the Registry Division of Toronto (No. 63) as Plan 63R-2198.

The westerly 1 imit of Emily Street and easterly limit of Simcoe Street were confirmed under The Boundaries Act by Plan BA-1325 registered on 26 July 1978, as Instrument CT308070.
123. No person shall, on the lot hereinafter described and comprising the premises known in 1984 as 200 King Street West, erect or use a building containing more than 70 dwelling units.

The following is the lot:
Firstly:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of Lot 1 according to Plan E-736, Lots \(1,2,3\) and 4 on the east side of Simcoe Street, Lots \(25,26,27,28,29\) and part of Lot 24 on the south side of Boulton Street, now Pearl Street, Lots 1, 2, 3, 4, 5, 6 and 7 on the north side of King Street, now King Street West, the lane lying to the west of the westerly limit of Lot 29 and part of the lane lying to the north of the northerly limits of Lots 1 to 7 inclusive and to the north of the northerly limit of Lot 1, Plan \(E-736\), the lots and parts of lanes being according to Plan 35 , both the plans being registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the 1 anes being closed by By-laws 3600,18322 and 610-79 registered in the Land Registry Office as Instruments CT390356, \(33379 E . S\). and CT394372 respectively, the parcel of land being designated as PART 1 on a plan of survey deposited in the Land Registry Office as Plan 63R-1959.

The northerly limit of King Street West, the westerly limit of University Avenue and the southerly limit of Pearl Street
were confirmed under The Boundaries Act by plan BA-1325 registered on 26 th July 1978 as Instrument CT308070.

\section*{Secondly:}

In the City of Toronto, in the Municipality of Metropolitan Toronto, being the whole of Parcel 1-3 in the Register for Section \(Y-1\) in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).

The northerly limit of King Street West was confirmed under The Boundaries Act by Plan BAl 325 registered on 21 st August, 1978 as Plan D533 (Instrument A710021).
124. No person shall, in any part of the Wallace-Emerson Neighbourhood designated \(C R\) L1 U150, erect or use a building permitted by section 8 (3) PART \(I\), respecting senior citizens' housing, as amended from time to time.
125. No person shall erect or use a building or structure on a lot in an I2 district in the Junction Triangle for the purpose of a motor vehicle repair shop, class \(A\), except on the lands known in 1981 as 2 - 12 (even, inclusive), \(19,21,25\) and 36 Cariboo Avenue and 88 Osler Street.
126. No person shall erect or use an apartment house on a lot in the area of Kensington designated CR L2 U150 by By-1aw 190-81 as amended.
127. (a) No person shall, within the area delineated on the map designated "Roxborough Street West Minimum Lot Frontages" following hereafter and forming part of this paragraph, erect or use a building of the class set forth in the following schedule on a lot having a lesser lot frontage than that set out opposite the class of building.

12.184

The following is the schedule:

Class of Building
all dwelling houses except double duplex dwelling houses or double triplex dwelling houses
double duplex dwelling 15 metres. house, double triplex dwelling house
(b) Paragraph (a) does not apply to a lot having a lot frontage less than that prescribed for it if a conveyance of the lot was registered before November 5 , 1981.
128. No person shall, on lot on the streets hereinafter set out, erect or use a building or portion thereof that is used or is proposed to be used for commercial purposes unless the primary entrance to the building or portion thereof is directly accessible to the sidewalk by means other than one or more steps or directly accessible to the sidewalk by a ramp inclined at a slope not exceeding 2 per cent to the horizontal plane.

The following are the streets:
Both sides of Yonge Street from Front Street to the CPR tracks south of Summerhill.

Both sides of Bloor Street from Bathurst Street to Church Street.

Both sides of Queen Street from University Avenue to Bathurst Street.

Both sides of Church Street from Alexander Street to Gloucester Street.

Both sides of Carlton Street from Jarvis Street to Parliament Street.

Both sides of Parliament Street from Wellesley Street to Gerrard Street.
129. No person shall, on the lot hereinafter described and comprising the premises known in 1984 as 176 Logan Avenue, erect or use a building or structure or a portion of a building or structure that exceeds a density of two times the area of the lot.

The following is the lot:

In the City of Toronto, in the Municipality of Metropolitan Toronto being:

FIRSTLY:

The whole of Parcel 24-1 in the Register for Section M-19 in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).

SECONDLY:

Part of Lot 26 on Plan M-19 registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), designated as PART 4 on the plan of survey deposited in the same Land Registry Office as Plan 66R-14084.

Being part of Parcel 26-1 in the Register for Section M-19.

THIRDLY:

The whole of Parcel 26-2 in the Register for Section M-19 in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).
130. No person shall, within the building known in 1982 as 1650 Yonge Street, erect or use floor space other than on the first floor of the building for the purpose of medical or dental offices or for the purpose of offices of a chiropractor, osteopath, psychologist, chiropodist, naturopath, homeopath or any practitioner of the healing arts.
131. No person shall, within the CR L2 U150 district encompassing Church Street between Alexander and Gloucester Streets:
(i) erect or use a building or structure or a part of a building or structure having a non-residential gross floor area exceeding 1.7 times the area of the lot;
(ii) notwithstanding subparagraph (i), an additional nonresidential gross floor area of .3 times the area of the lot is permitted provided the non-residential gross floor area is used for the purpose of street-related retail and service uses;
(iii) use a building, structure or lot for the erection or display of:
A. a flashing sign;
B. an illuminated sign larger than 0.5 square metres in area that is located higher than 8 metres above grade;
C. an illuminated sign larger than 0.5 square metres in area that faces Gloucester, Dundonald, Maitland or Alexander Streets.
132. No person shall, within the area described in section 4 (5) (a), use land, or erect or use a building or structure, for the purpose of a parking lot or private commercial garage, but this paragraph does not apply:
(i) to prevent a charge being made for the use of parking spaces that are provided solely for the purpose of complying with the other requirements of section 4 (5), provided charging for such parking is permitted by other provisions of this by-law in the district in which the parking is located; or
(ii) to prevent a parking lot provided the parking lot is a surface parking facility only; or
(iii) notwithstanding subparagraph (ii), to prevent the use for the purpose of a parking lot or private commercial garage of parking spaces in excess of the maximum number of parking spaces permitted by section \(4(5)\) in a building lawfully erected on March 7, 1983 or in a building lawfully erected pursuant to a permit issued before that date, except where the building is in an \(R\) district.
133. No person shall, on the lot hereinafter described, erect or use a building containing any of the non-residential uses listed later in this paragraph, except as provided by section 3 of By-1aw 250-85.

The following is the lot:
The whole of Parcel 7-2, in the Register for Section \(A-3-A\), in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).

The following are the non-residential uses:
(i) a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a community health centre; premises of a charitable institution, non-profit institution or other community
or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres;
(ii) a private academic, philanthropic or religious school; a technical school, a vocational school, a college or university; a UOS use; a military academy; the Conservatory of Music; a Bible Institute, a religious library or reading room; a polytechnical institute; a private hospital, a public hospital, a psychiatric hospital, facilities operated by the Alcoholism and Drug Addiction Research Foundation, a doctor's office in a building operated by or on behalf of one or more of them; a public hall for use for lectures, meetings or for art exhibits, concerts or other displays or performances of a cultural nature; a public library, a public art gallery or a public museum having a nonresidential gross floor area greater than 1394 square metres; a police station, a fire hall, an armoury or drill hall, an observatory; premises of a charitable institution or non-profit institution other than those described in subparagraph (i); and a seminary or religious mission; in the case of a college or university (including The Royal Conservatory of Music) a use that is naturally and normally incidental, subordinate and devoted to the principal use of the college or university (including The Royal Conservatory of Music); and in the case of any other general institution, a use that is accessory to it.
(iii) a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop, a newsstand, a hardware shop; a branch of a bank or financial institution; an eating establishment, a box lunch shop, a tavern or public house; a shoe repair shop, a tailor's shop, a dry-cleaning shop, a drycleaner's distributing station, a laundry shop; a personal grooming establishment, a book store, a florist shop;
(iv) a retail store, a pawnbroker's shop, a secondhand shop, a dressmaker's shop, a pet shop, a real estate sales office; a photographer's shop, a travel agency; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment; a duplicating shop, an industrial computer service, a data processing establishment, a security service;
(v) an office, a government office, a business office, a newspaper plant, a post office, an administrative office of a non-profit institution of a regligious, educational, recreational, fraternal or philanthropic nature;
(vi) a custom workshop, a laboratory, class A, an artist's or photographer's studio, a film or recording studio, a motion picture studio, a T.V. studio, a printing plant in which not more than 10 persons are employed;
(vii) a billiard or pool room, a bowling alley, a private art gallery, a club, a place of amusement, commercial baths, a pinball or electronic game machine installation;
(viii) an automobile service station, a taxicab stand or station, a parking lot, a parking station, a private parking garage, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class A, an automobile service and repair shop;
(ix) a hotel, a tourist or guest home, a cold storage locker plant, an undertaker's establishment, a commercial school, a clinic, an animal hospital, a massage establishment, an ornamental structure, a craft school, a trade school, a radio or television broadcasting station, studio or theatre;
(x) a wall sign, window sign, projecting sign, ground sign, a banner sign or other sign, notice or advertising device;
(xi) a use that is accessory to any of the uses referred to in subparagraphs (i) to (ix), inclusive.
134. No person shall, on the lot hereinafter described, erect or use a building containing any of the residential uses listed later in this paragraph.

The following is the lot:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of:

FIRSTLY:
Lot 2 on the south side of Lot Street, now Queen Street East, according to Plan 22-A registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the parcel of land being designated as PART 2 on a plan of survey deposited in the Land Registry Office as 63R-2395.

SECONDLY:

The whole of Parcel \(1-1\) in the Register for Section \(A-22 A\) in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).

The following are the residential uses:
(i) senior citizens' housing, single persons' housing, or one or more dwelling units in a building containing uses permitted in CR districts; a one-family dwelling house. a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, a converted dwelling house, row housing, an apartment house;
(ii) one or more dwelling rooms in a building used for purposes permitted in CR districts; a nursing home, convalescent home or rest home; a residential care facility occupying the whole of a fully detached building, provided it is at least 245 metres from another residential care facility, a crisis care facility that occupies the whole of a fully detached building or, in the case of a mixed-use building, occupies the whole of the residential portion of the building, provided it is at least 245 metres from a residential care facility in an \(R\) district;
(iii) a monastery, a nunnery or religious retreat, a residence owned and controlled by The Salvation Army, Y.M.C.A., Y.W.C.A., Y.M.H.A., or Y.W.H.A.; a boarding or lodging house, a home for the aged; a hostel; a university residence;
(iv) a private garage or parking station incidental and subordinate to a residential use referred to in subparagraphs (i) or (ii), and on the same lot; a use that is accessory to a residential use referred to in subparagraphs (i) and (ii).
135. No person shall, on the lot hereinafter described and designated Lot \(A\) and known as 121 King Street West, erect or use a building containing more than six dwelling units, nor shall a person on the lot hereinafter described and designated Lot \(B\), erect or use a building containing more than 15 dwelling units.

The following are the lots:

\section*{Lot A}

In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of part of Lot 8 on the south side of King Street West according to the Town of York Plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the parcel of land being designated as PARTS 1 and 2 on a plan of survey deposited in the Land Registry Office as Plan 63R-1538.

The easterly limit of York Street was confirmed under The Boundaries Act by Plan \(B A-1121\) registered in the land Registry Office on January 6, 1978 as Instrument CT273419.

Lot \(B\)

In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of:

\section*{FIRSTLY:}

Part of Lot 8 on the south side of King Street West according to the Town of York Plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the parcel of land being designated as PARTS 1 and 2 on a plan of survey deposited in the Land Registry Office as Plan 63R1538.

\section*{SECONDLY:}

Part of Lot 8 on the south side of King Street West according to the Town of York Plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the parcel of land being designated as PART 1 on a plan of survey deposited in the Land Registry Office as Plan 63R-1538.

The easterly limit of York Street was confirmed under The Boundaries Act by Plan BA-1121 registered in the Land Registry Office on January 6, 1978 as Instrument CT273419.
136. No person shall, on the lot hereinafter described and known as 123-125 Wellington Street West, erect or use a building containing more than 460 square metres of non-residential gross floor area.

The following is the lot:
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of part of Lot 3 according to Plan \(699 E\) and parts of Lots 1 and 2 on the south side of Wellington Street, now Wellington Street West, Lots 5, 6 and part of Lot 4 on the west side of York Street and part of

Back Road lying to the west of Lots 4,5 and 6 , closed byi City of Toronto By-law 21773 registered as Instrument \(55295 \mathrm{E} . \mathrm{S} .\), the Lots and Back Road being according to Plan 86 , both the plans being registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the parcel of land being designated as PARTS 1 and 2 on a plan of survey deposited in the Land Registry Office as Plan 63R-2668.

The easterly limit of University Avenue, southerly limit of Wellington Street West and westerly limit of York Street were confirmed under The Boundaries Act by Plan BA-490 registered in the Land Registry Office on October 29, 1973 as Instrument CT28695.
137. No person shall, within an area shown delineated by a heavy line on the maps below, use land or erect or use a building or structure for the purpose of an eating establishment, a tavern or public house, a billiard or pool room, a club, or a place of amusement.


138. No person shall, in an I2 zone within Wabash-Sorauren, use land or erect or use a building for any of the following uses:
(i) a clinic, a craft school, a day nursery, a nursery school, a public park not including a stadium or arena, a union hall;
(ii) an automobile service station, a personal grooming establishment, a car washing establishment, a dressmaker's shop, a dry-cleaning shop, a fire hall, a locksmith's or gunsmith's shop, a newsstand, a branch of a bank or financial institution, a police station, a post office, a service and repair shop, a tailor's shop, an eating establishment not exceeding a gross floor area of 475 square metres, a tavern or public house not exceeding a gross floor area of 475 square metres, a trade school, a taxicab stand or station;
(iii) a use that is accessory to any of the foregoing uses;
139. No person shall, within the Wabash-Sorauren area zoned I2 D2 bounded by Wabash Avenue, Sorauren Avenue, MacDonell Avenue and the south limit of the 12 D2 zone north of Wright Avenue, use land or erect or use a building or structure for the purpose of a builder's supply yard, an equipment yard of a decorator, interior decorator, display designer or sign erector, a city yard, class \(A\), or an open storage yard.
140. No person shall, within Wabash-Sorauren in an area zoned I2 D2 other than the triangle of land bounded on the north by Dundas Street and on the east and west by railway rights-ofway, use land or erect or use a building or structure for the following purposes:
a carpet cleaning establishment, a wholesale dyeing plant.
141. No person shall, on lands within the area delineated by a heavy line on Plan \(A\) as set forth in section 12 (1) 115, erect or use a building or structure for the purpose of a use specified for an \(I 1\) or 12 district.
142. (a) No person shall, within an area bounded by a heavy line shown on Map 1 or Map 2 below, erect or use a private detached dwelling house, one-family dwelling house (other than a onefamily dwelling house referred to in paragraph (c)); duplex dwelling house, triplex dwelling house or semi-detached dwelling house on a lot have a lesser frontage than that prescribed in the schedule for such dwelling house.

The following is the schedule:
\begin{tabular}{|c|c|}
\hline & Minimum \\
\hline Type of Dwelling House & Lot Frontage \\
\hline private detached dwelling house & 13.5 metres \\
\hline one-family dwelling house & 13.5 metres \\
\hline duplex dwelling house & 13.5 metres \\
\hline triplex dwelling house & 13.5 metres \\
\hline semi-detached dwelling house & 9.0 metres \\
\hline
\end{tabular}
(b) No person shall, on land within an area bounded by a heavy line shown on Map 1 or Map 2 below, erect or use row housing comprising more than three attached onefamily dwelling houses, but this paragraph does not prevent:
(i) the use of row housing comprising more than three attached one-family dwelling houses if the row housing was lawfully used for that purpose on September 10, 1982; or
(ii) the replacement of row housing comprising more than three attached one-family dwelling houses if the row housing was lawfully used for that purpose on September 10, 1982, provided the dwelling houses are erected on the same lots and comply with the other provisions of this by-law, as amended, that were applicable to row housing immediately before September 10, 1982.
(c) Notwithstanding this exception, no person shall, within an area shown on Map 1 or Map 2 below, erect or use row housing comprising a group of three attached one-family dwelling houses on lots having a lesser combined frontage than 27.0 metres or where the middle lot has a lesser frontage than 7.5 metres.
(d) Paragraphs (a), (b) and (c) do not apply to a lot having a frontage of less than that prescribed for it if a conveyance of the lot was registered before September 10, 1982.
(e) This exception does not prevent the erection or use of one pair of semi-detached dwelling houses on the property known in 1981 as 31 Oriole Road and one pair of semi-detached dwelling houses on the property known in 1981 as 37 and 37 A Gormley Avenue, and one pair of semidetached dwelling houses on the property known in 1981 as 32-34 Duggan Avenue and one pair of semi-detached dwelling houses on the property known in 1983 as 30-32 Lonsdale Road and one pair of semi-detached dwelling houses on the property known in 1983 as 39 Oriole Road
and one pair of semi-detached dwelling houses on the property known in 1983 as 41 Oriole Road.
(f) For the purpose of this paragraph, "frontage" means the width of a lot between the side lot lines measured along a line at right angles to the centre line of the lot through a point therein where it is intersected by a line paraliel to and at the perpendicular distance of six metres from the front lot line; for the purposes of this definition, the centre line of the lot means a line across the lot from the front lot line and equidistant from the side lot lines and the productions thereof at all points along its length.

143. No person shall, within an area delineated by a heavy line on the map below, use land or a building within the area bounded by Queen, York and Simcoe Streets and a line 24.4 metres south of Queen Street, for the display or location of a sign, poster, poster board, banner or other advertising matter or material, except the name of the building and the names of the occupants thereof, and of their respective businesses or undertakings, in metal letters, metal panels or carved stone.

144. No person shall, on the lands hereinafter described and designated Area " \(D\) " on the following map, use lands or erect or use a building or structure except for the following purposes:
accessory motor vehicle parking and loading facilities, landscaping, vehicular access routes, recreational facilities such as tennis courts.

The following are the lands referred to as Area " \(D\) ";
In the City of Coronto, in the Municipality of Metropolitan Toronto, being composed of the lands designated as a PART on a reference plan deposited in the Land Registry office for the Registry Division of Toronto (No. 63), all as set out in the following Schedule:
\begin{tabular}{cccc} 
PART & \begin{tabular}{c} 
Reference \\
Plan
\end{tabular} & Lot/Block & \begin{tabular}{c} 
Registered Plan/ \\
Concession
\end{tabular} \\
6 & \(63 R-2845\) & Pts. Lots & 277 -York \\
7 & \(63 R-2845\) & \begin{tabular}{l} 
Pts. Lots
\end{tabular} & \\
& & \begin{tabular}{l}
\(6,7,17,18\) \\
\\
\end{tabular} &
\end{tabular}

YONGE
STREET


145. No person shall, on the lands hereinafter described and designated Area " \(E\) " on the map referred to in exception 144, use lands except for landscaping purposes;

The following are the lands referred to as Area "E":
In the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of the lands designated as a PART on a reference plan deposited in the Land Registry Office for the Registry Division of Toronto (No. 63), all as set out in the following Schedule:

PART
\begin{tabular}{ccc}
\begin{tabular}{c} 
Reference \\
Plan
\end{tabular} & Lot/Block & \begin{tabular}{c} 
Registered Plan/ \\
Concession
\end{tabular} \\
\(63 R-2845\) & Pts. Lots & 662 -York. \\
& \(17,18 \& C\) &
\end{tabular}
146. No person shall, within the area delineated by a heavy line on the map below, use land or erect or use a building or structure other than for any of the following uses:
(i)
senior citizens' housing, single persons' housing, or one or more dwelling units in a building containing uses permitted in CR districts; a one-family dwelling house, a semi-detached dwelling house, a duplex dwelling house, a double duplex dwelling house, a triplex dwelling house, a double triplex dwelling house, a converted dwelling house, row housing, an apartment house;
(ii)
one or more dwelling rooms in a building used for purposes permitted in CR districts; a nursing home, convalescent home or rest home; a residential care facility occupying the whole of a fully detached building, provided it is at least 245 metres from another residential care facility, a crisis care facility that occupies the whole of a fully detached building or, in the case of a mixed-use building, occupies the whole of the residential portion of the building, provided it is at least 245 metres from a residential care facility in an \(R\) district;
a monastery, a nunnery or religious retreat, a residence owned and controlled by The Salvation Army, Y.M.C.A., Y.W.C.A., Y.M.H.A., or Y.W.H.A.; a boarding or lodging house; a home for the aged; a hostel; a university residence;
(iii) a private garage or parking station incidental and subordinate to a residential use referred to in subparagraphs (i) or (ii), and on the same lot; a use that is accessory to a residential use referred to in subparagraphs (i) and (ii).

This paragraph does not apply to the buildings existing in 1983 and known as 27 Carlton Street and 21 Carlton Street.

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TORONTO
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147. No person shall erect or use a building or structure on lands known in 1983 as 101 McGill Street for the purpose of a nonresidential use unless the non-residential use is wholly below grade.
148. No person shall erect or use a building or structure on lands known as 96 , 98 and 100 Granby Street and 225 Mutual Street for any of the following uses:
an eating establishment, a place of amusement, a hotel, a club, an automobile service station, a taxicab stand or station, a parking lot, a parking station, a private parking garage, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class \(A\), or an automobile service and repair shop.

This paragraph does not prevent the erection or use of a building or structure or portion thereof for the purpose of providing parking spaces required for permitted uses on these lands and, in the case of 225 Mutual Street, for commercial parking provided the commercial parking is wholly below grade.
149. No person shall, on a lot that abuts both Yonge and Granby Streets or both Yonge and McGill Streets, erect an illuminated sign having an area in excess of 0.5 square metres, or use the lot or building thereon for the display of such a sign, unless the sign faces only Yonge Street.
150. No person shall, on a lot that abuts both Mutual Street and the southerly limit of Carlton Street, erect an illuminated sign having an area in excess of 0.5 square metres, or use the lot or building thereon for the display of such a sign, unless the sign faces only Carlton Street.
151. No person shall, on the land known in 1983 as 225 Mutual Street, erect an illuminated sign having an area in excess of 0.5 square metres, or use the lands or a building thereon for the display of such a sign.
152. No person shall, on a lot that abuts both Mutual Street and the northerly limit of Gerrard Street East, erect an illuminated sign having an area in excess of 0.5 square metres, or use the 10 or building thereon for the display of such a sign, unless the sign faces only Gerrard Street East.
153. No person shall, on a lot that abuts both McGill Street and Church Street or both Granby Street and Church Street, erect an illuminated sign having an area in excess of 0.5 square metres, or use the lot or building thereon for the display of such a sign, unless the sign faces only Church Street.
154. No person shall, within the lot delineated on the map designated "Lands on the west side of Bathurst Street west of the intersection of Nina Street and Bathurst Street" forming part of this paragraph:
(i) erect or use a building or structure on the lot for the purpose of:
A. a tavern or public house, a dry-cleaning shop, a laundry shop, an eating establishment;
B. a retail store, a pawnbroker's shop, a second hand shop, a dressmaker's shop, a pet shop, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment; a duplicating shop, an industrial computer service, a data processing establishment, a security service;
C. a newspaper plant;
D. a custom workshop, a laboratory, class A, an artist's or photographer's studio, a film or recording studio, a motion picture studio, a T.V. studio, a printing plant in which not more than 10 persons are employed;
E. a billiard or pool room, a bowling alley, a private art gallery, a club, a place of amusement, commercial baths, a pinball or electronic game machine installation;
F. an automobile service station, a taxicab stand or station, a parking lot, a parking station, a private parking garage, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class \(A\), an automobile service and repair shop;
G. a hotel, a tourist or guest home, a cold storage locker plant, an undertaker's establishment, a commercial school, a clinic, an animal hospital, a massage establishment, an ornamental structure, a craft school, a trade school, a radio or television broadcasting station, studio or theatre;
H. a use that is accessory to any of the foregoing prohibited uses;
I. more than five offices of a professional person or persons such as a physician, barrister, engineer, architect, Ontario Land Surveyor;
(ii) erect or use a mixed-use building or structure on the lot in which the non-residential gross floor area exceeds 569 square metres and the residential gross fioor area exceeds 1362 square metres;
(iii) erect or use a building or structure on the lot unless vehicular ingress to the lot is restricted to Alcina Avenue and vehicular egress is restricted to Bathurst Street.

155. No person shall, on the lands known in 1983 as 48 Pine Crest Road, erect or use a building or structure for the purpose of an apartment house;
156. No person shall, on lands within Trefann Court:
(i) erect or use a building or structure on a lot for the purpose of senior citizens' housing that relies on section 8 (3) PART I 7 for an increase in dwelling units
beyond what is permitted by section 8(3) PART I 2 and 3 (a);
(ii) within a CR L1 U150 district, erect or use a building or structure on a lot for the purpose of a sample or showroom, an auctioneer's premises, a laboratory, class A, a film or recording studio, a motion picture studio, a printing plant, a club, a place of amusement, commercial baths, a taxicabstand or station, a parking 1ot, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class A, an automobile service and repair shop, a cold storage locker plant or the erection or display of a roof or ground sign;
(iii) within a CR L2 U200 district, erect or use a building or structure on a lot for the purpose of an automobile service station, a taxicab stand or station, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class A, an automobile service and repair shop, or the erection or display of a roof or ground sign;
(iv) within an \(I C\) district, erect or use a building or structure on a lot for the purpose of an automobile service station, a taxicab stand or station, a car washing establishment, a sales or hire garage, a motor vehicle repair shop, class \(A\), an automobile service and repair shop, a sales or hire garage.
157. No person shall, within the lot designated as CR L1 U250 on the north side of Bloor Street West between Clendenan Avenue and Kennedy Park Road erect or use:
(i) a non-residential building having a greater nonresidential gross floor area than 1.0 times the area of the lot; or
(ii) a residential building having a greater number of dwelling units than 250 units per hectare of lot area; or
(iii) notwithstanding subparagraph (ii), a residential building containing only dwelling units that are owned by or leased to a government agency exclusively for the purpose of senior citizens' housing having a greater number of dwelling units than 625 units per hectare of lot area; or
(iv) a mixed-use building where the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the mixed-used building and
B. 100 times the number of dwelling units in the mixed-use building
is greater than the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. 3.0 ;
provided the non-residential gross floor area therein does not exceed 1.0 times the area of the lot and the number of dwelling units does not exceed 250 units per hectare; or
(v) notwithstanding subparagraph (iv), a mixed-use building containing only senior citizens' housing as its residential component where the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the mixed-used building and
B. 44 times the number of dwelling units in the mixeduse building
is greater than the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. 3.0 ;
provided the non-residential gross floor area therein does not exceed 1.0 times the area of the lot and the number of dwelling units does not exceed \(\overline{625}\) units per hectare;
(vi) signs except as follows:
A. one or more facial or wall signs indicating the nature of the non-residential occupancy or occupancies of the building provided each sign:

I if illuminated, is of a non-flashing type;
II does not exceed one metre in height;

III does not project more than . 1424 metres from the wall on which it is erected or displayed; and

IV is erected and displayed only on the nonresidential portion of the Bloor Street West facade of the building or buildings;
B. one or more facial or wall signs indicating access to loading and parking areas provided each sign:

I if illuminated, is of a non-flashing type;
II does not exceed . 6 metre in height;
III does not project more than . 1424 metres from the wall on which it is erected or displayed; and

IV is not erected on the north facade of the building or buildings;
C. one or more facial or wall signs indicating the nature of the residential occupancy or occupancies of the building or buildings provided each sign:

I if illuminated, is of a non-flashing type;
II does not exceed one metre in height;
III does not project more than . 1424 metres from the wall on which it is erected or displayed; and

IV is not erected on the north facade of the building or buildings; and
D. a temporary non-illuminated sign advertising the sale, rental or lease of the building or space therein, not exceeding 2.5 square metres in area.
158. No person shall, on the lot shown within the heavy line shown on the plan forming part of this paragraph, erect or use any building or structure except for any one or more of the nonresidential uses permitted section \(8(1)(f)\) and further provided
(i) the non-residential gross floor area of the building does not exceed 3275 square metres; and
(ii) no addition is made to the building existing on the lot on June 17, 1985, which building has been designated under the Ontario Heritage Act by By-law No. 82-76.

159. No person shall, within the area designated RlA Z2 located south of Queen Street East, east of Silver Birch Avenue:
(i) use land or erect or use a building or structure for an apartment house or a double duplex dwelling house; or
(ii) alter or convert a private detached dwelling house pursuant to section \(6(2) 10(a)\) or (b) unless the dwelling house as altered or converted contains no more than two dwelling units.

This exception does not apply to the lot known in 1985 as 2 Nursewood Road.
160. No person shall on the lands known in 1981 as 501-523 Yonge Street and 11 Maitland Street use or erect and use any building or buildings except for any one or more of the nonresidential uses permitted by section \(8(1)(f)\) and further provided
(i) the non-residential gross floor area of the building or buildings, in total, does not exceed 6503 square metres, and
(ii) vehicular access to and from parking and loading facilities is provided and maintained from both Alexander and Maitland Streets.
161. No person shall, on the lands designated CR L3 U300 south of Lakeshore Boulevard West and west of Stadium Road, known as 2 , \(6,10,14,40\) and 50 Stadium Road, erect or use any building or structure or buildings or structures unless the total non-residential gross floor areas and residential gross floor areas of all such buildings or structures, does not exceed the area of the above-cited lands.
162. No person shall, on the lot hereinafter described and known as 21 St. Joseph Street, erect or use any residential building containing dwelling units that are not part of an assisted housing program pursuant to section 5 of the City of Toronto Act, 1975 (No. 2), as amended.

The following is the lot:
In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of parts of Lots 75,76 and 77 according to Plan D3 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), designated as PART 3 on a plan of survey deposited in the said Land Registry Office as Plan 63R-3491. DEVELOPMENTS OR REDEVELOPMENTS
(a) As a condition of development or redevelopment of land or buildings comprising, or located, or to be located on a lot within any area hereinafter referred to, the Council requires the provision of the following facilities and matters:
(i) where immediately preceding the development or redevelopment of a lot or one or more buildings on a lot the lot abuts one of the highways listed in the schedule set out below in this subparagraph and the allowance of the highway has a width of less than 4.88 metres, a widening taken from the lot with a width equal to onehalf the difference between the actual width of the allowance in question and 4.88 metres;

\section*{SCHEDULE}

\section*{CENTRAL AREA BY-LAW}

RESIDENTIAL LANES WITH ALLOWANCE LESS THAN 16 FEET (4.88 METRES)

STREET NAME
21.3 S of
44.2 E of George St
36.6 E of Jarvis St
65.5 N of Dundas St E
27.4 W of George St
27.4 S of Gerrard St E
30.2 E of George St
57.3 E of Yonge St
33.8 N of Phoebe St
33.8 N of Phoebe St
32.0 N of Sullivan St
26.5 W of Huron St
24.4 E of Huron St
36.6 N of Grange Av
30.5 N of Grange Av
37.2 W of McCaul St
30.5 S of Dundas St \(W\)
45.7 N of Dundas \(S t W\) 45.7 W of Beverley St 34.4 W of Huron St

FROM

George St
Britain St
Shuter St
33.5 W of George St
51.8 N of Dundas St E
15.2 E of George St

Genholme Pl
42.1 S of McGill St
91.4 E of Huron St

Huron St
24.4 E of Huron St
30.5 N of Grange Av
21.3 N of Dundas St W
36.9 E of Huron St
26.5 W of Huron St
35.4 N of D'Arcy St
26.5 W of Huron St
45.7 W of Beverley St
43.9 N of Baldwin St
58.5 S of Cecil St

\section*{TO}
\begin{tabular}{|c|c|}
\hline 44.2 E of & George St \\
\hline 12.2 N of & Britain St \\
\hline 54.9 N of & Shuter St \\
\hline & George St \\
\hline 65.5 N of & Dundas St E \\
\hline 27.4 E of & George St \\
\hline 15.2 N of & Glenholme Pl \\
\hline & McGill St \\
\hline & Huron St \\
\hline 97.5 W of & Huron St \\
\hline & Huron St \\
\hline 30.5 S of & Dundas St W \\
\hline 45.7 N of & Dundas St W \\
\hline & Huron St \\
\hline & Larch St \\
\hline 48.8 N of & \(D^{\prime}\) Arcy St \\
\hline & Larch St \\
\hline 95.4 E of & Huron St \\
\hline & Cecil St \\
\hline 36.6 S of & Cecil St \\
\hline
\end{tabular}
12.2 N of Britain St

Shuter St
George St
65.5 N of Dundas St E
27.4 E of George St

Glenholme Pl
McGill St
Huron St

Huron St
Dundas St W
Dundas St W
Huron St
Larch St
\(D^{\prime}\) Arcy St
Larch St

Cecil St
Cecil St
\begin{tabular}{|c|c|}
\hline 35.4 N of & D'Arcy St \\
\hline 36.6 E of & Huron St \\
\hline 48.2 N of & D'Arcy St \\
\hline 21.0 W of & Glasgow St \\
\hline 37.0 N of & Baldwin St \\
\hline 39.6 N of & Cecil St \\
\hline 105.2 S of & College St \\
\hline 43.3 N of & Ear1 St \\
\hline 36.6 N of & Isabella St \\
\hline 30.2 E of & Huntley St \\
\hline 40.2 W of & Huntley St \\
\hline 24.4 N of & Irwin Av \\
\hline 45.7 E of & Bay St \\
\hline 36.6 N of & Sussex Av \\
\hline 36.6 W of & Huron St \\
\hline 39.6 N of & Washington Av \\
\hline 36.3 W of & Huron St \\
\hline 29.0 N of & Asquith Av \\
\hline 30.5 E of & Park Rd \\
\hline 15.2 W of & Park Rd \\
\hline 105.5 W of & Yonge St \\
\hline 30.5 N of & Scollard St \\
\hline 185.9 N of & Yorkville Av \\
\hline 36.6 S of & Blackmore St \\
\hline 30.2 E of & Hazelton Av \\
\hline 48.8 W of & Hazelton Av \\
\hline 36.6 W of & McMurrich St \\
\hline 48.5 S of & Roxborough St \\
\hline 32.9 W of & McMurrich St \\
\hline 35.4 N of & Chicora Av \\
\hline 44.8 N of & Roxborough St \\
\hline 43.9 N of & Roxborough St \\
\hline 24.4 E of & Davenport Rd \\
\hline 46.0 N of & Dupont St \\
\hline 30.2 W of & Davenport Rd \\
\hline 33.5 W of & Avenue Rd \\
\hline 36.6 E of & Avenue Rd \\
\hline 30.5 W of & Yonge St \\
\hline 36.6 W of & Avenue Rd \\
\hline 30.5 W of & Yonge St \\
\hline 36.6 W of & Avenue Rd \\
\hline 50.6 W of & Avenue Rd \\
\hline 217.9 W of & Molson St \\
\hline 36.0 W of & Avenue Rd \\
\hline 36.6 N of & Davenport Rd \\
\hline 35.1 W of & St George St \\
\hline 19.8 N of & Macpherson Av \\
\hline 51.8 E of & Avenue Rd \\
\hline 143.3 E of & Yonge St \\
\hline 29.3 S of & Price St \\
\hline
\end{tabular}
\begin{tabular}{|c|c|c|c|}
\hline & McCaul St & 39.6 W of & McCaul St \\
\hline \multirow[t]{7}{*}{42.7 N of 76.2 W of} & Cecil St & 112.8 N of & Cecil St \\
\hline & Beverley St & & Huron St \\
\hline & Cecil St & 89.9 N of & Cecil St \\
\hline & McCaul St & & Henry St \\
\hline & Ross St & & Huron St \\
\hline & Huron St & & Glasgow St \\
\hline & Huntley St & 15.2 E of & Hunt ley St \\
\hline \multirow[t]{2}{*}{40.2 W of} & Huntley St & & Huntley St \\
\hline & Earl St & 40.2 N of & Earl St \\
\hline 36.6 N of & Isabella St & 106.7 N of & Isabella St \\
\hline \multirow[t]{2}{*}{30.5 W of} & Yonge St & & St Nicholas \\
\hline & Inkerman St & 24.4 N of & Inkerman St \\
\hline \multirow[t]{2}{*}{36.6 W of} & Huron St & 97.5 W of & Huron St \\
\hline & Sussex Av & & Washington Av \\
\hline \multirow[t]{6}{*}{36.3 W of} & Huron St & 99.1 W of & Huron St \\
\hline & Washington Av & 77.7 N of & Washington Av \\
\hline & Church St & 51.8 E of & Church St \\
\hline & Church St & & Collier St \\
\hline & Collier St & 73.2 N of & Collier St \\
\hline & Cumberland St & 24.4 N of & Cumberland St \\
\hline \multirow[t]{2}{*}{45.7 E of} & Hazelton Av & & Hazelton Av \\
\hline & Hazelton Av & 48.8 W of & Hazelton Av \\
\hline 25.9 W of & McMurrich St & 38.1 W of & McMurrich St \\
\hline 42.7 S of & Scollard St & & Scollard St \\
\hline 185.9 N of & Yorkville Av & 207.3 N of & Yorkville Av \\
\hline 27.4 S of & Blackmore St & \(E\) end & Blackmore St \\
\hline 30.5 W of & Yonge St & 408.4 W of & Yonge St \\
\hline 45.1 S of & McAlpine St & & McAlpine St \\
\hline 36.6 W of & Avenue Rd & 208.8 W of & Avenue Rd \\
\hline \multirow[t]{3}{*}{30.5 W of} & Yonge St & & Molson St \\
\hline & Molson St & 39.3 E of & Avenue Rd \\
\hline & McAlpine St & 30.5 N of & McAlpine St \\
\hline 36.0 W of & Avenue Rd & 110.0 W of & Avenue Rd \\
\hline 38.1 S of & New St & & New St \\
\hline 26.2 S of & Bernard Av & & Bernard Av \\
\hline \multirow[t]{5}{*}{36.6 N of} & Davenport Rd & & Pears Av \\
\hline & Ramsden Park & & Gibson Av \\
\hline & Pears Av & & Chicora Av \\
\hline & Gibson Av & & Roxborough St \\
\hline & Chicora Av & 35.4 N of & Chicora Av \\
\hline 35.4 N of & Chicora Av & & Dupont St \\
\hline \multirow[t]{3}{*}{51.8 S of} & Macpherson Av & & Macpherson Av \\
\hline & Dupont St & 46.0 N of & Dupont St \\
\hline & Bedford Rd & & Dupont St \\
\hline 195.1 S of & Dupont St & & Dupont St \\
\hline \multirow[t]{2}{*}{51.8 E of} & Avenue Rd & 185.9 E of & Avenue Rd \\
\hline & Macpherson Av & 19.8 N of & Macpherson AV \\
\hline 29.3 S of & Price St & & Price St \\
\hline 85.3 E of & Yonge St & 157.0 E of & Yonge St \\
\hline
\end{tabular}
(ii) where, immediately preceding the development or redevelopment of a lot or one or more buildings on a lot, the lot abuts one of the highways listed in the schedule set out below in this subparagraph and the allowance of the highway has a width of less than 6.1 metres, a widening taken from the lot with a width equal to one-half the difference between the actual width of the allowance in question and 6.1 metres;

\section*{SCHEDULE}

CENTRAL AREA BY-LAW

\section*{COMMERCIAL LANES WITH ALLOWANCE OF 20 FEET OR LESS (6.10 METRES)}

STREET NAME

Farquars La
Farquars La
Scott La
30.5 N of Weliington St
29.0 W of Church St
11.9 W of Market St
35.4 S of King St E
25.0 N of Colborne St
32.0 E of Yonge St
30.5 N of King St E
98.5 E of Victoria St
29.9 E of Yonge St
27.7 N of Adelaide St E
25.0 W of Church St
33.5 W of Sherbourne St
32.9 N of Lombard St
30.2 S of Queen St E
24.4 W of Jarvis St
28.0 S of Queen St E
34.1 W of Church St

Stonecutters La
44.2 E of Yonge St
32.0 W of University Av

Heenan Pl
36.0 E of Bay St
79.2 N of Front St W
50.0 E of York St
29.9 W of York St
39.6 E of Simcoe St
33.5 W of Yonge St
27.4 N of King \(S t W\)


\begin{tabular}{|c|c|c|c|c|c|}
\hline & Grand Opera La & 42.7 N of & King St W & 79.2 N of & King St W \\
\hline 27.4 N of & King St \(W\) & & University Av & 57.9 W of & University Av \\
\hline 91.4 N of & King St W & 50.3 E of & Bay St & & Bay St \\
\hline 27.4 W of & York St & 27.4 N of & King St W & & Pearl St \\
\hline 25.9 N of & Pearl St & 25.9 W of & York St & & University Av \\
\hline 25.6 N of & Pearl St & & University Av & 30.5 W of & University Av \\
\hline 50.3 E of & Bay St & 65.5 S of & Adelaide St W & 33.2 S of & Adelaide St W \\
\hline 33.8 N of & Adelaide St W & & University Av & & Simcoe St \\
\hline 25.9 W of & York St & & Pearl St & 25.9 N of & Pearl St \\
\hline 25.0 N of & Adelaide St W & 39.6 W of & Simcoe St & & Duncan St \\
\hline 28.0 E of & Simcoe St & & Pearl St & 25.6 N of & Pearl St \\
\hline 24.4 N of & Adelaide St W & 25.0 W of & Yonge St & 55.5 E of & Bay St \\
\hline 79.2 W of & Yonge St & & Adelaide St W & & Temperance St \\
\hline 25.0 N of & Adelaide St W & & Duncan St & 32.0 W of & Duncan St \\
\hline 39.6 W of & Simcoe St & 25.0 N of & Adelaide St W & & Nelson St \\
\hline 27.1 S of & Richmond St W & 35.1 W of & Simcoe St & & Duncan St \\
\hline 32.0 W of & Duncan St & 25.0 N of & Adelaide St W & & Nelson St \\
\hline 27.4 S of & Richmond St W & & Duncan St & 35.1 W of & Duncan St \\
\hline 23.2 E of & John St & 30.5 S of & Nelson St & & Nelson St \\
\hline 30.5 S of & Queen St W & & Simcoe St & & Duncan St \\
\hline 27.4 W of & Bay St & & Temperance St & & Richmond St W \\
\hline 35.1 W of & Simcoe St & & Nelson St & & Richmond St W \\
\hline 35.1 W of & Duncan St & & Nelson St & 27.4 S of & Richmond St W \\
\hline 29.3 W of & John St & 15.2 S of & Adelaide St W & & Adelaide St W \\
\hline 42.7 W of & John St & 43.9 N of & King St W & & Adelaide St \(W\) \\
\hline 29.0 E of & Widmer St & 45.0 N of & King St W & & Adelaide St W \\
\hline 41.8 E of & Peter St & 37.8 N of & King St W & & Adelaide St W \\
\hline 44.2 W of & Peter St & 44.2 N of & King St W & & Adelaide St W \\
\hline 36.6 S of & Wellington St & & Windsor St & & Peter St \\
\hline 30.5 N of & Wellington St & & John St & & Peter St \\
\hline 36.6 N of & Clarence Sq & 97.5 E of & Spadina Av & & Spadina AV \\
\hline 30.5 S of & King St W & & John St & & Peter St \\
\hline 30.8 E of & Spadina Av & & Adelaide St W & 44.2 N of & Adelaide St W \\
\hline 36.6 S of & King St W & & Peter St & 97.5 E of & Spadina Av \\
\hline 30.5 S of & King St W & 54.9 E of & Spadina Av & & Spadina Av \\
\hline 27.4 W of & Peter St & 42.7 S of & Queen St W & 24.4 S of & Queen St W \\
\hline 57.9 W of & Peter St & 42.7 S of & Queen St W & 24.4 S of & Queen St W \\
\hline 25.9 N of & King St W & 24.4 E of & Widmer St & & Widmer St \\
\hline 25.9 N of & King St W & & Widmer St & 13.7 W of & Widmer St \\
\hline 45.0 N of & King St W & & John St & & Widmer St \\
\hline 44.2 N of & King St W & & Widmer St & & Peter St \\
\hline 44.2 N of & King St W & 44.2 W of & Peter St & & Charlotte St \\
\hline 46.3 N of & King St W & & Charlotte St & & Spadina AV \\
\hline 38.1 S of & Adelaide St W & 44.2 W of & Peter St & & Charlotte St \\
\hline 28.7 N of & Adelaide St W & & Drummond P1 & & Peter St \\
\hline 44.2 N of & Adelaide St W & 120.4 E of & Spadina Av & 30.8 E of & Spadina Av \\
\hline 30.8 S of & Richmond St W & & Widmer St & 26.8 E of & Widmer St \\
\hline 30.8 S of & Richmond St W & & Widmer St & 26.8 W of & Widmer St \\
\hline 30.5 N of & Richmond St W & & John St & & Peter St \\
\hline 45.7 N of & Richmond St W & & Peter St & 121.9 W of & Peter St \\
\hline 24.4 S of & Queen St W & 27.4 W of & Peter St & 57.9 W of & Peter St \\
\hline 33.5 E of & Mutual St & 30.5 N of & Queen St E & & Shuter St \\
\hline
\end{tabular}
\begin{tabular}{|c|c|}
\hline 32.0 N of
91.0 N of & Queen St E
Shuter St \\
\hline 33.0 E of & Mutual St \\
\hline 29.0 S of & Dundas St E \\
\hline 44.0 N of & Gerrard St E \\
\hline 33.5 E of & Mutual St \\
\hline 21.3 E of & Bay St \\
\hline 30.5 S of & Elm St \\
\hline 21.3 W of & Simcoe St \\
\hline 61.0 W of & Yonge St \\
\hline 61.0 W of & Yonge St \\
\hline 18.3 E of & Bay St \\
\hline 26.8 W of & Yonge St \\
\hline 26.8 W of & Yonge St \\
\hline 33.5 W of & Yonge St \\
\hline 30.5 W of & John St \\
\hline 32.9 N of & Queen St W \\
\hline 42.7 W of & McCaul St \\
\hline 33.5 E of & Spadina AV \\
\hline 30.5 S of & College St \\
\hline 36.0 S of & College St \\
\hline 27.7 N of & Alexander St \\
\hline 27.1 E of & Church St \\
\hline 33.5 N of & Wellesley St E \\
\hline 26.5 W of & Church St \\
\hline 38.1 E of & Yonge St \\
\hline 37.2 E of & Yonge St \\
\hline 51.8 N of & Isabella St \\
\hline 45.7 E of & Yonge St \\
\hline 51.8 W of & Church St \\
\hline 145.7 W of & Church St \\
\hline 30.5 E of & Yonge St \\
\hline 29.9 E of & Yonge St \\
\hline 33.5 E of & Yonge St \\
\hline 42.4 E of & Church St \\
\hline 38.4 W of & Yonge St \\
\hline 26.2 N of & College St \\
\hline 41.8 N of & Grenville St \\
\hline 38.4 W of & Yonge St \\
\hline 42.0 N of & Grosvenor St \\
\hline 36.6 E of & Bay St \\
\hline 36.6 E of & Bay St \\
\hline 39.0 W of & Yonge St \\
\hline 94.8 N of & Irwin Av \\
\hline 53.0 E of & Bay St \\
\hline 79.2 S of & Bloor St W \\
\hline 38.4 W of & Yonge St \\
\hline 23.5 W of & Yonge St \\
\hline 30.5 W of & Bay St \\
\hline 28.0 W of & Yonge St \\
\hline 32.3 W of & Yonge St \\
\hline 30.5 W of & Yonge St \\
\hline
\end{tabular}
\begin{tabular}{|c|c|c|c|}
\hline \multirow[t]{5}{*}{} & Mutual St & & Jarvis St \\
\hline & Mutual St & & Jarvis St \\
\hline & Shuter St & 32.0 N of & Shuter St \\
\hline & Mutual St & & Jarvis St \\
\hline & Mutual St & 44.0 E of & Mutual St \\
\hline \multirow[t]{2}{*}{21.3 S of} & Gerrard St E & & Gerrard St E \\
\hline & Albert St & 27.4 N of & Albert St \\
\hline 61.0 W of & Yonge St & 18.3 E of & Bay St \\
\hline 15.2 S of & Dundas St W & & Dundas St W \\
\hline 50.6 S of & Elm St & 30.5 S of & Elm St \\
\hline 30.5 S of & Elm St & & Elm St \\
\hline 30.5 S of & Elm St & & Elm St \\
\hline \multirow[t]{3}{*}{24.4 S of} & Walton St & & Walton St \\
\hline & Walton St & 24.4 N of & Walton St \\
\hline & Gerrard St W & & Hayter St \\
\hline 64.0 N of & Queen St W & & Stephanie St \\
\hline 32.0 W of & Beverley St & & Soho St \\
\hline 39.6 S of & College St & 30.5 S of & College St \\
\hline 64.0 S of & College St & 36.0 S of & College St \\
\hline 42.7 W of & McCaul St & 70.1 W of & McCaul St \\
\hline 45.7 E & of Spadina Av & & Spadina Av \\
\hline \multirow[t]{5}{*}{12.2 W} & of Alexander Pl & & Alexander Pl \\
\hline & Alexander St & 30.5 N of & Alexander St \\
\hline & Church St & 38.1 E of & Church St \\
\hline & Wellesley St E & 50.3 N of & Wellesley St E \\
\hline & Wellesley St E & 48.8 N of & Wellesley St E \\
\hline 48.8 N of & Wellesley St E & & Dundonald St \\
\hline \multirow[t]{2}{*}{30.5 E of} & Yonge St & 57.9 E of & Yonge St \\
\hline & Gloucester St & & Isabella St \\
\hline 50.0 S of & Charles St E & & Charles St E \\
\hline 50.0 S of & Charles St E & & Charles St E \\
\hline \multirow[t]{3}{*}{55.5 S of} & Charles St E & & Charles St E \\
\hline & Charles St E & 45.7 N of & Charles St E \\
\hline & Hayden St & 15.2 N of & Hayden St \\
\hline \multirow[t]{2}{*}{25.3 S of} & Hayden St & & Hayden St \\
\hline & College St & & Grenville St \\
\hline 44.2 E of & Elizabeth St & & Elizabeth St \\
\hline \multirow[t]{2}{*}{43.9 W of} & Yonge St & 81.4 W of & Yonge St \\
\hline & Grenville St & 41.8 N of & Grenville St \\
\hline \multirow[t]{2}{*}{39.0 W of} & Yonge St & 53.0 E of & Bay St \\
\hline & Grenville St & 41.8 N of & Grenville St \\
\hline \multirow[t]{2}{*}{41.8 N of} & Grenville St & & Grosvenor St \\
\hline & Grosvenor St & & Breadalbane St \\
\hline \multirow[t]{2}{*}{30.5 W of} & Yonge St & & St Nicholas St \\
\hline & Grosvenor St & & Breadalbane St \\
\hline \multirow[t]{3}{*}{48.8 E of} & Balmuto St & & Balmuto St \\
\hline & Breadalbane St & 36.6 N of & Breadalbane St \\
\hline & Wellesley St W & 25.9 N of & Wellesley St W \\
\hline 67.1 N of & Wellesley St W & 33.5 S of & St Joseph St \\
\hline \multirow[t]{2}{*}{12.2 S of} & St Joseph St & & St Joseph St \\
\hline & Irwin AV & 39.6 N of & Irwin Av \\
\hline 39.6 N of & Irwin AV & 94.8 N of & Irwin AV \\
\hline
\end{tabular}
\begin{tabular}{|c|c|c|}
\hline 34.4 & W of & Yonge St \\
\hline 36.6 & W of & Yonge St \\
\hline 30.5 & E of & Park Rd \\
\hline 36.6 & N of & Asquith Av \\
\hline 36.6 & E of & Yonge \(S\) t \\
\hline 36.6 & E of & Yonge St \\
\hline & & Mayfair Mews \\
\hline 48.8 & N of & Bloor St W \\
\hline 48.8 & \(N\) of & Bloor St W \\
\hline & & Critchley La \\
\hline 44.5 & W of & Yonge St \\
\hline & & Genoa St \\
\hline 24.4 & N of & Cumberland St \\
\hline 30.5 & N of & Davenport Rd \\
\hline 24.1 & E of & Bay St \\
\hline 112.8 & W of & Avenue Rd \\
\hline 29.0 & W of & Spadina Av \\
\hline 51.8 & E of & Port1and St \\
\hline 36.3 & N of & Front St W \\
\hline 29.3 & W of & Spadina Av \\
\hline 26.8 & E of & Brant St \\
\hline 26.5 & E of & Portland St \\
\hline 36.6 & N of & Wellington St \\
\hline 29.3 & E of & Portland St \\
\hline & & McDougall La \\
\hline 26.2 & S of & King St W \\
\hline & & McDougall La \\
\hline 27.4 & W of & Augusta Av \\
\hline 27.4 & W of & Augusta Av \\
\hline 27.4 & E of & Portland St \\
\hline 27.4 & E of & Portland St \\
\hline 57.0 & N of & King St W \\
\hline 57.9 & N of & King St W \\
\hline 30.5 & S of & Adelaide St \(W\) \\
\hline 27.4 & S of & Adelaide St \(W\) \\
\hline 27.4 & S of & Adelaide St W \\
\hline 31.1 & S of & Adelaide St \(W\) \\
\hline 28.7 & N of & Richmond St W \\
\hline 30.2 & S of & Queen St W \\
\hline & & Rush La \\
\hline 35.1 & E of & Bathurst St \\
\hline 35.1 & N of & Niagara St \\
\hline 28.3 & S of & King St W \\
\hline & & Brown's La \\
\hline 28.7 & E of & Bathurst St \\
\hline 109.7 & E of & Bathurst St \\
\hline 30.5 & N of & Richmond St W \\
\hline 29.9 & S of & Queen St E \\
\hline 30.5 & E of & Yonge St \\
\hline
\end{tabular}
\begin{tabular}{|c|c|c|c|}
\hline \multicolumn{3}{|l|}{18.3 S of St Marys St} & St Marys St \\
\hline 79.2 S of & Bloor St W & 70.1 S of & Bloor St W \\
\hline & Asquith Av & & Church St \\
\hline 29.3 W of & Church St & & Church St \\
\hline \multirow[t]{6}{*}{91.4 S of} & Baxter St & & Baxter St \\
\hline & Baxter St & & Aylmer Av \\
\hline & Bloor St W & 48.8 N of & Bloor St W \\
\hline & Mayfair Mews & & Bay St \\
\hline & Bay St & & Bellair St \\
\hline & Bellair St & 94.5 W of & Bellair St \\
\hline \multirow[t]{2}{*}{35.1 S of} & Yorkville Av & & Yorkville Av \\
\hline & \(S\) end Genoa St & & Yorkville Av \\
\hline \multirow[t]{2}{*}{44.5 W of} & Yonge St & 121.9 W of & Yonge St \\
\hline & Avenue Rd & 76.2 W of & Avenue Rd \\
\hline 51.8 S of & Davenport Rd & & Davenport Rd \\
\hline \multirow[t]{2}{*}{30.5 S of} & Davenport Rd & & Davenport Rd \\
\hline & Wellington St & 33.5 N of & Wellingt on St \\
\hline \multirow[t]{2}{*}{36.6 N of} & Wellington St & 54.9 N of & Wellington St \\
\hline & Spadina Av & 62.5 W of & Spadina AV \\
\hline 35.1 S of & Adelaide St W & & Adelaide St \(W\) \\
\hline 57.9 N of & King St W & 30.5 S of & Adelaide St \(W\) \\
\hline 63.1 N of & King St W & 31.1 S of & Adelaide St W \\
\hline \multirow[t]{3}{*}{51.8 E of} & Portland St & & Portland St \\
\hline & Adelaide St \(W\) & & Richmond St W \\
\hline & Richmond St W & 36.6 N of & Richmond St W \\
\hline 61.6. E of & Portland St & & Portland St \\
\hline \multirow[t]{5}{*}{36.6 N of} & Richmond St W & & Queen St W \\
\hline & Richmond St W & & Rush La \\
\hline & Rush La & & Queen St W \\
\hline & Richmond St W & & Rush La \\
\hline & Rush La & & Queen St W \\
\hline 61.0 E of & Portland St & & Portland St \\
\hline 26.8 E of & Brant St & & Brant St \\
\hline 26.8 E of & Brant St & & Brant St \\
\hline \multirow[t]{2}{*}{24.7 E of} & Morrison St & & Morrison St \\
\hline & Morrison St & 24.7 W of & Morrison St \\
\hline \multirow[t]{5}{*}{26.5 E of} & Portland St & & Portland St \\
\hline & Spadina Av & & Mc Dougall La \\
\hline & Mc Dougall La & & Augusta Av \\
\hline & Augusta Av & & Portland St \\
\hline & Niagara St & & Wellington St \\
\hline \multirow[t]{2}{*}{85.3 E of} & Bathurst St & 35.1 E of & Bathurst St \\
\hline & Portland St & 97.5 W of & Portland St \\
\hline 32.0 E of & Bathurst St & & Bathurst St \\
\hline \multirow[t]{3}{*}{53.3 S of} & Richmond St W & & Richmond St W \\
\hline & Richmond St W & 29.9 S of & Queen St E \\
\hline & Portland St & 64.0 W of & Portland St \\
\hline \multirow[t]{2}{*}{109.7 E of} & Bathurst St & & Bathurst St \\
\hline & Price St. & 30.5 N of & Price St \\
\hline
\end{tabular}

\footnotetext{
(iii) where, immediately preceding the development or redevelopment of a lot or one or more buildings on a lot, the lot abuts one of the highways listed in the schedule set out below in this subparagraph and the allowance of the highway has a width of less than 6.1 metres:
A. if the lot is within an \(R\) or \(G\) district, a widening taken from the lot with a width equal to one-half the difference between the actual width of the allowance in question and 4.88 metres; or
B. if the lot is within a district other than an \(R\) or G district, a widening taken from the lot with a width equal to the difference between the aggregate of the actual width of the allowance in question and the width of the widening that would be required to be provided pursuant to clause \(A\) if the lot on the opposite side of the allowance is developed or redeveloped, and 6.1 metres;
}

\section*{SCHEDULE}
\begin{tabular}{|c|c|c|c|c|c|}
\hline & STREET NAME & & FROM & & TO \\
\hline 30.5 N of & Gerrard St E & 30.5 E of & Yonge St & 60.4 E of & Yonge Street \\
\hline 48.8 E of & Spadina Av & & Phoebe St & 33.8 N of & Phoebe St \\
\hline 33.5 W of & Beverley St & 38.1 S of & Sullivan St & & Sullivan St \\
\hline 94.5 W of & Beverley St & 28.0 S of & Sullivan St & & Sullivan St \\
\hline 36.9 E of & Huron St & 36.6 N of & Grange Av & & Dundas St W \\
\hline 30.5 E of & Spadina Av & & Grange Av & & Dundas St W \\
\hline 30.5 N of & Grange Av & & Larch St & 30.5 E of & Spadina Av \\
\hline 38.7 E of & Beverley St & 48.8 N of & D'arcy St & & Baldwin St \\
\hline 30.5 S of & Dundas St W & & Larch St & 30.5 E of & Spadina Av \\
\hline 45.7 N of & Dundas St W & & McCaul St & 134.1 W of & McCaul St \\
\hline 42.7 N of & Dundas St W & & Beverley St & 45.7 W of & Beverley St \\
\hline 37.8 W of & McCaul St & 164.6 N of & Baldwin St & 201.2 N of & Baldwin St \\
\hline 38.4 W of & McCaul St & 80.8 S of & College St & 42.7 S of & College St \\
\hline 48.8 N of & D'Arcy St & & McCaul St & 38.7 E of & Beverley St \\
\hline 57.0 N of & Baldwin St & 45.7 W of & Beverley St & 109.7 W of & Beverley St \\
\hline 39.6 S of & College St & & McCaul St & & Henry St \\
\hline 47.2 N of & Maitland St & 42.7 E of & Church St & 109.7 E of & Church St \\
\hline 40.2 N of & Earl St & 30.2 E of & Huntley St & 81.7 E of & Huntley St \\
\hline 42.7 E of & Church St & & Maitland St & 47.2 N of & Maitland St \\
\hline 45.7 E of & Church St & 42.7 N of & Gloucester St & & Isabella St \\
\hline 37.5 W of & Jarvis St & 36.6 S of & Charles St E & & Charles St E \\
\hline 41.8 N of & Grenville St & 30.5 W of & Bay St & 64.0 W of & Bay St \\
\hline 23.5 W of & Bay St & & Grenville St & & Grosvenor St \\
\hline 35.1 E of & Huron St & 45.7 N of & College St & 70.1 N of & College St \\
\hline 45.7 N of & College St & 33.5 E of & Huron St & & Huron St \\
\hline
\end{tabular}
\begin{tabular}{|c|c|c|c|c|c|}
\hline 42.7 S of & Bloor St W & 79.2 E of & Huron St & & Huron St \\
\hline 24.4 S of & Davenport Rd & 97.5 W of & Avenue Rd & 125.0 E of & Bedford Rd \\
\hline 36.6 N of & Davenport Rd & 26.8 W of & North-View Ter & 36.6 E of & Avenue Rd \\
\hline 22.9 W of & Davenport Rd & 36.0 S of & Berryman St & & Berryman St \\
\hline 33.5 W of & Davenport Rd & & Berryman St & 18.3 N of & Berryman St \\
\hline 36.6 E of & Avenue Rd & & Pears Av & 31.7 N of & Pears Av \\
\hline 30.5 W of & Yonge St & & Roxborough St & & Macpherson Av \\
\hline 30.5 W of & Yonge St & & Macpherson Av & 36.6 N of & Macpherson Av \\
\hline 36.6 W of & Yonge St & & Marlborough Av & 65.5 N of & Marlborough A \\
\hline 53.0 N of & Marlborough Av & 36.6 W of & Yonge St & 67.1 W of & Yonge St \\
\hline 30.5 N of & Price St & 30.5 E of & Yonge St & 61.0 E of & Yonge St \\
\hline
\end{tabular}
provided that in each case in which a widening is required by subparagraph (i), (ii) or (iii) and the lot is a corner lot, an additional widening is required to be provided from the lot comprising the portion of the lot that is within an isosceles triangle whose apex is represented by the intersection of the lot lines assuming that the widening referred to in subparagraphs (i), (ii) or (iii) has been provided and that the isosceles triangle has its equal sides 1.53 metres in length;
(iv) off-street vehicular parking areas to the extent required by section 4 (4) (b) in cases where parking spaces are to be provided in a parking station, or a parking lot other than a building, or a public garage other than a building, that is a parking station, parking lot or public garage on the lot on which the development or redevelopment in question is to be located;
(v) off-street vehicular loading areas to the extent required by section 4 (6) and (8) in cases where loading spaces are to be provided on the lot on which the development or redevelopment in question is to be located;
(vi) where the lot that is to be developed or redeveloped:
A. has frontages of at least 12 metres on two parallel streets;
B. is on a block in a \(C R\) or \(Q R\) district within the Central Core where the block has frontages of at least 120 meters on the same two parallel streets;
C. includes an area at least 3 metres wide the length of which is perpendicular to the same parallel streets; and
D. is within 15 metres of the centre line of the block drawn parallel to a limit of such area; and
E. where no other walkway has been provided on the block pursuant to this by-law,
a walkway between the parallel streets on which the lot fronts that satisfies the following specifications:
F. is at or within two metres of grade;
G. is directly accessible from the public sidewalks located in the allowances of the two parallel streets on which the lot fronts;
H. is lit to a minimum intensity of an average maintained horizontal illumination on its surface of 10 lux ; and
I. is open to pedestrians at least between the hours of 8:00 a.m. and 6:00 p.m. each day of each week;
(vii) where common outdoor space is to be provided on the portion of a lot that is immediately adjacent to a public sidewalk located on a street allowance, pedestrian access from the sidewalk in the form of a continuous ramp or stairs for a distance equal to onehalf the length of the lot line that abuts the common outdoor space and is immediately adjacent to the public sidewalk;
(viii) plans drawn to a scale of at least \(1: 250\) showing the location of all buildings and structures to be erected on the lot and the location of the following facilities required to be provided on the lot by this by-law:
A. off-street vehicular parking areas referred to in subparagraph (iv);
B. off-street vehicular loading areas referred to in subparagraph (v);
C. exterior walkways referred to in subparagraph (vi);
D. the pedestrian access referred to in subparagraph (vii);
(ix) in the cases of industrial and commercial buildings and residential buildings containing 25 or more dwelling units or mixed-use buildings that, if they contain residential uses, contain 25 or more dwelling units, a
perspective drawing drawn from a point 1.7 metres above grade that shows the principal facade of the building to be erected on the lot and the existing buildings or structures, if any, erected on the lots that are immediately adjacent thereto;
( \(x\) ) in the cases of industrial and commercial buildings and residential buildings containing 25 or more dwelling units or mixed-use buildings that, if they contain residential uses, contain 25 or more dwelling units, elevation drawings drawn to a sale of at least 1:200 showing:
A. the form of the elements of the facade of the building to be erected on the lot;
B. the materials with which the building to be erected on the lot is to be clad; and
C. the form of the fenestration, balconies, if any and entranceways of the building to be erected on the lot;
(xi) in the cases of industrial and commercial buildings and residential buildings containing 25 or more dwelling units or mixed-use buildings that, if they contain residential uses, contain 25 or more dwelling units, drawings drawn to a scale of at least \(1: 200\) showing two vertical cross-sections drawn at right angles throughout the entire length and depth of the building to be erected on the lot that show:
A. the location of walkways within the building;
B. the location of walkways adjacent to the building;
C. the relationship of the entranceways to the building to the public sidewalk;
D. the location of the common outdoor space and the shared recreation space, if any, to be provided on the lot or within the building;
E. the location of parking spaces and loading facilities within the building;
F. the proposed disposition of uses for all major levels within the building;
G. sky lights, if any;
(xii) in the cases of industrial and commercial buildings and residential buildings containing 25 or more dwelling units or mixed-use buildings that, if they contain residential uses, contain 25 or more dwelling units, plans drawn to a scale of \(1: 200\) of the building to be erected on the lot showing:
A. all parking levels;
B. loading spaces to be provided within the building;
C. walkways to be provided within the building including elevators, stairs, escalators or ramps which they abut; and
D. the relationship of the levels and facilities referred to in this clause, to the major uses within the building.

The following are the areas above referred to:
390 George Street.
325 Jarvis Street.
274 Unwin Avenue.
151 Cherry Street.
41 to 45 Baldwin Street.
(b) As a condition of development or redevelopment of land or buildings comprising, or located or to be located on a lot within any area to which paragraph (a) applies, the Council requires that:
(i) the facilities and/or matters, required to be provided by paragraph (a) shall be maintained to a reasonable standard of maintenance from and after they have been provided;
(ii) the walkways required to be provided pursuant to paragraph (a) (vi) shall be open to pedestrians at least between the hours of 8:00 a.m. and 6:00 p.m. each Monday through Friday, inclusive, with the exception of statutory holidays; and
(iii) the walkways required to be provided pursuant to paragraph (a) (vi) are lit to minimum intensity of an average maintained horizontal illumination on their surfaces of 10 lux .
(c) The facilities and matters required by paragraph (a) shall be provided and maintained by the owner of the land at the sole risk and expense of the owner and to the satisfaction of the

Corporation and in default thereof the provisions of section 325 of the Municipal Act, R.S.O. 1980, Chap. 302 shall apply.
(d) The owner of land within an area referred to in paragraph (a) is required as a condition of development or re-development of land or buildings to enter into one or more agreements with the Corporation dealing with the facilities and matters referred to in this by-law.
(e) No building permit shall be issued until the plans required by paragraph (a) (viii), (ix), (x) and (xi) have been approved by the Corporation and until the agreements required by paragraph (d) have been entered into.
(f) No building permit shall be issued until the agreements required by paragraph (d) have been entered into.
(g) The invalidity of one or more subparagraphs or clauses of paragraph (a), or of one or more of paragraphs (b), (c), (d), (e) and (f), shall not affect the validity of the other subparagraphs or clauses of paragraph (a), or the validity of paragraphs (b), (c), (d), (e) and (f), as the case may be, nor shall it affect the validity of the other provisions of this by-law; and the invalid clause or clauses, subparagraph or subparagraphs, paragraph or paragraphs, shall be severed from the balance of this subsection.
(h) For the purpose of this subsection, "redevelopment" means the removal of buildings or structures from land and the construction or erection of other buildings or structures thereon.
(4) BY-LAWS 645-76 AND 772-77 DEEMED NOT TO REPEAL CERTAIN BY-LAWS
(a) Nothing in By-laws 645-76 or 772-77 is deemed to repeal Bylaws 21670, 21852, 21853, 21855, 22080, 22195, 22601, 22638, 22740, 251-67, 285-67, 331-67, 379-67, 419-67, 462-67, 100-\(68,379-68,182-72,130-74,131-74,164-75,309-75,380-75\), \(363-76,364-76,366-76,367-76,395-76,623-76,624-76,272-\) 77.
(b) Nothing in By-laws \(645-76\) or \(772-77\) is deemed to repeal the relevant provisions of By-law 20623 as amended by By-law 1974 to the extent necessary to support the continued existence and validity of any of the by-laws referred to in paragraph (a).
(5) EFFECT OF BY-LAWS \(35-76,430-76\) AND \(831-78\) ON OTHER BY-LAWS
(a) If there is a conflict between the provisions of this by-law and the provisions of the site-specific by-laws referred to herein, the provisions of the site-specific by-laws shall prevail.

The following are the site-specific by-laws referred to: Bylaws 21004, 22636, 259-68, 182-71, 375-75 as amended by \(\mathrm{By}^{-}\) law 538-75, 666-77 as amended by By-law 675-77, By-laws 75577, 646-78, and 231-79.
(b) Subject to paragraph (c) nothing in By-law 35-76 is deemed to have repealed in whole or in part section 16(4) of By-law 20623 as amended, which subsection is deemed to have continued to apply in respect of the use of land and the erection and use of buildings or structures until the date of the passing of By-law 35-76.

For the avoidance of doubt, section 16(4) of By-1aw 20623 applied from the date of its enactment until the date of the passing of By-law 35-76 and applications for building permits made during that period must have complied with section 16(4).
(c) (i) Nothing in By-laws \(35-76\) or \(430-76\) is deemed to have repealed any of By-1aws 267-73, 35-74, 48-74, 108-74, 209-74, 253-74, 255-74, 275-74, 308-74, 313-74, 377-74 as amended by By-1aw 58-75, By-laws 418-74, 34-75, 167-\(75,181-75,191-75,217-75,218-75,235-75\) as amended by By-law 468-75, By-laws 258-75, 274-75, 276-75 as amended by By-1aw 443-75, By-1aws 278-75, 302-75, 303-75, 311-\(75,312-75,313-75,362-75,373-75,375-75\) as amended by By-1aw 538-75, By-1aws 389-75, 393-75, 419-75, 436-75, 479-75, 560-75, 561-75, 582-75 as amended by By-law 13376, By-laws \(584-75,585-75,25-76,26-76,27-76,28-76\), \(29-76,31-76,32-76\); and (517-76, S2) (603-79, S7)
(ii) Nothing in By-laws \(35-76\) or \(430-76\) is deemed to have repealed the relevant provisions of By-law 20623 as amended by By-law 49-75 as amended, to the extent necessary to support the continued existence and validity of the by-laws referred to in subparagraph (i); and
(iii) Notwithstanding subparagraphs (i) and (ii), where there is a conflict between the provisions of any of the District Maps in Appendix ' A ' of \(\mathrm{By}-1 \mathrm{law} 20623\) as amended by any of the by-laws referred to in subparagraph (i), and the provisions of By-law 35-76 as amended by By-law 430-76, the provisions of By-1aw 35-76 as amended by \(\mathrm{By}^{-}\) law 430-76 shall prevail.
(d) Nothing in By-law \(35-76\) is deemed to have repealed By-law 20623, as amended, as it applied to the following lands immediately before the date of passing By-law 35-76;

180 Bloor Street West.
1-77 Queens Quay West, known as Harbour Square.
1 Dundas Street West, known as Eaton Centre.
393 and 401 University Avenue.
55 University Avenue.
55 Avenue Road, known as Hazelton Lanes.
257 Victoria Street.
789 Yonge Street, Metro Reference Library.
(e) (i) Nothing in By-laws 35-76 or 430-76 prevents the erection or use of a residential building or mixed-use building as permitted in a CR L3 U192 district, on any of the lands described in subparagraph (ii), provided the height of the building does not exceed the height limit applicable to those lands.
(ii) The following are the lands referred to in subparagraph (i) :

> 110 Bloor Street West.
> 10 and 40 Bloor Street West.
> \(1152-1172\) Bay Street.
(f) Nothing in By-laws \(35-76\) or \(430-76\) prevents the use of the premises known in 1976 as 582 Sherbourne Street for the purposes of a club.
(g) For the purposes of sections 4 (2) (b) ; 6(3) PART XI 7; 8(3) PART I 16(a); 8(3) PART I 20(a); 9(3) PART XI 10; 9(3) PART XI 16 and 17 ; 11 (1)(a) 4 and 7 ; and 11(1) (b) 3 ; a building or structure is deemed to be lawfully erected if, on the applicable date specified for such purpose in the relevant subsection or paragraph:
(i) the building or structure was lawfully under construction;
(ii) a valid building permit authorized the erection of the building or structure, that subsequently was lawfully erected; or
(iii) a judicial order to compel the issuance of a building permit to authorize the erection of the building or structure had been or might have been obtained, and the building or structure subsequently was lawfully erected.
(h) If there is a conflict between one or more of the provisions of By-law 831-78 and the provisions of one or more of the by-
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laws referred to below in this paragraph, the provisions of
the by-laws referred to below shall prevail.
The following are the by-laws:
By-1aw 78-76 - 116-134 Yorkville Avenue.
By-1aw 566-76 - Certain lands between College Street and
Oxford Street, west of Spadina Avenue
By-law 590-76 - Certain lands on the north side of
Queen Street West between Beverley Street
and John Street
By-1aw 616-76 - Lands at the north-east corner of
Dundas Street East and Sherbourne Street
By-law 620-76 - 12-14 Spadina Road
By-1aw 196-77 - Lands at the south-east corner of
Bloor Street West and Huron Street
By-1aw 277-77 - 142 Pears Avenue
By-law 350-77 - Lands bounded by College Street,
Elizabeth Street, Gerrard Street West
and University Avenue
By-law 353-77 - Certain lands between Elizabeth Street
and La Plante Avenue, north of
Gerrard Street West
By-1aw 378-77 - 159 Bleeker Street
By-law 436-77 - 582 Sherbourne Street
By-1aw 499-77 - 8-54 Bloor Street West
By-law 501-77 - 9-11 Hazelton Avenue
By-law 507-77 - Certain lands at Church Street
and Isabella Street
By-1aw 512-77 - 560 Bay Street
By-law 516-77 - 102-110 Dupont Street
By-law 551-77 - 11 Irwin Avenue
By-law 560-77 - 32 Park Road
By-law 617-77 - 14 St. Joseph Street

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\begin{tabular}{|c|c|c|}
\hline By-law & 626-77 & 188 Spadina Avenue \\
\hline By-1aw & 661-77 & 55 Gould Street and 125 Bond Street \\
\hline By-1aw & 666-77 & Certain lands at the south-west corner of Bloor Street West and Queen's Park \\
\hline By-law & 711-77 & 90 Adelaide Street East \\
\hline By-1aw & 755-77 & Certain lands within the block bounded by Shuter Street, Bond Street, Queen Street East and Victoria Street \\
\hline By- 1 aw & 39-78 & 20 Albert Street \\
\hline By-1aw & 57-78 & 99-113 Maitland Street \\
\hline By-1aw & 407-78 & Lands on the east side of Pembroke Street north of Shuter Street (831-78, S43) (511-79, S11) \\
\hline By-1aw & 151-78 & 74 McGill Street \\
\hline By-law 2 & 230-78 & 18 Cumberland Street \\
\hline By-1aw 2 & 258-78 & 136 Beverley Street \\
\hline By-law 2 & 273-78 & Lands between McCaul Street and St. Patrick Street, north of Queen Street West \\
\hline By-law & 311-78 & 1121 Bay Street \\
\hline By-law 3 & 363-78 & 90-92 Isabella Street \\
\hline By-1aw & 383-78 & 114 and 118 Shuter Street \\
\hline By-law & 402-78 & 355 College Street \\
\hline By-law & 474-78 & 575 Jarvis Street \\
\hline By-1aw & 481-78 & Certain lands on the west side of Augusta Avenue between College and Oxford Streets \\
\hline By-law & 486-78 & 110 Bloor Street West \\
\hline By-law 5 & 512-78 & Certain lands in the block bounded by Richmond Street West, Sheppard Street, Adelaide Street-West and York Street \\
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By-law 532-78 - Certain lands within the area bounded by
Shuter Street, River Street,
Queen Street East and Trefann Street
By-law 534-78 - Certain lands within the area bounded by
Shuter Street, River Street,
Queen Street East and Trefann Street
By-1aw 542-78 - 194 and 196 Davenport Road
By-1aw 559-78 - 1110 Bay Street
By-1aw 574-78 - 346 Dundas Street East
By-law 584-78 - 182 and 184 Davenport Road
By-1aw 660-78 - 55 Belmont Street
By-1aw 613-78 - 21-23 Pembroke Street
By-1aw 626-78 - 12 and 14 Cumberland Street
By-1aw 646-78 - 10 King's College Road and
35 St. George Street
By-1aw 661-78 - 610-620 Spadina Avenue
By-1aw 758-78 - 27 Wellesley Street East
By-law 792-78 - 447 Church Street
By-1aw 796-78 - 171 Dundas Street West
By-1aw 860-78 - 187 King Street East
By-1aw 874-78 - 200 Avenue Road
By-law 878-78 - South-East corner Gloucester Street
and Church Street
By-1aw 885-78 - 18 St. Joseph Street

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(6) EFFECT OF CERTAIN CONVEYANCES FOR HIGHWAY PURPOSES ON BY-LAW COMPLIANCE ON REMAINDER OF LOT

Notwithstanding any other provision of this by-law, where lands are conveyed for the purpose of widening, realigning, opening or extending a public highway or for the purpose of a reserve strip, and provided:
(i) in the case of an existing building or structure so long as the principal building or structure continues to be on the remaining portion of the lot; or
(ii) in the case of a proposed building or structure or portion thereof, where the plans for the proposed building or structure or portion thereof have been approved by Council before the date of the conveyance and so long as the principal building or structure continues to be on the remaining portion of the lot;
the following matters shall be calculated as hereinafter set out:
A. the lot area as it existed before the conveyance shall be used for calculating the permissible:
I. gross floor area;
II. number of dwelling units;
III. non-residential gross floor area;
IV. residential gross floor area; or
V. in the case of a mixed-use building or structure, the combination of residential and non-residential use density;
B. the landscaped open space and common outdoor space requirements shall be reduced by an amount equivalent to the area of the portion of the lot conveyed; and
C. the location of the building or structure or part thereof, existing or proposed to be erected with respect to lot line setbacks, distances and angular plane requirements shall be measured from the lot lines as they existed before the conveyance.
(1) AREA TO WHICH THIS SECTION APPLIES

This section applies only in the Yonge-St. Clair Area or in some portion of the Yonge-SL. Clair Area as is in this section set forth.
(2) SECTION 8(3) PART I 1 (b) DOES NOT APPLY

Section 8(3) PART 1 (b) does not apply in the Yonge-St. Clair Area.
(3) SECTION 8(3) PART I 3(a) DOES NOT APPLY
(a) Section 8 (3) PART 13 (a) does not apply in the Yonge-St. Clair Area, but this subsection applies in the Yonge-St. Clair Area instead.
(b) Notwithstanding section 8 (3) PART I 1 (a) and 2, no person shall, on a lot in a U40, U60 or U120 zone in the Yonge-St. Clair Area, erect or use a mixed-use building where the sum of
(i) a number equal to the number of square metres of nonresidential gross floor area in the mixed-use building and
(ii) 100 times the number of dwelling units in the mixed-use building
is greater than the product of
(iii) a number equal to the number of square metres comprising the area of the lot multiplied by
(iv) the constant prescribed below for the density zone in which the lot is located:

Density Zone Constant
L1 U100 1.5
L1 U150 2.5
L3 U100 3.0
L2 U150 3.0
L3 U150 3.0
L1 U300 3.8
L2 U300 \(\quad 4.25\)
L7 U300 \(\quad 7.0\)
L5 U300 8.0.
(4) SECTION 8 (3) PART I 7 DOES NOT APPLY
(a) Section 8(3) PART I 7 does not apply in the Yonge-St. Clair Area, but this subsection applies in the Yonge-St. Clair Area instead.
(b) Section 8(3) PART I 2 and 3 (a) does not prevent the erection or use on a lot of a residential building or a mixed-use building containing a greater number of dwelling units than that permitted by those paragraphs, provided:
(i) the dwelling units in the building are erected and used exclusively for the purpose of senior citizens' housing by a government agency;
(ii) the number of dwelling units in the building does not exceed the number specified below for the density zone in which the lot is located:
\begin{tabular}{|c|c|c|}
\hline Density Zone & & No. of Senior Citizens' Housing Dwelling Units \\
\hline \multirow[t]{3}{*}{L1 U100} & 370 & dwelling units per hectare of \\
\hline & & lot area or one dwelling unit for \\
\hline & & every 27 square metres of lot area \\
\hline \multirow[t]{3}{*}{L1 10150 and
L3 3100} & 500 & dwelling units per hectare of \\
\hline & & lot area or one dwelling unit for \\
\hline & & every 20 square metres of lot area \\
\hline L2 U150 and & 620 & dwelling units per hectare of \\
\hline L3 U150 & & lot area or one dwelling unit for every 16 square metres of lot area \\
\hline \multirow[t]{3}{*}{L1 U300} & 740 & dwelling units per hectare of \\
\hline & & lot area or one dwelling unit for \\
\hline & & every 13.5 square metres of lot area \\
\hline \multirow[t]{2}{*}{L2 U300} & 860 & dwelling units per hectare of \\
\hline & & lot area or one dwelling unit for every 11.5 square metres of lot area \\
\hline L5 U300 and & 990 & dwelling units per hectare of \\
\hline L7 U300 & & lot area or one dwelling unit for \\
\hline
\end{tabular}
(iii) in the case of a mixed-use building, the sum of
A. a number equal to the number of square metres of non-residential gross floor area in the mixed-use building and
B. 44 times the number of dwelling units in the mixeduse building
does not exceed the product of
C. a number equal to the number of square metres comprising the area of the lot multiplied by
D. the constant prescribed below for the density zone in which the lot is located:

Density Zone Constant
\begin{tabular}{lll} 
L1 U100 & 1.8 \\
L1 U150 & 2.5 \\
L3 U100 & 3.0 \\
L2 U150 & 3.0 \\
L3 U150 & 3.0 \\
L1 U300 & 3.8 \\
L2 U300 & 4.25 \\
L7 U300 & 7.0 \\
L5 U300 & 8.0.
\end{tabular}
(5) SECTION 8(3) PART I 9 (ii) DOES NOT APPLY IN CERTAIN COMPUTATIONS

In computing the number of dwelling units permitted by section 8(3) PART I 9, section 8(3) PART I 9 (ii) does not apply in the Yonge-St. Clair Area, but this subsection is substituted for section 8(3) PART I 9(ii):
(ii) the residential gross floor area and the sum of the residential gross floor area and the non-residential gross floor area do not exceed the areas prescribed below for the density zone in which the lot is located:

\section*{Density Zone}

L1 U100

L1 U150

L3 U100

L2 U150

Residential Gross
Floor Area

Sum of Residential Gross Floor Area plus Non-Residential Gross Floor Area

> 1.0 times the area of the lot
1.5 times the area of the lot
1.0 times the area of the lot
1.5 times the area of the lot

> 1.5 times the area of the lot
2.5 times the area of the lot
3.0 times the area of the lot
3.0 times the area of the lot
L3 U150
1.5 times the area
of the lot
3.0 times the area of the lot.
(6) SPACE INCLUDED IN OR EXCLUDED FROM GROSS FLOOR AREA

Notwithstanding the definition of gross floor area, in computing the gross floor area of a \(C\) building or \(C\) structure in the YongeSt. Clair Area, gross fioor area:
(i) includes all commercial floor space below grade; but
(ii) excludes any such space below grade used for heating equipment, storage, parking and other accessory uses; and
(iii) excludes electrical and mechanical penthouse areas above grade.
(7) PARKING AREAS ABOVE GRADE IN BUILDINGS OVER SUBWAY NOT INCLUDED IN NON-RESIDENTIAL GROSS FLOOR AREA

Notwithstanding the definitions of "non-residential gross floor area" and "residential gross floor area", in the Yonge-St. Clair Area non-residential gross floor area, in the case of buildings above the right-of-way of the subway of the Toronto Transit Commission, does not include areas above grade used for parking motor vehicles.
(8) CEPTAIN PROVISIONS OF SECTION 8(1) DO NOT APPLY

The provisions of section 8 (1) permitting certain non-residential uses in CR districts do not apply in the Yonge-St. Clair Area but the following uses are permitted instead:
(i) a public elementary school, a separate elementary school; a community centre, including a municipal community centre; a playlot; a community health centre; a day nursery, a nursery school, a church; premises of a charitable institution, nonprofit institution or other community or social agency used for the purpose of providing a community service including, but not limited to, employment, immigration, counseliing, welfare and legal services; and any use that is accessory to a use otherwise permitted by this sub-paragraph;
(ii) municipal baths and swimming pool, Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A., a private academic, philanthropic or religious school; a Bible Insitute, a religious library or reading room; a clinic or treatment centre operated by the Alcoholism and Drug Addiction Research Foundation; The Salvation Army; a public library, a public art gallery or a public museum having a gross floor area no greater than 1400 square metres; a fire hall; a police station; a public hall for use only for lectures and meetings and for art exhibits,
concerts and other displays or performances of a cultural nature;
(iii) a grocery shop, a bake-shop, a butcher shop, a delicatessen; a pharmacy, a variety or smoke shop, a newsstand, a hardware shop, a place of business of a bank, trust company, savings and loan or credit union that provides service to the public; an eating establishment, a box lunch shop; a shoe repair shop, a shoe shine shop, a tailor's shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop; a personal grooming establishment; a book store, a florist shop;
(iv) a retail store, a pawnbroker's shop, a dressmaker's shop, a pet shop, a real estate sales office; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholster's shop, a spotting and stain removing establishment, a duplicating shop;
(v) an office, a government office, a business office (except a newspaper plant, a television broadcasting station, studio or theatre); an administrative office of a non-profit institution of a religious, educational, recreational, fraternal or philanthropic nature;
(vi) a custom workshop, an artist's studio;
(vii) a private art gallery, a gallery, a photographer's shop, a photographer's studio, a club;
(viii) a commercial school, a clinic, a massage parlour operated by or under the direct supervision of a member of the Society of Registered Remedial Masseurs of Ontario, an ornamental structure;
(ix) a sign or bulletin board that is permitted in an R1 district;
(x) one or more facial signs on a non-residential building, including the nature of the occupancy or occupancies of the building subject to the following conditions and limitations:
A. each sign, if illuminated, shall be of a non-flashing type;
B. each sign shall consist only of letters not exceeding 0.5 metres in height;
C. no portion of a sign shall project above the roof of the building in the case of a flat-roofed building or above the eaves in the case of a pitched-roof building and in no event more than 7.5 metres above grade;
D. no sign shall project more than 0.5 metres out from the wall upon which it is erected or displayed;
E. no sign shall be erected or displayed other than on the main front wall of the building, except that where the building is on a corner lot, one non-illuminated facial sign complying with the requirements of clauses \(B, C\) and \(D\) may be erected and displayed on the side of the building facing on the flank of the lot;
(xi) one or more free-standing signs on the same lot as a nonresidential building, indicating the nature of the occupancy or occupancies of the building, subject to the following conditions and limitations:
A. in the case of an inside lot, not more than one such sign may be erected between the front lot line and the main wall of such building located opposite the front lot line, and not more than one such sign may be erected between the rear lot line and the main wall of such building located opposite the rear lot line in the case where the rear lot line coincides with a street 1 ine;
B. in the case of a corner lot, one such sign, in addition to the signs referred to in clause \(A\), may be erected between the main wall of such building located opposite a flank of the lot and the flank;
C. no such sign shall exceed 1.7 square metres in area, be more than 0.3 metres thick or exceed a height of one metre, excluding supports, which shall not exceed 0.6 metres in height;
D. each sign, if illuminated, shall have soft internal illumination and shall be of a non-flashing type;
E. each sign shall be inscribed only with letters, symbols or numbers, or with all or any of them, not exceeding 230 millimetres in height;
F. each sign shall be constructed of masonry, tile, plastic, stainless steel or other rust-proof metal, or of all or any of them;
(xii) a directional sign or signs referred to in section (2) 19 (viii);
(xiii) a temporary, non-illuminated sign, not exceeding 2.3 square metres in area, advertising the sale, rental or lease of a building, or space therein; and
(xiv) in respect of an apartment house as described in section 6(3) PART II \(11(j)\), a sign or signs permitted thereby.
(xv) a parking lot, a parking station;
(xvi) a use that is accessory to any of the uses referred to in sub-paragraphs (i) to (xiv), inclusive.
(9) USES PROHIBITED IN CR (a) AND CR (c) DISTRICTS

Notwithstanding sections \(8(1) ; 8(2) 1,3,4,6,7,9,10,11,12\), 14,23 and \(25 ; 8\) (3) PART I 11 to 16 , inclusive; 8(3) PART II 1 and 2; 8(3) PART III 2 and 3 ; or subsection (8) of this section; no person shall, in a district within the Yonge-St. Clair Area designated on a District Map as \(C R(a)\) or \(C R(c)\), use land or erect or use a building or structure for any of the following purposes:
a grocery shop, a bake-shop, a butcher shop, a delicatessen, a pharmacy, a variety or smoke shop, a newsstand, a hardware shop, a shoe repair shop, a shoe shine shop, a tailor's shop, a dry cleaning shop, a dry-cleaner's distributing station, a laundry shop; a barber shop, a ladies' hairdressing establishment; a book shop, a florist shop;
a retail store, a pawnbroker's shop, a dressmaker's shop, a pet shop, a real estate sales office; a sample or showroom, an auctioneer's premises; a service and repair shop, a locksmith's or gunsmith's shop, a taxidermist's shop, an upholsterer's shop, a spotting and stain removing establishment, a duplicating shop.

\section*{USES PROHIBITED IN CR (c) DISTRICTS ONLY}

Notwithstanding sections \(8(1) ; 8(2) 1,3,4,6,7,9,10,11,12\), 14,23 and \(25 ; 8\) (3) PART I 11 to 16 , inclusive; 8(3) PART II 1 and 2; 8(3) PART III 2 and 3 ; or subsection (8) of this section; no person shall in a district within the Yonge-St. Clair Area designated on a District Map as \(C R(c)\) use land or erect or use a building or structure for any of the following purposes:
municipal baths and swimming pool, Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A., a private academic, philanthropic or religious school, a Bible Institute, a religious library or reading room; a clinic or treatment centre operated by the Alcoholism and Drug Addiction Research Foundation; The Salvation Army; a public hall for use only for lectures and meetings and for art exhibits, concerts and other displays or performances of a cultural nature;
a place of business of a bank, trust company, savings and loan company or credit union that provides service to the public;
an office, a government office, an administrative office of a nonprofit institution of a religious, educational, recreational, fraternal or philanthropic nature;
a commercial school (other than a commercial school giving instruction in the performing arts, music or fine art), a clinic, a massage parlour operated by or under the direct supervision of a memoer of the Society of Registered Remedial Masseurs of Ontario.

CERTAIN USES OTHERWISE PROHIBITED THAT ARE PERMITTED IN CR (b) AND CR (c) DISTRICTS

Notwithstanding anything in this by-law, neither this by-law nor any restrictive by-law as defined in section 14 prevents the use of land or the erection or use of a building or structure in the Yonge-St. Clair Area for any of the following purposes:
(i) in the case of a lot in a district designated on a District Map as CR (b), for the purpose of an automobile service station; or
(ii) in the case of a lot in a district designated on a District Map as \(C R(c)\), for a retail store dealing only in one or more of the following items: antiques, custom design goods, fireplace accessories for domestic fireplaces, crafts, artists' supplies, musical instruments or musicians' supplies; a wholesaling operation accessory to a sheet music publisher's office or store; a store for the sale of furniture including light manufacture, repair and assembly of furniture; welding operations in a sculpture studio used for artistic purposes.

SECTION 8(3) PART I 11 (i) DOES NOT APPLY
Section 8 (3) PART I 11 applies mutatis mutandis in the Yonge-St. Clair Area provided, however, section 8(3) PART I 11 (i) does not apply in the Yonge-St. Clair Area, but the provisions hereinafter set forth in this subsection apply in the Yonge-St. Clair Area instead of section 8(3) PART I 11(i):
(i) the additional non-residential gross floor area is used for the purposes of one or more of the following uses:
a public or separate elementary school, a high school or secondary school; a community centre, a municipal community centre; municipal baths and swimming pool, a bathing station; Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.; a day nursery, a nursery school, a playlot; a church; a communityhealth centre; premises of a charitable institution, non-profit institution or other community or social agency used for the purpose of providing a community service such as, but not limited to, employment, immigration, counselling, welfare or
legal services; a union hall, a public library, a public art gallery or a public museum having a non-residential gross floor area not exceeding 1394 square metres; any use that is accessory to a use otherwise permitted by this subparagraph;
and does not exceed the relevant floor area as set out below:

> 0.2 times the lot area in a building on a lot in an LO.5, L1, L1. 5 or L2 zone; or
0.3 times the lot area in a building on a lot in an L3 zone; or
0.5 times the lot area in a building on a lot in an L5 zone; or
0.7 times the lot area in a building on a lot in an L 7 zone.

LIMITATION OF AMOUNT OF NON-RESIDENTIAL GROSS FLOOR AREA FOR RETAIL USES IN CR DISTRICT

Notwithstanding anything herein contained, in the Yonge-St. Clair Special Area in a district designated CR on a District Map, nonresidential gross floor area used for the purposes of retail stores or other retail use shall not exceed 0.9 times the area of the lot, and the floor level of the area used for the purposes of a retail store or other retail use shall be no higher than one metre above grade and no lower than one metre below grade.

\section*{NUMBER OF DWELLING UNITS DEPENDENT ON SETBACK}

Notwithstanding this by-law, no person shall, after November 10, 1976, in the Yonge-St. Clair. Area, in an area designated " \(R\) " on a District Map, erect a building or structure containing 25 dwelling units or more, unless the minimum front lot line setback of structures below grade is six metres.

\section*{SETBACK REGULATIONS}

No person shall, within the portion of the Yonge-St. Clair Area designated on a District Map as Yonge-St. Clair Special Area erect or use a building or structure except in compliance with the following regulations relating to setbacks:
(i) the lowest 4.5 metres of a building or structure above the average level of the sidewalk on the frontage of the building or structure on Yonge Street or St. Clair Avenue shall be set back at least three metres from the limit of the street and shall be free from any column, or other structure (including a free-standing sign);
(ii) the portion of the building or structure constituting at least the storey above the lowest 4.5 metres above the average level of the sidewalk of the frontage on those streets must be set back not more than 0.3 metres, nor less than 150 millimetres, from the limit of the street;
(iii) the portion of the building or structure more than 17 metres above the average level of the sidewalk of the frontage on those streets, must be set back a distance of not less than six metres from the limit of the street;
(iv) notwithstanding anything herein, in respect of buildings fronting on the east side of Yonge Street between the southerly limit of St. Clair Avenue and the northerly limit of Rosehill Avenue, and fronting on the east side of Yonge Street between the northerly limit of St. Clair Avenue and a point 88 metres north from that northerly limit, the following regulations prevail:
A. the lowest 4.5 metres of a building or structure above the average level of the sidewalk on the frontage of the building or structure on Yonge Street or St. Clair Avenue shall be set back at least six metres from the easterly limit of Yonge Street as it was on November 10, 1976, and shall be free from any column or other structure (including a free-standing sign);
B. the portion of the building or structure constituting at least the storey above the lowest 4.5 metres above the average level of the sidewalk shall be set back neither less than three metres nor more than 3.2 metres from the easterly limit of Yonge Street as it was on November 10 , 1976;
C. the portion of the building or structure more than 17 metres above the average level of the sidewalk shall be set back not less than nine metres from the easterly limit of Yonge Street as it was on November 10, 1976;
(v) notwithstanding anything herein, in respect of buildings fronting on the east side of Yonge Street from a point 88 metres north of the northerly limit of St. Clair Avenue to the southerly limit of Heath Street, the following regulations prevail:
A. the lowest 4.5 metres of a building or structure above the average level of the sidewalk on the frontage of the building or structure on Yonge Street shall be set back at least 3.5 metres from the easterly limit of Yonge Street as it was on November 10, 1976, and shall be free from any column, or other structure (including a freestanding sign);
B. the portion of a building or structure constituting at least the storey above the lowest 4.5 metres above the average level of the sidewalk shall be set back neither less than 0.6 metres nor more than 0.8 metres from the easterly limit of Yonge Street as it was on November 10 , 1976;
C. the portion of a building or structure more than 17 metres above the average level of the sidewalk shall be set back at least six metres from the easterly limit of Yonge Street as it was on November \(10,1976\).

\section*{REGULATIONS AS TO APARTMENT HOUSES}

Notwithstanding anything herein, no apartment house shall be erected in the Yonge-St. Clair Area in an \(R\) district designated on a District Map from and after November 10 , 1976 unless at least 25 per cent of the dwelling units in the apartment house contain two or more bedrooms, and all the dwelling units shall be so located on storeys that the lowest floor of the dwelling unit is no higher than three storeys above grade, and the principal means of ingress and egress to the dwelling units shall be provided by means other than an elevator, escalator or other mechanical device.

\section*{LIMITATION OF GROSS FLOOR AREA FOR RETAIL USES IN C1S DISTRICT}

Notwithstanding anything herein, in the Yonge-St. Clair Special Area in a district designated C1S on a District Map, the gross floor area used for the purposes of retail stores or other retail use shall not exceed 0.9 times the area of the lot, and the floor level of the area used for the purposes of a retail store or other retail use shall be no higher than one metre above grade, and shall be no lower than one metre below grade.

\section*{SECTION 7(1) DOES NOT APPLY IN RESPECT OF SIGNS}

The provisions of section 7 (1) permitting certain signs in Cls districts do not apply in the Yonge-St. Clair Area, but in a C1S district in the Yonge-St. Clair Area the erection and use of signs are subject to subsection (8).

CERTAIN EXCESSIVE NON-RESIDENTIAL GROSS FLOOR AREA PERMITTED
(a) In the case of a building or structure on a lot in the YongeSt. Clair Area that, on November 10, 1976, had a greater gross floor area used for commercial purposes than the nonresidential gross floor area permitted by this by-law, this by-law does not prevent the use of the building or structure for commercial purposes that are permitted by this by-law in
respect of the district in which the building or structure is located, provided:
(i) either the building or structure was lawfully erected on the lot on November 10, 1976; or, a bona fide application for a building permit for the erection of the building or structure on the lot had been made before November 10, 1976, and a building permit had thereafter been lawfully issued and the owner of the lot had proceeded bona fide with the lawful erection of the building or structure in accordance with the terms of the building permit; and
(ii) the gross floor area used for commercial purposes is not increased beyond the gross floor area used for commercial purposes on November \(10,1976\).
(b) A building or structure on a lot in the Yonge-St. Clair Area that, on November 10, 1976, had a gross floor area used for commercial purposes greater than the non-residential gross floor area permitted by this by-law, may be replaced or reconstructed if the building or structure is razed or damaged, wholly or partly, by fire, explosion, tempest or other act of God, provided:
(i) either the building or structure was lawfully erected on the lot on November 10, 1976; or, a bona fide application for a building permit for the erection of the building or structure on the lot had been lawfully made before November 10, 1976, and a building permit had thereafter been lawfully issued and the owner of the lot had proceeded bona fide with the lawful erection of the building or structure in accordance with the terms of the application for building permit; and
(ii) the gross floor area used for commercial purposes and the height of the rebuilt or reconstructed building or structure does not exceed the gross floor area used for commercial purposes and the height on November 10,1976 , of the building or structure that was razed or damaged, wholly or partly, by fire, explosion, tempest or other act of God; and
(iii) the rebuilt or reconstructed building or structure is in the same position relative to the lot lines as the former building or structure.
(c) In this subsection, "commercial purposes" means government office and all the following uses:
(i) a private hospital, a commercial school (except a trade school); an eating establishment, including therein a
tavern, but excluding therefrom a dairy bar or refreshment room or stand;
(ii) a retail store, including therein a custom workshop as an accessory use, an eating establishment, including therein a tavern, but excluding therefrom a dairy bar or refreshment room or stand;
(iii) a private art gallery;
(iv) a retail store, a sample or showroom, a delicatessen shop, a box lunch shop, a caterer's shop, a bake-shop, an eating establishment, an auctioneer's premises, a commercial lending library, a pawnbroker's shop, a photographer's shop, secondhand shop, a tailor's shop, a pet shop, a sales or hire garage;
(v) a dressmaker's shop, a motor vehicle repair shop, class A, a locksmith's or gunsmith's shop, a shoe repair shop, \(\bar{a}\) taxidermist's shop, an upholsterer's shop, a laboratory, class \(A\), a custom workshop, a private commercial garage;
(vi) a business office; an office building, a filmexchange, an artist's or photographer's studio, a motion picture studio, a commercial school, a clinic, an undertaker's establishment;
(vii) a service and repair shop, a barber's shop, a ladies' hairdressing establishment, a shoe shine shop, a massage establishment, a dry-cleaner's distributing station, a spotting and stain removing establishment, a dry cleaning shop, a laundry shop, an automobile service station, a parking lot, a parking station, a taxicab stand or station, a car washing establishment, a cold storage locker plant, an animal hospital, a duplicating shop, a printing plant in which not more than 10 persons are employed;
and gross floor area has the meaning given to it by section 2 as varied by subsection (6) of this section in respect of \(C\) buildings and \(C\) structures.

\section*{CERTAIN EXCESSIVE HEIGHT PERMITTED}
(a) This by-law does not prevent the use of a building or structure on a lot in the Yonge-St. Clair Area that, on November 10, 1976, had a height greater than that permitted by this by-law, for a use permitted by this by-law in respect of the district in which the building or structure is located provided:
(i) either the building or structure was lawfully on the lot on November 10, 1976; or, a bona fide application for a building permit for the erection of the building or structure on the lot had been made before November 10, 1976, and a building permit had thereafter been lawfully issued and the owner of the lot had proceeded bona fide with the lawful erection of the building or structure in accordance with the terms of the application for building permit; and
(ii) the non-residential gross floor area, or the residential gross floor area, as the case may be, that is so used does not exceed the non-residential gross floor area, or the residential gross floor area, as the case may be, so used on November 10,1976 , or the non-residential gross floor area, or the residential gross floor area, as the case may be, permitted by this by-law, whichever is the greater.
(b) A building or structure on a lot in the Yonge-St. Clair Area that, on November 10, 1976, had a height greater than that permitted by this by-law may be replaced or reconstructed if the building or structure is razed or damaged, wholly or partly, by fire, explosion, tempest, or other act of God, provided:
(i) either the building or structure was lawfully on the lot on November 10, 1976; or, a bona fide application for a building permit for the erection of the building or structure on the lot had been made before November 10 , 1976, and a building permit had thereafter been lawfully issued and the owner of the lot had proceeded bona fide with the lawful erection of the building or structure in accordance with the terms of the application for building permit;
(ii) the height of the rebuilt or reconstructed building or structure does not exceed the height of the building or structure that was so razed or damaged;
(iii) the non-residential gross floor area, or the residential gross floor area, as the case may be, in the rebuilt or reconstructed building or structure does not exceed the non-residential gross floor area, or the residential gross floor area, as the case may be, so used on November 10, 1976, or the non-residential gross floor area, or the residential gross floor area, as the case may be, permitted by this by-law, whichever is the greater; and
(iv) the rebuilt or reconstructed building or structure is in the same position relative to the lot lines as the former building or structure.

SETBACKS AT VARIANCE WITH SETBACKS PRESCRIBED BY SUBSECTION (15)
(a) This by-law does not prevent the use of a building or structure on a lot in the Yonge-St. Clair Area that, on November 10,1976 , had setbacks at variance with the setbacks prescribed by subsection (15), for a use permitted by this by-law in respect of the district in which the building or structure is located provided:
(i) either the building or structure was lawfully erected on the lot on November 10, 1976; or, a bona fide application for a building permit for the erection of the building or structure on the lot had been made before November 10, 1976, and a building permit had thereafter been lawfully issued and the owner of the lot had proceeded bona fide with the lawful erection of the building or structure in accordance with the terms of the application for building permit; and
(ii) the non-residential gross floor area, or the residential gross floor area, as the case may be, that is so used, does not exceed the non-residential gross floor area or the residential gross floor area, as the case may be, so used on November \(10,1976\).
(b) A building or structure on lot in the Yonge-St. Clair Area that, on November 10, 1976, had setbacks at variance with the setback prescribed by subsection (15), may be replaced or reconstructed if the building or structure is razed or damaged, wholly or partly, by fire, explosion, tempest or other act of God, provided:
(i) either the building or structure was lawfully on the lot on November 10, 1976; or, a bona fide application for a building permit for the erection of the building or structure on the lot had been made before November 10 , 1976, and a building permit had thereafter been lawfully issued and the owner of the lot had proceeded bona fide with the lawful erection of the building or structure in accordance with the terms of the application for building permit;
(ii) the height of the rebuilt or reconstructed building or structure does not exceed the height of the building or structure that was so razed or damaged;
(iii) the non-residential gross floor area, or the residential gross floor area, as the case may be, in the rebuilt or reconstructed building or structure does not exceed the non-residential gross floor area, or the residential gross floor area, as the case may be, so used on November 10, 1976, in the building or structure that was so razed or damaged; and
(iv) the rebuilt or reconstructed building or structure is in the same position relative to the lot lines as the former building or structure.
(22)

CERTAIN BUILDINGS VACANT ON NOVEMBER 10, 1976 DEEMED TO HAVE BEEN USED ON THAT DATE

For the purposes of subsections (19), (20) and (21), where a building or structure on a lot in the Yonge-St. Clair Area was vacant in whole or in part on November 10,1976 , it is deemed to have been lawfully used on that date for the purpose or purposes referred to in subsections (19), (20) and (21) if the last use of the whole or part of the building or structure was for a purpose or purposes so permitted on November \(10,1976\).
(23)

\section*{SECTION 11 (1) (b) 3 (b) DOES NOT APPLY}

Section 11 (1) (b) 3 (b) does not apply in the Yonge-St. Clair Area.

\section*{(24)}

PROVISIONS RELATING TO SPECIFIC PROPERTIES IN THE YONGE-ST. CLAIR AREA
(a) Neither this by-law nor any restrictive by-law as defined in section 13 (a) prevents the use of land or the erection on the property known in 1976 as 1639 Yonge Street for the purposes of an undertaker's establishment; provided, however, whether or not a portion of that property is used for the purpose of an undertaker's establishment, no portion of the property more than 45 metres distant from the front lot line of the property is used for any purposes except for residential uses permitted in a CR district in the Yonge-St. Clair Area, and uses accessory to those non-residential uses.
(b) Neither this by-law nor any restrictive by-law as defined in section 14 prevents the use of land or the erection or use of a building or structure on the property known in 1976 as 1501 Yonge Street for the purposes of a motion picture theatre, provided the seating capacity of the motion picture theatre does not exceed the seating capacity of the motion picture theatre on the property on November \(10,1976\).
(c) Neither this by-law nor any restrictive by-law as defined in section 14 prevents the use of land or the erection or use of a building or structure on the property known in 1976 as 1521

Yonge Street for the purposes of a motion picture theatre, provided the seating capacity of the motion picture theatre does not exceed the seating capacity of the motion picture theatre on the property on November 10, 1976.
(d) Neither this by-law nor any restrictive by-law as defined in section 14 prevents the erection or use of an addition to the bakery building existing in 1976 within the C2 V1 district fronting on the north side of Alcorn Avenue, provided the addition does not exceed the height of the highest portion of the bakery building existing on the date of the passing of this by-law, and the addition does not, in any event, exceed a height of 15 metres above grade, provided the addition is erected or used on the portion of the property that is distant not more than 24 metres from the northerly limit of Alcorn Avenue, and the addition is in all other respects subject to all provisions of this by-law pertaining to the district in which the addition is located.
(e) Neither this by-law nor any restrictive by-law as defined in section 14 prevents the use of the lands known in 1979 as 2224 Birch Avenue and 13-17 Alcorn Avenue for the purpose of a hardware store and showroom, including the following ancillary uses: storage and warehousing, a business office, a workshop for refinishing and repairing hardware.

NO EATING ESTABLISHMENT IN CERTAIN AREA ON EITHER SIDE OF BALMORAL AVENUE

No person shall, within the area on either side of Balmoral Avenue designated \(C R(b) L 1 U 100\) by this section, erect or use a building or structure for the purpose of an eating establishment.

QUALIFIED PERMISSION FOR EATING ESTABLISHMENTS IN CERTAIN AREA ON EITHER SIDE OF YONGE STREET

No person shall, within the area on either side of Yonge Street south of St. Clair Avenue designated CR(b) L2 U150 by this section, use a building or structure for the purpose of an eating establishment unless that use, including any accessory use, occupies less than 150 square metres of floor area.

\section*{SECTION 13 - CERTAIN EXISTING BY-LAWS TO PREVAIL}

The by-laws set out in the schedule hereto and each of the provisions thereof shall continue in full force and effect and wherever there is a conflict between a provision of this by-law and a provision of any of those by-laws, the latter provision shall prevail.

\section*{SCHEDULE}

By-law 13409 ,imposing certain restrictions on the use of land fronting or abutting on University Avenue, passed November 2, 1931, as amended by By-law 13861, passed March 6, 1933, By-law 14098, passed April 30, 1934, By-law 14124, passed June 11, 1934, By-law 15203, passed August 11, 1939, By-law 15986, passed September 7, 1943, By-1aw 16367, passed June 25, 1945, By-law 17192, passed March 8, 1948, By-law 19647, passed April 9, 1956, By-law 19950, passed April 1, 1957, By-1aw 19978, passed April 29, 1957, By-law. 20196, passed December 9, 1957, By-law 20272, passed March 17, 1958, By-law 20814, passed November 23, 1959, By-law 21003, passed June 6, 1960, By-law 22164, passed May 25, 1964, Bylaw 22522, passed June 25, 1965, and By-law 22798, passed March 16, 1966, and By-law 48-79, passed December 18, 1978, and as such By-law 13409 is further amended by By-law 78-84 (79-84), except with respect to By-law 270-81, or By-law 697-82, or By-law 531-81 or 312-83, or By-law 273-84, which shall prevail;

By-law 16825, restricting use for offices and certain other purposes only lands and buildings within the areas adjacent to east, west and north sides of the proposed Civic Square, passed February 3, 1947, as amended by By-1aw 16980, passed June 23, 1947, By-law 20057, passed June 25, 1957 and By-law \(60-75\), passed November 10, 1976, By-law 650-80, passed August 18, 1980, By-law 788-80, passed October 14, 1980, By-1aw 594-82, passed September 23, 1982, By-law 226-85, passed March 25, 1985;

By-law 267-73, amending By-law 20623 to permit an apartment house on certain lands between McCaul Street and St. Patrick Street, north of Queen Street West, passed September 14, 1973;

By-1aw 42-76, amending By-law 20623 respecting certain lands on Henry, Baldwin and Cecil Streets, passed February 4, 1976;

By-law 590-76, amending By-law 20623 respecting certain lands between Beverley Street and John Street and partly fronting on Queen Street West, passed November 10, 1976;

By-1aw 591-76, amending By-law 35-76, as amended by By-laws 430-76 and 517-76, to delete therefrom the lands described in By-law 59076, passed November 10, 1976;

By-law 20-77, amending By-law 590-76 respecting certain lands between Beverley Street and John Street and partly fronting on Queen Street West, passed January 17, 1977;

By-law 625-77, amending By-law \(35-76\), as amended, respecting certain lands known as 199 Spadina Avenue, passed October 11 , 1977;

By-law 272-78, amending By-law \(35-76\), as amended, respecting certain lands between McCaul Street and St. Patrick Street, north of Queen Street, passed April 24, 1978;

By-law 273-78, amending By-law 20623 respecting certain lands between McCaul Street and St. Patrick Street, north of Queen Street, passed April 24, 1978;

By-law 257-78, amending By-1aw 35-76, as amended by By-laws 43076, 517-76 and 683-76 to delete therefrom 136 Beverley Street, passed April 24, 1978;

By-law 83-74, amending By-law 20623 respecting certain lands at the north-west corner of Yonge Street and Lawrence Avenue West, passed March 15, 1974, as amended by By-law 466-76, passed October 4, 1976;

By-law 631-76, amending By-law 16110, as amended and By-law 20623 respecting the use of 3250 Yonge Street as a secondhand shop for the sale of used clothing, passed November 10, 1976;

By-law 632-76, amending By-law 16110, as amended, and By-law 20623 respecting the use of \(34021 / 2\) Yonge Street as a secondhand shop respecting the exchange and sale of books and records, passed November 10, 1976;

By-1aw 252-74, amending By-law 20623 respecting certain 1 ands between Richmond Street West and Adelaide Street West, east of Stafford Street;

By-law 318-76, amending By-law 136-73, as amended, respecting restrictions on the heights of buildings and structures within the Niagara 1mprovement Area;

By-law 396-77, amending By-law 20623 so as to permit the erection of a residential building at 707 Adelaide Street West;

By-law 417-77, amending By-law 20623 respecting certain lands between Pauline and Brock Avenues, on the south side of Wallace Avenue;

By-law 345-79, amending By-law 20623 respecting certain lands within the area bounded by King Street West, Tecumseth Street, Wellington Street West and Bathurst Street;

By-law 216-80, amending By-law 20623 respecting 1272 Dupont Street;

By-law 566-76, amending By-law 20623 to permit the erection of an apartment house for senior citizens with retail stores on certain lands abutting College and Oxford Streets between Spadina and Augusta Avenue;

By-law 482-78, amending By-law 20623 respecting certain lands on the west side of Augusta Avenue between College and Oxford Street;

By-1aw 20904, further amending By-laws 18642 and 20623 to permit the erection, on lots on Erskine Avenue, south side, between Redpath Avenue and 35.84 metres west of Mount Pleasant Road, of buildings containing a gross floor area not exceeding the lot area, passed February 15, 1960;

By-law 21218, amending By-law 20623 to permit the extension of Century Cleaners Limited (rear of Yonge Street, between Sherwood and Keewatin Avenues) by the use of a 7.77 metre strip of land, running northerly from Keewatin Avenue, for access driveway and parking purposes, passed April 24, 1961;

By-1aw 21739, amending By-law 20623 by designating as C1 V1 a certain area on the north side of Hillsdale Avenue East to the east of the \(C 1\) district on the east side of Yonge Street, now designated R2 V1, passed February 18, 1963;

By-law 22034, amending By-law 20623 respecting 23 and 55 Brownlow Avenue, passed December 9, 1963;

By-law 22036, amending By-law 20623 respecting 16 to 42 Brownlow Avenue and Nos. 75 to 91 Redpath Avenue, passed December 9, 1963;

By-law 22199, amending By-law 20623 respecting premises known as 44-66 Holly Street, passed June 20, 1964;

By-law 22290, amending By-law 20623 respecting 211 to 287 Balliol Street and 5 to 15 Pailton Crescent, passed November 9, 1964;

By-law 22322, amending By-law 20623 respecting 18 to 52 Edith Drive, passed November 9, 1964;

By-1aw 22418, amending By-law 20623 respecting 25 to 73 Dunfield Avenue, 98 to 126 Soudan Avenue and 16 to 70 Lillian Street, passed March 16, 1965;

By-law 22535, amending By-1aw 20623 respecting \(31-41,71-125\) and 157-231 Davisville Avenue and 52-166 and 204-302 Balliol Street, passed June 30 , 1965 ;

By-law 22719, amending By-law 20623 respecting \(139-159\) Broadway Avenue and 852-890 Mount Pleasant Road, passed January 5, 1966, as amended by By-law 22804, passed March 16, 1966, By-law 803-78, passed October 10, 1978 and By-law 156-79, passed February 5, 1979;

By-law 23019, amending By-law 20623 respecting 21 and 23 Davisville Avenue, passed October 26, 1966;

By-1aw 195-67, amending By-law 20623 to reduce the amount of landscaped open space required in the erection of an apartment house at 13-25 Erskine Avenue, passed May 10, 1967;

By-law 327-67, amending By-law 20623 to permit the erection and use of a theatre at 101-105 Eglinton Avenue East without the necessity of providing motor vehicle parking facilities, passed September 14, 1967;

By-law 337-67, amending By-law 20623 by redesignating as Cl Vl certain lands on the north side of Hillsdale Avenue East to the east of the \(C 1\) district on the east side of Yonge Street, now designated R2 Z2, passed September 14, 1967, as amended by By-law 327-69, passed November 5, 1969;

By-law \(362-67\), amending By-law 20623 respecting certain lands within the block bounded by Keewatin Avenue, Erskine Avenue, Yonge Street and Mount Pleasant Road, passed September 27, 1967, as amended by By-law 400-67, passed October 25, 1967 and By-law 48379, passed May 28, 1979;

By-law 365-67, amending By-law 20623 respecting certain lands at the north-west and south-west corners of Pailton Crescent and Balliol Street, passed September 27, 1967;

By-law 491-67, amending By-law 20623 respecting \(36-56\) Soudan Avenue, passed December 15, 1967;

By-law 110-68, amending By-law 20623 respecting certain lands at the north-west corner of Yonge Street and Eglinton Avenue West, passed April 10, 1968;

By-1aw 165-69, amending By-law 20623 respecting certain lands at the north-east corner of Roehampton and Redpath Avenues, passed May 21, 1969;

By-law 184-69, amending By-law 20623 respecting certain lands on Duplex Avenue, between Roselawn Avenue and Montgomery Avenue, passed June 18, 1969, as amended by By-law \(143-72\), passed June 7 , 1972;

By-law \(270-69\), amending By-law 20623 respecting 39 Roehampton Avenue and 46 Eglinton Avenue East, passed October 8, 1969;

By-1aw 325-69, amending By-1aw 20623 respecting certain lands adjacent to 123 Eglinton Avenue East, passed November 5, 1969;

By-1aw 113-70, amending By-law 20623 respecting lands on the south side of Davisville Avenue and the north side of Balliol Street, east of Yonge Street, passed April 15, 1970;

By-law 99-73, prescribing minimum lot frontages for certain areas between Keewatin Avenue and Eglinton Avenue East, east of Mount Pleasant Road, passed April 16, 1973;

By-law 191-73, amending By-law 20623 respecting certain lands between Helendale Avenue and Orchard View Boulevard, West of Yonge Street, passed June 20, 1973;

By-1aw 217-73, prescribing minimum lot frontages for certain portions of the City of Toronto between Eglinton Avenue East, Mount Pleasant Cemetery, Yonge Street and Bayview Avenue, passed July 19, 1973, as amended by By-law 354-73 passed December 7, 1973;

By-1aw 357-73, prescribing minimum lot frontages for certain portions of the City of Toronto between Roselawn Avenue, Eglinton Avenue West, Eglinton Park and the east boundary of the former Village of Forest Hill, passed December 7, 1973;

By-1aw 162-75, amending By-1aw 20623 respecting 158 Soudan Avenue, passed April 30, 1975;

By-law 165-75, amending By-law 20623 respecting 168 Manor Road East, passed April 30, 1975;

By-1aw 467-76, amending By-law 20623, as amended, respecting certain lands at the north-east corner of Davisville Avenue and Mount Pleasant Road, passed October 4, 1976;

By-law 636-77, amending By-law 20623 respecting certain lands north of Roselawn Avenue and west of Yonge Street, passed October 11 , 1977, as amended by By-1aw 727-78, passed October 10, 1978;

By-law 637-77, amending By-law 20623 respecting premises fronting on a portion of the east side of Cardiff Road, passed October 11, 1977;

By-1aw 149-78, amending By-law 20623 respecting certain lands north of Eglinton Avenue East and east of Yonge Street, passed March 13, 1978, as amended by By-1aw 598-78, passed August 14, 1978, and By-law 728-78 passed October 10, 1978;

By-law 375-78, amending By-law 20623 respecting premises fronting on either side of the portion of Keewatin Avenue east of Mount Pleasant Road, passed May 23, 1978;

By-law 392-78, amending By-law 20623 respecting 57 and 59 Hillsdale Avenue West, passed June 2, 1978;

By-law 615-78, amending By-law 20623, as amended by By-law 636-77, respecting 42-44 Roselawn Avenue, passed August 14, 1978;

By-law 623-78, amending By-law 636-77, respecting 85 Craighurst Avenue, passed August 16,1978 , as amended by By-law \(50-79\) passed December 18, 1978;

By-1aw 716-78, amending By-law 375-78 respecting premises fronting on either side of the portion of Keewatin Avenue east of Mount Pleasant Road, passed September 25, 1978;

By-law 882-78, amending By-law 20623 respecting certain lands on the north side of Eglinton Avenue East between Yonge Street and Redpath Avenue, passed November 7, 1978;

By-law 671-79, amending By-1aw 20623 respecting 230-246 Broadway Avenue, passed July 24, 1979;

By-law 75-80, amending By-1aw 20623 respecting certain lands west of Yonge Street and south of Chaplin Crescent, passed December 12, 1979, as amended by By-law 251-80, passed March 3, 1980;

By-1aw \(326-80\), amending By-law 20623 respecting the R1F 22 area north of Roselawn Avenue and west of Yonge Street, and the RlF 22 area north of Eglinton Avenue East and east of Yonge Street, passed April 14, 1980;

By-law 327-80, amending By-law 20623 respecting the depth of residential buildings in an area lying to the west of Yonge Street and north of Roselawn Avenue, passed April 14, 1980;

By-law \(74-81\), amending By-law 20623 respecting \(783-803\) Mount Pleasant Road, passed January 29, 1981;

By-law 474-77, amending By-1aw 20623 respecting certain lands bounded by Campbell Avenue, Antler Street, the C.N.R. Newmarket right-of-way and Dupont Street;

By-law 339-80, amending By-law 20623 respecting \(2350-2360\) Dundas Street West;

By-law 292-83, amending By-law 20623 respecting lands on the west ide of Bathurst Street west of the intersection of Nina Street d Bathurst Street.

\section*{SECTION 14 - OTHER BY-LAWS REPEALED}

Except as provided in section 13 , from and after the day of passing of this by-1aw, wherever the use of land or the erection or use of a building or structure is prohibited by a restrictive by-law heretofore passed by the Council of the Corporation and is permitted by this bylaw, this by-1aw prevails and the restrictive by-law to that extent is deemed to have been repealed but otherwise remains in full force and effect.

For the purposes of this section, "restrictive by-law" means
(i) a by-law passed pursuant to any of the following statutory authorities, and amendments thereto:
A. Section 399a of The Municipal Act, R.S.O. 1914, Chapter 192, as enacted by Section 10 of The Municipal Amendment Act, 1921 (11 Geo. V, Chapter 63);
B. Section 399a of The Consolidated Municipal Act, 1922;
C. Section 398 of The Municipal Act, R.S.O. 1927, Chapter 233;
D. Section 406 of The Municipal Act, R.S.O. 1937, Chapter 266, and as re-enacted by Section 13 of The Municipal Amendment Act, 1941 (5 Geo. VI, Chapter 35) ;
E. Section 390 of The Municipal Act, R.S.O. 1950, Chapter 243;
(ii) a by-law referred to in section 13 (3) of The Municipal Amendment Act, 1941 (5 Geo. VI, Chapter 35).

























MAP AREA 496

CITY OF TORONTO ZONING BY-LAW

MAP SHEETS APPENDIX A'
49G-311 TO 313
49G-321 TO 323

HEIGHT MAPS APPENDIX 'B'
49G-321 TO 323

DEPT. OF PUBLIC WORKS













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 CIIY OF TORONTO
ZONING BY-LAW
APPENDIX 'A'


STANCES METRIC
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50M-313





\section*{SECTION 15 - INDEX OF EXCEPTIONS}

\begin{abstract}
Where there is a conflict between an entry in the Index of Exceptions and the effect of any enacted, in force, zoning by-law, the enacted by-law prevails.
\end{abstract}
(1) What follows is an explanation of the Index of Exceptions which forms a part of this section.
(a) The Index of Exceptions lists Toronto streets vertically in alphabetical order. Under each street name are numbers which indicate municipal addresses on the street.
(b) Exceptions to the provisions of the preceding sections of this by-law, as it may be amended from time to time, that apply or may apply to one or more municipal addresses are to be found by an examination of the sections and by-laws, if any, references to which are set opposite the municipal address or addresses beginning in the column headed "Exceptions" and, if necessary, continuing to the next line or lines. The exceptions are referred to as follows:
(i) The abbreviation "s.12" followed by a colon means section 12 of this by-law; and what follows the colon is reference to a subsection and one or more numbered exceptions under that subsection.
(ii) The abbreviation "s.12A" means section 12A of this bylaw. This reference indicates that the property under enquiry lies within the Yonge-St. Clair Area and it is necessary to examine section 12 A in its entirety.
(iii) The abbreviation "s.13" followed by a colon means section 13 of this by-law; and what follows the colon is a by-law number or numbers referred to in section 13.
(iv) The abbreviation "BL" followed by a colon means "By-law" or "By-laws"; and what follows the colon is a by-law number or numbers.
(c) Some of the properties represented by municipal addresses, although now wholly within the City of Toronto, were formerly partly within the City of Toronto and either the Village of Forest Hill or the Village of Swansea. Those properties are
subject, therefore, not only to this by-law but also to either By-law 291-68, as amended (the Forest Hill Zoning Bylaw), or By-law 278-73, as amended (the Swansea Zoning By law), as the case may be. Where "BL: 291-68" or "BL: 278-73" is set opposite a municipal address in the column headed "Exceptions", it means By-law 291-68, as amended, or By-law \(278-73\), as amended, as the case may be.
(d) Wherever "BL: \(569-80\) " is set opposite a municipal address in the column headed "Exceptions", it is a reference to the Harbourfront \(B y-1 a w\) and it means By-law 569-80, as amended.
(e) If there are no exceptions to the preceding sections of this by-law that apply to one or more municipal addresses this is indicated by the words "No Exceptions" in the line opposite the municipal address or addresses.
(2) The by-laws listed in the Index of Exceptions that were passed and in force before the passing of this by-law continue to have the same effect after the passing of this by-law that they had immediately before the passing of this by-law.
(3) Following is the Index of Exceptions.


\section*{INDEX OF EXCEPTIONS}

\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline \multicolumn{2}{|l|}{ALCORN AV (Continued)} & \multicolumn{2}{|l|}{ALEXANDER MUIR RD} \\
\hline 64 & s.12: (2) 72; BL: 565-80. & - - - & No Exceptions. \\
\hline 65 & s. 12: (2) 72: s. 12 A . & & \\
\hline 66 & s. 12: (2) 72; BL: 565-80. & & \\
\hline 67 & s. 12: (2) 72; s. 12A. & \multicolumn{2}{|l|}{ALEXANDER PL} \\
\hline 68 & s. 12: (2) 72; BL: 565-80. & --- & No Exceptions. \\
\hline 69 & s. 12: (2) 72 . & & \\
\hline 70 & s. 12: (2) 72; BL: \(565-80\). & & \\
\hline 71 & s. 12: (2) 72. & \multicolumn{2}{|l|}{ALEXANDER ST} \\
\hline 72 & s. 12: (2) 72; BL: 565-80. & \[
10
\] & S. 12: (1) 184, (2) 132: BL: 511-82, 488-85. \\
\hline 73 & S. 12: (2) 72; s. 12 A . & \[
16
\] & \[
\text { S. } 12 \text { : (2) 132; BL: } 511-82,276-85,277-85 \text {, }
\] \\
\hline 74 & S. 12: (2) 72; BL: 565-80. & & \[
488-85 \text {. }
\] \\
\hline 75 & s. 12: (2) 72; s. 12 A . & 26 & S. 12: (2) 132; BL: 22303, 35-74. \\
\hline 76 & S. 12: (2) 72; BL: 565-80. & 40 & S. 12: (2) 80 , (2) 128, (2) 131, (2) 132 ; \\
\hline 77 & s. 12: (2) \(72 ;\) s. 12 A . & & BL: 21950, 22663. \\
\hline 78-80 & s. 12: (2) 72; BL: 565-80. & \[
83
\] & S. 12: (2) 73, (2) 132. \\
\hline 81 & s. 12: (2) \(72 ;\) 5.12A. & 88-90 & s. 12: (2) 72, (2) 132. \\
\hline 82 & S. 12: (2) 72; BL: 565-80. & 100 & s. 12: (2) 73 , (2) 132. \\
\hline 83 & s. 12: (2) \(72 ;\) s. 12A. & & \\
\hline 84 & s. 12: (2) 72; BL: 565-80. & & \\
\hline 85 & s. 12: (2) \(72 ;\) s. 12 A . & \multicolumn{2}{|l|}{ALEXANDRA BLYD} \\
\hline 86 & S. 12: (2) 72; BL: 565-80. & 2 & S. 12: (1) 126, (2) 107: BL: 154-72, 344-73, \\
\hline 87 & s. 12: (2) \(72 ;\) s.12A. & & \[
739-80 .
\] \\
\hline 88 & S. 12: (2) 72; BL: 565-80. & 8-199 & BL: 154-72, 344-73, 739-80. \\
\hline 89 & s. 12: (2) 72; s. 12 A . & & \\
\hline 90-90A & s. 12: (2) 72; BL: 565-80. & & \\
\hline 91 & s. 12: (2) 72; s. 12 A . & \multicolumn{2}{|l|}{ALFRESCO LAWN} \\
\hline 92-92A & s. 12: (2) 72; BL: 565-80. & 2-10 & S. 12: (2) 72, (2) 106. \\
\hline 93 & s. 12: (2) \(72 ;\) s. 12 A . & & \\
\hline 94-94A & s. 12: (2) 72: BL: 565-80. & & \\
\hline 95-96A & S. \(12:\) (2) 72 ; l (12: (2) 72 BL: \(565-80\). & \multicolumn{2}{|l|}{ALGONQUIN AV} \\
\hline 97 & s. 12: (2) 72 . & & \\
\hline 98-98A & s. 12: (2) 72; BL: \(565-80\). & & \\
\hline 99 & S. 12: (2) 72. & \multicolumn{2}{|l|}{\multirow[b]{2}{*}{--- No Exceptions.}} \\
\hline 100 & S.12: (2) \(72 ;\) s. 12 A . & & \\
\hline 101 & s. 12: (2) 72. & & \\
\hline 102 & s.12: (2) 72: s. 12 A . & & \\
\hline 103 & s. 12: (2) 72. & \multicolumn{2}{|l|}{ALHAMBRA AV} \\
\hline 104 & s. 12: (2) \(72 ;\) s. 12 A . & 2-74 & s. 12: (2) 72. \\
\hline 105 & s. 12: (2) 72. & & \\
\hline 106-137 & s. 12: (2) 72 : s. 12 A . & & \\
\hline & & \(\frac{\text { ALLEN AV }}{7-52}\) & S.12: (2) 72. \\
\hline \(\frac{\text { ALDBURN RD }}{--}\) & No Exceptions. & \[
\begin{aligned}
& 53 \\
& 54-83
\end{aligned}
\] & \begin{tabular}{l}
No Exceptions. \\
s. 12: (2) 72.
\end{tabular} \\
\hline \[
\frac{\text { ALDBURY GDNS }}{1-\frac{27}{27}}
\] & BL: 154-72, 344-73, 739-80. & \[
\frac{\frac{\text { ALMA AV }}{7-}}{50}
\] & \[
\text { s. 12: (2) } 72 .
\]
No Exceptions. \\
\hline \multicolumn{4}{|l|}{ALDERGROVE AV} \\
\hline \(12-32\)
\(33-41\) &  & \(\frac{\text { ALPHA AV }}{1-18}\) & S.12: (2) 72, (2) 132. \\
\hline 42 & s. 12: (2) 72. & & s.12. (2) 72, (2) 132. \\
\hline 43 & s. 12: (2) 15. & & \\
\hline 44 & s. 12: (2) 72. & \multicolumn{2}{|l|}{ALPINE AV} \\
\hline 45 & s. 12: (2) 15. & 1-12 & s. 12: (1) 173, (2) 72. \\
\hline 46 & s. 12: (2) 72. & & \\
\hline 47 & s. 12: (2) 15. & & \\
\hline 48 & s. 12: (2) 72. & \multicolumn{2}{|l|}{ALTON AV} \\
\hline 49 & s. 12: (2) 15. & 5-218 & S. 12: (2) 72. \\
\hline 50 & s. 12: (2) 72. & & \\
\hline 51 & s. 12: (2) 15. & & \\
\hline 52 & s. 12: (2) 72. & \multicolumn{2}{|l|}{ALVIN AV} \\
\hline 53 & s. 12: (2) 15. & 15-21 & s.12: (2) 72; s.12A; BL: 467-85. \\
\hline 54 & s. 12: (2) 72. & 23 & s.12: (2) \(72 ;\) s.12A; BL: 467-85, 468-85. \\
\hline 55-67 & s. 12: (2) 15. & 25-29 & s.12: (2) \(72 ;\) s.12A; BL: 467-85. \\
\hline & & 30 & s.12: (2) 72; s.12A; BL: 366-76, 272-77. \\
\hline \multicolumn{2}{|l|}{\multirow[t]{2}{*}{ALDRIDGE AV}} & 31 & s. 12: (2) \(72 ;\) s. \(12 \mathrm{~A} ;\) BL: \(467-85\). \\
\hline & & \[
33
\] & \[
\text { S. 12: (2) } 72 ; \text { S. 12A; BL: } 114-75,467-85 \text {. }
\] \\
\hline 5-55 & s. 12: (2) 72. & 35 & s.12: (2) 72 ; s.12A; BL: \(113-75,467-85\). \\
\hline
\end{tabular}

\section*{INDEX OF EXCEPTIONS}



\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline \multicolumn{2}{|l|}{BALOWIN ST (Continued)} & \multicolumn{2}{|l|}{BALSAM AV} \\
\hline 51 & s. 12: (2) 132, (6). & 7-51 & S. 12: (2) 72, (2) 106. \\
\hline 65-127 & s.12: (1) 116, (1) 117, (2) 72, (2) 93, (2) 132. & 52 & s. 12: (2) 72. \\
\hline 128 & \[
\text { s. 12: (1) } 42, \text { (1) } 116, \text { (1) } 117 \text {, (2) } 72 \text {, (2) } 93
\]
\[
\text { (2) } 132 .
\] & 53-130 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 106 . \\
& \text { s. 12: (2) } 72 .
\end{aligned}
\] \\
\hline 129 & S. 12: (1) 116, (1) 117, (2) 72 , (2) 93, (2) 132. & 132-142 & s. 12: (2) 47 , (2) 72. \\
\hline 130 & s. 12: (1) 42, (1) 116, (1) 117, (2) 72, (2) 93, & 144 & s. 12: (2) 47. \\
\hline & (2) 132. & 150 & s. 12: (2) 47 , (2) 72. \\
\hline 131 & S. 12: (1) 116, (1) 117, (2) 72, (2) 93, (2) 132. & 151 & s. 12: (2) 72. \\
\hline 147-149 & s.12: (1) 42, (2) 132. & 152 & s. 12: (2) 47, (2) 72. \\
\hline \multirow[t]{3}{*}{168-199} & s.12: (2) \(56,(2) 126,(2) 132: ~ B L: ~ 405-84\). & 153 & s. 12: (2) 72. \\
\hline & & 154 & s.12: (2) 47, (2) 72. \\
\hline & & 155 & s.12: (2) 72. \\
\hline \multirow[t]{2}{*}{\(\frac{\text { BALFOUR AV }}{5-108}\)} & & 156 & S. 12: (2) 47, (2) 72. \\
\hline & s. 12: (2) 72. & 157-165 & s. 12: (2) 72. \\
\hline & & 166 & s. 12: (2) 47, (2) 72. \\
\hline & & 167 & s. 12: (2) 72. \\
\hline \multirow[t]{3}{*}{\(\frac{\text { BALLIOL ST }}{22}\)} & & 168 & s. 12: (2) 47, (2) 72. \\
\hline & S. 12: (2) 72, (2) 118, (2) 119; S. 13: 217-73, & 169 & s. 12: (2) 72. \\
\hline & 354-73; BL: 113-70, 217-73, 354-73. & 170 & s. 12: (2) 47, (2) 72. \\
\hline 44 & \[
\text { s. 12: (2) } 72, \text { (2) } 118, \text { (2) } 119 ; \text { s. 13: 217-73, }
\] & 171 & \[
\text { s.12: (2) } 72 \text {. }
\] \\
\hline \multirow[t]{2}{*}{45} & 354-73; BL: \(217-73,354-73\).
s. 12: (2) 18, (2) \(119 ;\) s. 13: 217-73, 354-73; & 172
173 & s. 12: (2) 47 , (2) 72.
s. 12: (2) 72. \\
\hline & BL: 22120, 217-73, 354-73. & 174 & s.12: (2) 47, (2) 72. \\
\hline \multirow[t]{2}{*}{110} & S. 12: (2) 118, (2) 119; s. 13: 22535, 217-73, & 175 & s.12: (2) 72. \\
\hline & 354-73; BL: 22535, 217-73, 354-73. & 176 & s. 12: (2) 47, (2) 72. \\
\hline 155 & \begin{tabular}{l}
s.12: (2) 118, (2) 119; s.13: 217-73, 354-73: \\
BL: 22120, 217-73, 354-73.
\end{tabular} & 177 - 179
180 & \[
\begin{aligned}
& \text { s.12: (2) } 72 \text {. } \\
& \text { s. } 12: \text { (2) } 47, \text { (2) } 72 .
\end{aligned}
\] \\
\hline \multirow[t]{2}{*}{165} & S.12: (2) 72, (2) 118, (2) 119; s.13: 217-73, & 181 & s.12: (2) 72. \\
\hline & 354-73: BL: 217-73, 354-73. & 182 & s. 12: (2) 47, (2) 72. \\
\hline \multirow[t]{2}{*}{185} & S. 12: (2) 72, (2) 118, (2) 119; s. 13: 217-73, & 183 & s.12: (2) 72. \\
\hline & 354-73; BL: 365-67, 217-73, 354-73. & 184 & s. 12: (2) 47, (2) 72. \\
\hline 200 & s.12: (2) 72 , (2) 118 , (2) 119 ; s. 13: 22535, 217-73, 354-73; BL: 22535, 217-73, 354-73. & 185
186 & \[
\begin{array}{llll}
\text { s. } 12: & \text { (2) } 72 . \\
\text { s. 12: } & \text { (2) } 47, & \text { (2) } 72 .
\end{array}
\] \\
\hline \multirow[t]{2}{*}{220} & s.12: (2) 118, (2) 119; s. 13: 22535, 217-73, & 189-191 & s.12: (2) 72. \\
\hline & 354-73: BL: 22535, 217-73, 354-73. & 192 & s.12: (2) 47, (2) 72. \\
\hline \multirow[t]{2}{*}{221} & S. 12: (2) 118, (2) 119; s. 13: 22290, 217-73, & 193 & s. 12: (2) 72. \\
\hline & 354-73; BL: 22290, 217-73, 354-73. & 194 & s. 12: (2) 47, (2) 72. \\
\hline 265 & s.12: (1) 67 , (2) 118 , (2) 119; s. 13: 22290, 217-73, 354-73; BL: 22290, 217-73, 354-73. & \(195-199\)
200 & \[
\begin{array}{llll}
\text { s. } 12: & \text { (2) } 72 . \\
\text { s. 12: } & \text { (2) } 47, & \text { (2) } 72 .
\end{array}
\] \\
\hline 289-297 & \[
\begin{aligned}
& \text { s. 12: (1) } 166, \text { (2) } 118, \text { (2) 119; s. 13: 217-73, } \\
& 354-73 \text { : BL: } 217-73,354-73 .
\end{aligned}
\] & 201-221 & s.12: (2) 72. \\
\hline 308-312R & s.13: 217-73, 354-73; BL: 217-73, 354-73. & & \\
\hline 323-357 & \[
\begin{array}{llll}
\text { s. } 12: & \text { (2) } 63, & \text { (2) } 72, & \text { (2) } \\
\text { s. } 13:,(2) & 119 ; \\
\text { s. } 13: & 217-73, & 354-73: & \text { BL: } \\
217-73, & 354-73 .
\end{array}
\] & \[
\frac{\text { BALSAM RD }}{1-16}
\] & S. 12: (2) 47. \\
\hline 358 & \[
\begin{aligned}
& \text { s. 12; (1) } 166, \text { (2) } 118, \text { (2) } 119 ; \text { s. 13: 217-73, } \\
& 354-73 ; \text { BL: } 217-73,354-73 .
\end{aligned}
\] & 17-20 & S. 12: (2) 47, (2) 72. \\
\hline 359 & \[
\begin{array}{lllll}
\text { s. 12: } & \text { (2) } 63, & \text { (2) } 72, & \text { (2) } 118, & \text { (2) } 119 \text {; } \\
\text { s. } 13: & 217-73,354-73 ; & \text { BL: } & 217-73,354-73 .
\end{array}
\] & BALTIC AV & \\
\hline 360 & s. 12: (1) 166, (2) 118, (2) 119; s. 13: 217-73, 354-73; BL: 217-73, 354-73. & 1-44 & s. 12: (2) 72. \\
\hline 362-752 &  & \[
\frac{\text { BANCROFT AV }}{4-16}
\] & S. 12: (1) 102, (2) 132. \\
\hline \multicolumn{2}{|l|}{BALMORAL AV} & & \\
\hline 20-22 & s. 12A. & BANFF RO & \\
\hline 25-148 & s. \(12:\) (2) \(72 ;\) s. 12 A .
s. 12 A. & 12-79 &  \\
\hline 155 & s. 12: (2) \(72 ;\) s.12A. & 104-108 & s. 12: (2) 118, (2) 119; s. 13: 99-73, 154-74, \\
\hline 160-169 & No Exceptions. & & 435-75; BL: 99-73, 154-74, 435-75. \\
\hline 171-213 & s. 12: (1) 85 , (2) 66 , (2) 72. & 109-144 & s. 12: (1) \(69,(2) 72,(2) 118,(2) 119 ;\) \\
\hline \[
\begin{aligned}
& 216 \\
& 219-240
\end{aligned}
\] & \[
\begin{aligned}
& \text { s. } 12 \text { : (1) } 85 \text {, (2) } 66 \text {, (2) } 72 \text {; BL: } 41-80 \text {. } \\
& \text { s. } 12 \text { : (1) } 85 \text {, (2) } 66 \text {, (2) } 72 \text {. }
\end{aligned}
\] & & s.13: 99-73, 154-74, 435-75, 149-78, 598-7C, 728-78, 326-80; BL: 99-73, 154-74, 435-75. \\
\hline & & 147 & \[
\begin{aligned}
& \text { s. } 12:(1) 69,(2) 72,(2) 118,(2) 119 ; \\
& \text { s. } 13: 99-73,154-74,435-75,149-78,598-78,
\end{aligned}
\] \\
\hline \[
\frac{\text { BALMUTO ST }}{13}
\] & S. 12: (2) 132. & & \[
728-78,326-80 ; \text { BL: } 99-73, \quad 154-74,435-75,
\]
\[
637-77 \text {. }
\] \\
\hline \[
\frac{\text { BALMY AV }}{1-20}
\] & s. 12: (2) 72, (2) 106; BL: 423-80. & 148 & S. 12: (1) 69 , (2) 72 , (2) 118 , (2) 119 ; s.13: 99-73, 154-74, 435-75, 149-78, 598-78, 728-78, 326-80; BL: 99-73, 154-74, 435-75. \\
\hline
\end{tabular}



\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline \multicolumn{2}{|l|}{BATHURST ST (Cont inued)} & \multicolumn{2}{|l|}{BAYVIEW AV} \\
\hline 1357-1515 & S. 12: (2) 72. & 100 & s. 12: (1) 120, (2) 96, (2) 132. \\
\hline 1615 & No Exceptions. & 300 & s.12: (2) 132; BL: 32-82. \\
\hline & & 310 & S. 12: (2) 132. \\
\hline & & 480 & s. 12: (2) 22. \\
\hline \multicolumn{2}{|l|}{BATTENBERG AV} & 1232-1250 & S. 12: (2) 118, (2) 119. \\
\hline \(1-50\) & S.12: (2) 72. & 1376-1386 & \[
\begin{aligned}
& \text { s. 12: (1) } 166, \text { (2) } 118, \text { (2) } 119 ; \text { s. 13: 217-73. } \\
& \text { 354-73; BL: } 217-73,354-73 .
\end{aligned}
\] \\
\hline BAXTER ST & & 1398-1460 & s. 12: (2) 72, (2) 118, (2) 119; s. 13: 217-73, 354-73; BL: 217-73, 354-73. \\
\hline - - - & No Exceptions. & \[
1466-1670
\] & \[
\begin{aligned}
& \text { s. 12: (1) } 166, \text { (2) } 118, \text { (2) } 119 ; \text { s. 13: 217-73, } \\
& \text { 354-73; BL: 217-73, 354-73. }
\end{aligned}
\] \\
\hline BAY ST & & 1674-1750 & \[
\begin{aligned}
& \text { s. 12: (2) 72, (2) 118, (2) 119; s.13: 217-73, } \\
& 354-73 ; \text { BL: } 217-73,354-73 .
\end{aligned}
\] \\
\hline 10 & \[
\begin{aligned}
& \text { S. 12: (2) 132; BL: } 255-69,263-69,214-82 \text {, } \\
& 508-84 \text {. }
\end{aligned}
\] & 1780-1800 & S. 12: (1) 166, (2) 118 , (2) 119; s. 13: 99-73, 154-74, 435-75; BL: 99-73, 154-74, 435-75. \\
\hline 11 & S. 12: (2) 52, (2) 132; BL: 276-76. & 1802 & S. 12: (1) 163 , (1) 166 , (2) 118 , (2) 119 ; \\
\hline 30 & S. 12: (2) 72, (2) 132. & & s.13: 99-73, 154-74, 435-75; BL: 99-73, 154-74, \\
\hline 35-243 & S.12: (2) 132. & & 435-75. \\
\hline 302 & s. 12: (2) 132; BL: 748-85. & 1826-1828 & S. 12: (1) 163 , (1) 166, (2) 118, (2) 119 ; \\
\hline 303 & S.12: (2) 132; BL: 503-84. & & S.13: 99-73, 154-74, 435-75; BL: 99-73, 154-74, \\
\hline 304 & S. 12: (2) 132; BL: 748-85. & & 435-75, 212-84. \\
\hline 311 & S. 12: (2) 132. & & \\
\hline 320-372 & S. 12: (2) 132; BL: 748-85. & & \\
\hline 330-372 & s. 12: (2) 132. & \multicolumn{2}{|l|}{BAYVIEW AV (ISLAND)} \\
\hline 390-394 & s. 12: (2) 132; BL: 119-68. & 2-34 & S.12: (2) 72: BL: 615-82. \\
\hline 401 & S. 12: (2) 132. & & \\
\hline 483 & \[
\begin{aligned}
& \text { S. 12: (2) 132; BL: } 886-78,244-79,71-80 \text {, } \\
& 707-82,708-82,714-82, \quad 113-83 .
\end{aligned}
\] & & \\
\hline 500 & \[
\begin{aligned}
& \text { s. 12: (2) } 132 \text {; s. } 13: 16825,16980,20057 \text {, } \\
& \text { 227-85. }
\end{aligned}
\] & \multicolumn{2}{|l|}{\(\frac{\text { BAYVIEW-BLOOR RAMP }}{---\quad \text { No Exceptions. }}\)} \\
\hline 532 & \[
\begin{aligned}
& \text { s. 12: (2) 111, (2) } 132 \text {; s. 13: 16825, 16980, } \\
& \text { 20057, 227-85. }
\end{aligned}
\] & \multicolumn{2}{|l|}{BEACH VIEW CR} \\
\hline 560-566 & \[
\begin{aligned}
& \text { s. 12: (2) } 132 ; \mathbf{s . 1 3 :} 16825,16980,20057 \text {, } \\
& \text { 227-85; BL: } 511-77,512-77,146-78 .
\end{aligned}
\] & 2-89 & S. 12: (2) 72. \\
\hline 570 & ```
s.12: (2) 111, (2) 132; s.13: 16825, 16980,
20057, 227-85; BL: 226-85.
``` & \multicolumn{2}{|l|}{BEACONSFIELD AV} \\
\hline 595 & \[
\begin{aligned}
& \text { s.12: (2) 128, (2) 132; BL: 129-72, 522-79, } \\
& 743-79,428-82,715-82 .
\end{aligned}
\] & 8-78
79 & \[
\begin{array}{ll}
\text { s. } 12:(2) \\
\text { s.12: (2) } 72, & \\
\text { (6). }
\end{array}
\] \\
\hline 604 & s.12: (2) 111, (2) 132. & 80 & s. 12: (2) 72. \\
\hline 633 & \[
\begin{aligned}
& \text { s. 12: (2) } 132, \text { (6); BL: 522-79, 743-79, 428-82, } \\
& 715-82 \text {. }
\end{aligned}
\] & \[
\begin{aligned}
& 81-81 A \\
& 82
\end{aligned}
\] & \[
\begin{aligned}
& \text { s. 12: (2) } 72,(6) . \\
& \text { s. 12: (2) } 72 .
\end{aligned}
\] \\
\hline 636-714 & 5.12: (2) 111, (2) 132.. & 83-83A & s. 12: (2) \(72,(6)\). \\
\hline 715 & \[
\begin{aligned}
& \text { S. 12: (2) 132; BL: } 840-78,41-79,245-79 \text {, } \\
& 834-79 \text {. }
\end{aligned}
\] & \(84-131\)
132 & \[
\begin{array}{lll}
\text { s. 12: (2) } 72 \text {. } \\
\text { s.12: (2) } 72, & (6) .
\end{array}
\] \\
\hline 716-760 & s.12: (2) 111, (2) 132. & 133-135 & s.12: (2) 72. \\
\hline 770 & S. 12: (2) 132; BL: 427-79, 56-80. & \(136-1361 / 2\) & s. 12: (2) 72, (6). \\
\hline 790 & S.12: (2) 111, (2) 132. & \(137-1371 / 2\) & S. 12: (2) 72. \\
\hline 800-945 & S. 12: (2) 132. & 138 & S. 12: (2) 72, (6). \\
\hline 951 & S. 12: (2) 132; BL: 21926. & 139 & s. 12: (2) 72. \\
\hline 984-1000 & S.12: (2) 132. & 140 & s. 12: (2) 72, (6). \\
\hline 1001 & S.12: (2) 132; BL: 123-86. & 141 & s.12: (2) 72. \\
\hline 1009 & S. 12: (2) 80, (2) 132; BL: 735-83, 742-85. & 142 & s. 12: (2) 72, (6). \\
\hline 1029 & s. 12: (2) 132; 8L: 735-83, 742-85. & 143 & s. 12: (2) 72. \\
\hline 1055 & \[
\begin{aligned}
& \text { s. 12: (2) } 73 \text {, (2) } 80, \text { (2) } 132 \text {; BL: } 635-82 \text {, } \\
& 329-85 \text {. }
\end{aligned}
\] & 144
145 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \\
& \text { s. 12: }(2) \text { (2) } 72 \text {. }
\end{aligned}
\] \\
\hline 1075 & S.12: (2) 132. & 146 & s. 12: (2) 72, (6). \\
\hline 1099 & S.12: (2) 132; BL: 719-84. & 147-150 & s. 12: (2) 72. \\
\hline 1115 & S. 12: (2) 132. \({ }^{\text {S }}\), 12 (2) 132 - \(311-78\) & \[
152
\] & s. 12: (2) 72, (6). \\
\hline 1121 & S. 12: (2) 132; BL: 310-78, 311-78. & 154 & s. 12: (2) 72. \\
\hline 1132-1140 & S. 12: (2) 132. & 156 & s. 12: (2) \(72,(6)\). \\
\hline 1166-1170 & S. 12: (2) 132; BL: 751-77. & 158-175 & s.12: (2) 72 . \\
\hline 1200-120-1280 & S. 12: (2) 128, (2) 132. & & \\
\hline 1290-1280 & S. 12: (2) 132. & \multicolumn{2}{|l|}{BEATON AV} \\
\hline 1300 & S.12: (2) 24, (2) 132; BL: 573-76. & 12-20 & s. 12: (2) 72. \\
\hline 1310 & S. 12: (2) 132, (2) 137. & & \\
\hline 1315-1331 & S. 12: (2) 132. & \multicolumn{2}{|l|}{\(\frac{\text { BEATRICE ST }}{1-277}\) s 12: (2) 72} \\
\hline \[
\frac{\text { BAYFIELD CR }}{8-32}
\] & No Exceptions. & & \\
\hline
\end{tabular}

\title{
INDEX OF EXCEPTIONS
}


\title{
INDEX OF EXCEPTIONS
}

\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline \multicolumn{2}{|l|}{8IN-SCARTH RD} & \multicolumn{2}{|l|}{BIRCH AV (Continued)} \\
\hline 4-26 & s.12: (2) 22, (2) 72. & 92-123 & S.12: (2) 72; S.12A. \\
\hline 29 & S.12: (2) 22. & & \\
\hline 30-34 & s. 12: (2) 22 , (2) 72. & & \\
\hline 35 & S.12: (2) 22. & BIRCHVIEW CR & \\
\hline \(36-40\) & s.12: (2) 22, (2) 72. & \multicolumn{2}{|l|}{\multirow[t]{2}{*}{2-77 s.12: (2) 72.}} \\
\hline 41 - 43 & S.12: (2) 22. & & \\
\hline 44 & S.12: (2) 22, (2) 72. & & \\
\hline 45-47 & S.12: (2) 22. & \multicolumn{2}{|l|}{8IRDSALL AV} \\
\hline 48-50 & S. 12: (2) 22, (2) 72. & 9-31 & s. 12: (2) 72, (2) 118, (2) 119; BL: 154-72, \\
\hline 51 & s. 12: (2) 22. & & \[
344-73,739-80 .
\] \\
\hline 52 & s. 12: (2) 22, (2) 72. & & \\
\hline 53 & s. 12: (2) 22. & & \\
\hline 54 & s. 12: (2) 22 , (2) 72. & \multicolumn{2}{|l|}{BISHOP ST} \\
\hline . 55 & S.12: (2) 22. & 4-41 & s. 12: (2) 72 , (2) 132. \\
\hline . \(58-60\) & s. 12: (2) 22, (2) 72. & & \\
\hline 61 & s. 12: (2) 22. & & \\
\hline 64 & S. 12: (2) 22, (2) 72. & \multicolumn{2}{|l|}{BISHOP TUTU BLVD PRO} \\
\hline 65 & s. 12: (2) 22. & - - - & No Exceptions. \\
\hline 66 & S.12: (2) 22, (2) 72. & & \\
\hline 67 & s.12: (2) 22. & & \\
\hline 68-70 & s. 12: (2) 22, (2) 72. & \multicolumn{2}{|l|}{BISLEY PL} \\
\hline 73-75 & S. 12: (2) 22. & - - & No Exceptions. \\
\hline \(76-80\)
81 & s. 12: (2) 22, (2) 72.
s.12: (2) 22. & & \\
\hline 82 & s. 12: (2) 22, (2) 72. & \multicolumn{2}{|l|}{BISLEY ST} \\
\hline 83-85 & s. 12: (2) 22. & 1-11 & No Exceptions. \\
\hline 86 & s.12: (2) 22, (2) 72. & & \\
\hline 87 & s.12: (2) 22. & & \\
\hline 88 & s.12: (2) 22, (2) 72. & \multicolumn{2}{|l|}{BLACKBURN ST} \\
\hline 89 & s.12: (2) 22. & 13-19 & 5.12: (2) 72. \\
\hline 90-100 & S.12: (2) 22, (2) 72. & & No Exceptions. \\
\hline 102 & s. 12: (2) 22. & 21-45 & s. 12: (2) 72. \\
\hline BINGHAM AV & & \multicolumn{2}{|l|}{8LACKMORE ST} \\
\hline 2-237 & s. 12: (2) 72. & - - - & No Exceptions. \\
\hline 238 & s. 12: (2) \(72,(6)\). & & \\
\hline 239 & s.12: (2) 72. & & \\
\hline 240 & s. 12: (2) 72, (6). & \multicolumn{2}{|l|}{BLACKTHORN AV} \\
\hline 241 & s. 12: (2) 72. & 2-306 & s. 12: (2) 72. \\
\hline 242-244 & s. 12: (2) 72, (6). & & \\
\hline 245 & s.12: (2) 72. & & \\
\hline 246 & s. 12: (2) 72, (6). & \multicolumn{2}{|l|}{8LAKE ST} \\
\hline 247-249 & s. 12: (2) 72. & 39-47 & S. 12: (2) 72. \\
\hline 250 & s. 12: (2) 72, (6). & 55-59 & No Exceptions. \\
\hline 251 & s. 12: (2) 72. & 71-85 & s. 12: (2) 72; BL: 136-78. \\
\hline 252-05 & s. 12: (2) 72, (6). & 86 & S.12: (2) 72. \\
\hline 253-255 & S.12: (2) 72. & 87-117 & s.12: (2) 72; BL: 136-78. \\
\hline 256 & S.12: (2) 72, (6). & 119-150 & No Exceptions. \\
\hline 257 & s.12: (2) 72. & & \\
\hline 258 & S.12: (2) 72, (6). & & \\
\hline 259 & s.12: (2) 72. & \multicolumn{2}{|l|}{BLEECKER ST} \\
\hline 260 & S. 12: (2) 72, (6). & 25-50 & S.12: (2) 72, (2) 132. \\
\hline 261-284 & S.12: (2) 72. & 55 & s.12: (2) 72, (2) 132; BL: 657-76, 493-77, 494-77, 572-77, 678-79, 689-80, 34-82, 154-82, 525-82. \\
\hline BIRCH AV & & \[
82-100
\] & s.12: (2) 72, (2) 132. \\
\hline \(10-29\)
\(31-39\) & s. 12A.
s. \(12:(2) 72 ;\) s.12A. & \[
101
\] & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) 132; BL: } 657-76,493-77 \text {, } \\
& 494-77,572-77,578-79,689-80,34-82,154-82,
\end{aligned}
\] \\
\hline 40 & s. 12A. & & 525-82. \\
\hline 41-45 & s. 12: (2) 72; s.12A. & 102-108 & S.12: (2) 72, (2) 132. \\
\hline 46 & s.12: (1) 180 , (2) \(72 ;\) s.12A. & 135 & S.12: (2) 72, (2) 132; BL: 657-76, 493-77, \\
\hline 47-52 & s.12: (2) 72; s.12A. & & 494-77, 572-77, 678-79, 689-80, 34-82, 154-82, \\
\hline 54 & s.12: (1) 180 , (2) \(72 ; \mathrm{s} .12 \mathrm{~A}\). & & 525-82. \\
\hline 56-58 & s. 12: (2) \(72 ;\) s. 12A. & 149 & S.12: (2) 132; BL: 493-77. \\
\hline 60-62 & s.12: (1) 180 , (2) 72 ; s.12A, & 159 & S. 12: (2) 72, (2) 132; BL: 377-77, 378-77. \\
\hline 64-68 & s.12: (2) 72. & 275 & S.12: (1) 24, (1) 25 , (2) 72 , (2) 132. \\
\hline 70-76 & S. 12: (2) 72 : S. 12A. & & \\
\hline 82 & s.12: (1) 180 , (2) 72 ; s.12A. & & \\
\hline 84 & s.12: (2) 72. & \multicolumn{2}{|l|}{BLEVINS PL} \\
\hline 85
\(86-90\) & s. 12: (2) \(72 ; ~ s .12 A\).
s. \(12:(2) 72\). & --- & No Exceptions. \\
\hline
\end{tabular}
\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline \multicolumn{2}{|l|}{BLONG AV} & \multicolumn{2}{|l|}{BLOOR ST W (Continued)} \\
\hline 1-28 & s. 12: (2) 72. & 292 & s. 12: (2) 80, (2) 128, (2) 132. \\
\hline & & 299 & s. 12: (2) 88, (2) 128, (2) 132. \\
\hline & & 310 & s. 12: (2) 128, (2) 132. \\
\hline \multicolumn{2}{|l|}{BLOOMFIELD AV} & 315 & s. 12: (2) 88, (2) 128, (2) 132. \\
\hline 65 & s. 12: (2) 72. & 316-320 & s. 12: (2) 128, (2) 132. \\
\hline & & 321 & s. 12: (2) 88 , (2) 128 , (2) 132. \\
\hline & & 327-334 & s. 12: (2) 128, (2) 132. \\
\hline \multicolumn{2}{|l|}{BLOOR ST E} & 341 & s. 12: (2) 128, (2) 132; \(\mathrm{BL}:\) : 196-77, 197-77. \\
\hline 2-85 & s. 12: (2) 128, (2) 132. & 342-350 & s. 12: (2) 128, (2) 132. \\
\hline 117 & s. 12: (2) 128 , (2) 132; BL: 96-81, 88-82. & 360 & s. \(12:\) (2) 128, (2) 132; BL: 191-68. \\
\hline 120 & s. 12: (2) 128, (2) 132; BL: 853-79, 385-84. & 362-424 & s. 12: (2) 128, (2) 132. \\
\hline 121 & s. \(12:\) (2) 128, (2) 132; BL: 96-81, 88-82. & 425 & s. 12: (2) 72, (2) 128, (2) 132. \\
\hline 133 & s.12: (2) 128, (2) 132. & 427-529 & s. 12: (2) 128, (2) 132. \\
\hline 160 & S. 12: (2) 132; BL: 853-79, 385-84. & 532 & s. 12: (2) 128, (2) \(132,(6)\). \\
\hline 175 & s. 12: (2) 80, (2) 132. & 533-537 & s. 12: (2) 128, (2) 132. \\
\hline 200-250 & s. 12: (2) 132. & 539-555 & s. 12: (2) 72 , (2) 128, (2) 132. \\
\hline 278-278R & s.12: (2) 132; BL: 787-79, 881-79. & 559-565 & s. 12: (2) 128, (2) 132. \\
\hline 300 & s. 12: (2) 132. & 568 & s. 12: (2) 72, (2) 128. \\
\hline 321 & s. 12: (2) 132; BL: 165-68, 238-69. & 571 & s. 12: (2) 72, (2) 128; BL: 717-82, 228-83. \\
\hline 345 & S. 12: (2) 132; BL: 148-70. & 572-723 & s. 12: (2) 72, (2) 128. \\
\hline 350 & No Exceptions. & 726 & s. 12: (2) 72, (2) 128, (6). \\
\hline 360 & BL: 286-80, 326-82. & 727-735 & s. 12: (2) 72, (2) 128. \\
\hline 387-395 & s. 12: (2) 132. & 737-745 & S. 12: (2) 72. \\
\hline 400 & BL: \(640-83\). & 750 & No Exceptions. \\
\hline 401-407 & S. 12: (2) 132. & 777-890 & s. 12: (2) 72. \\
\hline 420 & No Exceptions. & 891-977 & s. 12: (1) 149, (1) 152 , (1) 153, (2) 113. \\
\hline 429 & 5. 12: (2) 72, (2) 132: BL: 982-79. & 979 & S. 12: (1) 149, (1) 152, (1) 153, (2) 68, \\
\hline 441 & s. 12: (2) 72, (2) 132. & & (2) 113. \\
\hline 450 & No Exceptions. & 980 & s. 12: (1) 149, (1) 152, (1) 153, (2) 113. \\
\hline 451 & S. 12: (2) 72, (2) 132. & 983 & 5. 12: (1) 149, (1) 152, (1) 153, (2) 68 , \\
\hline 500 & No Exceptions. & & (2) 113. \\
\hline 525-575 & S. 12: (2) 72, (2) 132. & 984-1073 & s. 12: (1) 149 , (1) 152, (1) 153, (2) 113. \\
\hline 600 & s. 12: (1) 10, (2) 14 , (2) 72. & 1073R & s. 12: (2) 72. \\
\hline 625 & S. 12: (2) 132. & 1074-1125 & s. 12: (1) 149 , (1) 152, (1) 153, (2) 113. \\
\hline 650 & No Exceptions. & 1140 & s. 12: (1) 134, (1) 167, (1) 168; BL: 294-79. \\
\hline 687-689 & S. 12: (2) 46; BL: 21381. & 1156-1306 & s. 12: (1) 167, (1) 168. (1) 72 \\
\hline 695 & No Exceptions. & 1307 & s. 12: (1) 167 , (1) 168 , (2) 72. \\
\hline 711 & S.12: (2) 46; BL: 21381. & 1310-1318 & S. 12: (1) 167, (1) 168. \\
\hline \(725-750\)
800 & No Exceptions.
s. 12: (2) 14,
(2) 72. & 1319-1348 & No Exceptions. \({ }^{\text {s. 12: (1) } 167 \text {, (1) } 168 .}\) \\
\hline & s.12. (2) & 1360-1395 & No Exceptions. \\
\hline & & 1400 & s.12: (1) 173. \\
\hline \multicolumn{2}{|l|}{BLOOR ST W} & 1405-1421 & No Exceptions. \\
\hline 2 & s.12: (2) 128 , (2) 132 ; \(B E: 310-70\), 140-82. & 1422 & s.12: (1) 173. \\
\hline 11-21 &  & 1423 & No Exceptions. \\
\hline 50 & s. 12: (2) 128, (2) 132; BL: 498-77, 499-77. & 1424 & S. 12: (1) 173. \\
\hline 55 & s. 12: (2) 128, (2) 132; BL: 193-69. & 1425-1425A & No Exceptions. \\
\hline 60-102 & S. 12: (2) 128, (2) 132. & 1426
1427 & S. 12: (1) 173. \\
\hline 110 & S. 12: (2) 128, (2) 132; BL: 485-78, 486-78, 105-79, 201-79, 845-84. & \[
\begin{aligned}
& 1427 \\
& 1428
\end{aligned}
\] & \begin{tabular}{l}
No Exceptions. \\
s. 12: (1) 173.
\end{tabular} \\
\hline 111 & s.12: (2) 128, (2) 132. & 1429 & No Exceptions. \\
\hline 130 & s. 12: (2) 24, (2) 128, (2) 132. & 1430 & S. 12: (1) 173. \\
\hline 131 & s. 12: (2) 128, (2) 132. & 1431 & No Exceptions. \\
\hline 146 & s. 12: (2) 128, (2) 132; BL: 486-79, 788-79. & 1432 & S. 12: (1) 173. \\
\hline \multirow[t]{2}{*}{150} & S. 12: (2) 24, (2) 128, (2) 132; BL: 492-80, & 1433 & No Exceptions. \\
\hline & 674-80. & 1434 & S. 12: (1) 173. \\
\hline 151 & 5. 12: (2) 128, (2) 132. & 1435 & No Exceptions. \\
\hline 153 & \[
\begin{aligned}
& \text { S. } 12:(2) 88,(2) 89, \text { (2) } 128, \text { (2) } 132 \text {; } \\
& \text { BL: } 93-80,386-80,473-82 .
\end{aligned}
\] & \[
\begin{aligned}
& 1436-1438 \\
& 1439
\end{aligned}
\] & s. 12: (1) 173. No Exceptions. \\
\hline 162 & s. 12: (2) 128, (2) 132; BL: 492-80, 674-80. & 1440-1452 & s. 12: (1) 173. \\
\hline 180-194 & s. 12: (2) 128, (2) 132. & 1515 & No Exceptions. \\
\hline 194R & s. 12: (2) 132. & 1540-1675 & s.12: (2) 72. \\
\hline 200-208 & S. 12: (2) 128, (2) 132. & 1678 & S. 12: (2) 72; BL: 528-81. \\
\hline 2088 & s. 12: (2) 132. & 1679-1691 & s. 12: (2) 72. \\
\hline 210-244 & s. 12: (2) 128, (2) 132. & 1700 & BL: 624-80, 79-81. \\
\hline 246-252 & s. 12: (1) 113 , (2) 128 , (2) 132. & \begin{tabular}{l}
\(1701-1778\) \\
1780 \\
\hline 1850
\end{tabular} & S. \(12:\) (2) 72.
No Exceptions. \\
\hline 248-252 & S. 12: (2) 128 , (2) 132.
S. 12: (2) 128, (2) 132; BL: \(787-83,326-85\). & \(1780-1850\)
1852 & No Exceptions. \\
\hline 273 & s. 12: (2) 128, (2) 132. & 1854-1942 & No Exceptions. \\
\hline 273R & s. 12: (2) 132. & 1947 & S. 12: (2) 72. \\
\hline 280 & s. 12: (2) 128, (2) 132; BL: 787-83, 326-85. & 1950-1990 & No Exceptions. \\
\hline 288 & s. 12: (2) 128, (2) 132. & 1997-2000 & s. 12: (2) 72. \\
\hline
\end{tabular}


\section*{INDEX OF EXCEPTIONS}

\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline \multirow[t]{3}{*}{\[
\frac{\text { BRACKEN AV }}{1-45}
\]} & \multirow[b]{2}{*}{s. 12: (2) 72.} & \multicolumn{2}{|l|}{BRIAR HILL AV} \\
\hline & & & \[
\begin{aligned}
& \text { S. 12: (1) } 68, \text { (2) } 72, \text { (2) } 112: \text { s. } 13: 636-77 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] \\
\hline & ILL RD & 19 & \[
\begin{aligned}
& \text { s. 12: (1) } 68, \text { (2) } 72, \text { (2) } 112, \text { (2) } 118, \text { (2) } 119: \\
& \text { s. 13: } 636-77,727-78,326-80,327-80 \text {; }
\end{aligned}
\] \\
\hline 1-2 & S.12: (2) 72. & & BL: \(154-72,344-73,739-80\). \\
\hline 4. 42 & S. 12: (2) 72; 8L: 21-74. & 20 & \[
\text { s. 12: (1) } 66 \text {, (2) } 72, \text { (2) } 112 \text {; s. 13: } 636-77 \text { : }
\] \\
\hline & 8L: 21-74. & 21 & \[
\begin{aligned}
& \text { s. 12: (1) } 68, \text { (2) } 72, \text { (2) } 112, \text { (2) } 118, \text { (2) } 119 \text {; } \\
& \text { s. 13: } 636-77,727-78,326-80,327-80 \text {; }
\end{aligned}
\] \\
\hline \multicolumn{2}{|l|}{8RAD ST} & & BL: 154-72, \(344-73,739-80\). \\
\hline \[
\begin{aligned}
& 3 \\
& 5-21
\end{aligned}
\] & No Exceptions.
\[
\text { s.12: (2) } 72 .
\] & 22 & s. 12: (1) 68 , (2) 72 , (2) 112 ; s. 13: 636-77; BL: 154-72, 344-73, 739-80. \\
\hline 22 & No Exceptions. & 25-27 & s. 12: (1) 68, (2) 72 , (2) 112 , (2) 118 , (2) 119: \\
\hline 24-24C & s. 12: (2) 72. & & \begin{tabular}{l}
s.13: 636-77, 727-78, 326-80, 327-80; \\
BL: 154-72, 344-73, 739-80.
\end{tabular} \\
\hline \multicolumn{2}{|l|}{BRAEMAR AV} & 28 & \begin{tabular}{l}
s.12: (1) 68 , (2) 72, (2) 112; s. 13: 636-77: \\
BL: 154-72, 344-73, 739-80.
\end{tabular} \\
\hline 1-132 & S. 12: (2) \(72,(2) 78,(2) 118,(2) 119\). & 31 & \begin{tabular}{l}
s. 12: (1) 68 , (2) \(72,(2) 112,(2) 118,(2) 119:\) s. 13: 636-77, 727-78, 326-80, 327-80; \\
BL: 154-72, 344-73, 739-80.
\end{tabular} \\
\hline \multicolumn{2}{|l|}{BRAEMORE GDNS} & 34 & S. 12: (1) 68, (2) 72, (2) 112; s. 13: 636-77: \\
\hline 1-127 & No Exceptions. & 35 & \begin{tabular}{l}
BL: 154-72, 344-73, 739-80. \\
s. 12: (1) 68 , (2) \(72,(2) 112,(2) 118\), (2) 119 ;
\end{tabular} \\
\hline \multicolumn{2}{|l|}{8RAESIDE RD} & & \begin{tabular}{l}
s. 13: 636-77, 727-78, 326-80, 327-80; \\
8L: 154-72, 344-73, 739-80.
\end{tabular} \\
\hline 16-108 & s.12: (2) 72, (2) 8 ; BL: \(154-72,344-73,739-80\). & 40 & \[
\begin{aligned}
& \text { s. 12: (1) } 68,(2) 72,(2) \text { 112; s. } 13: 636-77 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] \\
\hline & & 41 & \[
\begin{aligned}
& \text { s. 12: (1) } 68, \text { (2) } 72, \text { (2) } 112, \text { (2) } 118, \text { (2) } 119 \text { : } \\
& \text { s. } 13: 636-77,727-78,326-80,327-80 \text {; }
\end{aligned}
\] \\
\hline \multicolumn{2}{|l|}{\(\frac{\text { BRANDON AV }}{1}\) s. 12. (1) 145 , (2) 72.} & & BL: 154-72, 344-73, 739-80. \\
\hline 2 & No Exceptions. & 44 & S. 12: (1) 68, (2) 72, (2) 112; s. 13: 636-77; \\
\hline 3 & s. 12: (1) 145, (2) 72. & & BL: 154-72, 344-73, 739-80. \\
\hline & S. 12: (1) 144, (1) 145, (2) 72, (2) 109. & 45-49 & s. 12: (1) 68 , (2) \(72,(2) 112,(2) 118\), (2) 119 ; \\
\hline 5-5A & s. 12: (1) 145: 8L: 157-82. & & \[
\text { S. 13: } 636-77,727-78,326-80,327-80 \text { : }
\] \\
\hline 6 - 7a & S. 12: (1) 145, (2) 72. & & 8L: 154-72, 344-73, 739-80. \\
\hline \[
\begin{aligned}
& 7-7 A \\
& 8-10
\end{aligned}
\] & s. 12: (1) 145; BL: \(157-82\).
s.12: (1) 145, (2) 72. & 50-52 & S. 12: (1) \(68,{ }^{(2)} 72,{ }^{\text {c }}\) (2) \(112 ;\) s. 13: 636-77:
BL: \(154-72,344-73,739-80\). \\
\hline 11 & s. 12: (2) 109. & 53 & s. 12: (1) 68 , (2) 72, (2) 112, (2) 118 , (2) 119 ; \\
\hline 12-14 & s. 12: (1) 145 , (2) 72. & & s. 13: 636-77, 727-78, 326-80, 327-80; \\
\hline 15 & s. 12: (2) 109. & & EL: 154-72, 344-73, 739-80. \\
\hline 20-32 & s.12: (1) 145, (2) 72. & 68-92 & S. 12: (1) 68, (2) 72, (2) 112; s. 13: 636-77; \\
\hline 33 & s.12: (2) 109. & & BL: 154-72, 344-73, 739-80. \\
\hline 34-40 & s. 12: (1) 145 , (2) 72. & 101 & s. 12: (1) 68, (2) \(72,(2) 112,(2) 118,(2) 119:\) \\
\hline 41-57 & s. 12: (1) 145, (2) 72; BL: 131-84. & & S. 13: 636-77, 727-78, 326-80, 327-80; \\
\hline 60-83 & s. 12: (1) 145, (2) 72. & & BL: 154-72, 344-73, 739-80. \\
\hline 83R & s. 12: (1) 144. & 102 & S. 12: (1) 68, (2) 72, (2) 112; s. 13: 636-77; \\
\hline 84-89 & S. 12: (1) 145, (2) 72. & & BL: 154-72, 344-73, 739-80. \\
\hline 91-108 & No Exceptions. & 103-105 & s. 12: (1) 68 , (2) 72, (2) 112 , (2) 118, (2) 119: \\
\hline 110-137 & S.12: (1) 145, (2) 72. & & S. 13: 636-77, 727-78, 326-80, 327-80: \\
\hline 147-155 & No Exceptions. & & BL: \(154-72,344-73,739-80\). \\
\hline 156 & s. 12: (1) 145, (2) 72. & 106 & \[
\begin{aligned}
& \text { s. 12: (1) } 68, \text { (2) } 72, \text { (2) } 112 ; \text { s. } 13: 636-77 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] \\
\hline \multirow[t]{2}{*}{BRANT PL} & & 107-109 & \[
\begin{aligned}
& \text { s. 12: (1) } 68,(2) 72, \text { (2) } 112, \text { (2) } 118, \text { (2) } 119 \text {; } \\
& \text { s. } 13: 636-77,727-78,326-80,327-80 \text {; }
\end{aligned}
\] \\
\hline & No Exceptions. & 112 & \begin{tabular}{l}
8L: 154-72, 344-73, 739-80. \\
s. 12: (1) 68, (2) 72, (2) 112; s. 13: 636-77; 8L: 154-72, 344-73, 739-80.
\end{tabular} \\
\hline \multicolumn{2}{|l|}{\(\frac{\text { BRANT ST }}{8-19}\) s. \(12:\) (1) 88, (2) 132.} & 113 & \[
\begin{aligned}
& \text { s. 12: (1) } 68,(2) 72,(2) 112,(2) 118 \text {, (2) } 119 \text {; } \\
& \text { s. 13: } 636-77,727-78,326-80,327-80 \text {; }
\end{aligned}
\] \\
\hline 20 & s. 12: (1) 88, (1) 130, (2) 132. & & 8L: 154-72, 344-73, 739-80. \\
\hline 23-25 & s. 12: (1) 88, (2) 132. & 116 & \[
\text { s. 12: (1) } 68, \text { (2) } 72, \text { (2) } 112 \text {; s. 13: 636-77; }
\] 8L: 154-72, \(344-73,739-80\). \\
\hline & & 117-121 & S. 12: (1) 68, (2) 72, (2) 112, (2) 118, (2) 119; \\
\hline \multicolumn{2}{|l|}{8READALBANE ST} & & \begin{tabular}{l}
s. 13: 636-77, 727-78, 326-80, 327-80; \\
BL: 154-72, 344-73, 739-80.
\end{tabular} \\
\hline & & 122-126 & \[
\text { s. } 12: \text { (1) } 68 \text {, (2) } 72, \text { (2) } 112 \text {; s. } 13: 636-77 \text {; }
\]
\[
\text { BL: } 154-72,344-73,739-80 .
\] \\
\hline \multirow[t]{2}{*}{\(\frac{\text { 8RENTDALE DR }}{-\cdots}\)} & \multirow[t]{2}{*}{No Exceptions.} & 127 & \[
\begin{aligned}
& \text { s. } 12: \text { (1) } 68, \quad \text { (2) } 72, \text { (2) } 112,(\text { (2) } 118, \text { (2) } 119 \text {; } \\
& \text { s. } 13: 636-77,727-78,326-80,327-80 ; \\
& \text { BL: } 154-72,344-73,739-80 \text {; }
\end{aligned}
\] \\
\hline & & 130 & \[
\begin{aligned}
& \text { S. 12: (1) } 68, \text { (2) } 72,(2) 112 ; \text { s. } 13: 636-77 \text {; } \\
& \text { 8L: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] \\
\hline
\end{tabular}
\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline BRIAR HILL & \(V\) (Continued) & BRIAR HIL & ntinued) \\
\hline \[
131
\] & \[
\begin{aligned}
& \text { s. } 12:(1) 68, \text { (2) } 72, \text { (2) } 112, \text { (2) } 118, \text { (2) } 119 \text {; } \\
& \text { s. } 13: 636-77,727-78,326-80,327-80 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & 185 & \[
\begin{aligned}
& \text { s. 12: (1) } 68, \text { (2) } 72, \text { (2) } 112, \text { (2) } 118, \text { (2) } 119 \text { : } \\
& \text { s. } 13: 636-77,727-78,326-80,327-80 \text { : }
\end{aligned}
\] \\
\hline 132 & \[
\begin{aligned}
& \text { s. 12: (1) } 68,(2) 72,(2) \text { 112; s. 13: 636-77; } \\
& \text { BL: } 154-72,344-73,739-80 .
\end{aligned}
\] & 192-200 & \[
\begin{aligned}
& \text { s. } 12:(1) 68,(2) 72, \quad(2) 112 ; \text { s. } 13: 636-77: \\
& \text { BL: } 154-72,344-73,739-80 \text { : }
\end{aligned}
\] \\
\hline 135-137 & \[
\begin{aligned}
& \text { s. 12: (1) } 68, \text { (2) } 72, \text { (2) } 112,(2) 118, \text { (2) } 119 \text {; } \\
& \text { s. } 13: 636-77,727-78,326-80,327-80 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & 211
212 & \[
\begin{aligned}
& \text { s. 12: (1) } 68, \text { (2) } 72, \text { (2) } 112, \text { (2) } 118, \text { (2) } 119: \\
& \text { s. } 13: 636-77 ; \text { BL: } 154-72,344-73,739-80 . \\
& \text { s. 12: (1) } 68, \text { (2) } 72, \text { (2) } 112 ; \text { s. } 13: 636-77 \text {; }
\end{aligned}
\] \\
\hline 138 & \[
\begin{aligned}
& \text { s. 12: }(1) 68,(2) 72, \quad(2) \text { 112; s. 13: } 636-77 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 .
\end{aligned}
\] & 213 & \[
\text { BL: 154-72, } 344-73,739-80 .
\] \\
\hline 141 & \[
\begin{aligned}
& \text { s. 12: (1) } 68,(2) 72, \text { (2) } 112, \quad \text { (2) } 118, \text { (2) } 119 \text {; } \\
& \text { s. } 13: 636-77,727-78,326-80,327-80 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & 214 & \[
\begin{aligned}
& 344-73,739-80 . \\
& \text { s. 12: (1) } 68,(2) 72,(2) 112 ; \text { s. 13: } 636-77 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 .
\end{aligned}
\] \\
\hline 142-144 & \[
\begin{aligned}
& \text { s. } 12: \text { (1) } 68,(2) 72, \text { (2) } 112 ; \text { s. 13: } 636-77 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & 215 & ```
s.12: (2) 72, (2) 118, (2) 119; BL: 154-72,
344-73, 739-80.
``` \\
\hline 145-147 & \[
\begin{aligned}
& \text { s. 12: (1) } 68,12) 72, \text { (2) } 112, \text { (2) } 118, \text { (2) } 119 ; \\
& \text { s. } 13: 636-77,727-78,326-80,327-80 ; \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & \(216-218\)
219 & \begin{tabular}{l}
s. 12: (1) 68 , (2) 72, (2) 112 ; 5. 13: 636-77: BL: 154-72, 344-73, 739-80. \\
s.12: (2) 72, (2) 118, (2) 119; BL: 154-72,
\end{tabular} \\
\hline 148-150 & \[
\begin{aligned}
& \text { s. } 12:(1) 68,(2) 72, \text { (2) } 112 ; \text { s. 13: } 636-77 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & 220 & \begin{tabular}{l}
344-73, 739-80. \\
BL: 154-72, 344-73, 739-80.
\end{tabular} \\
\hline 151 & \[
\begin{aligned}
& \text { s. 12: (1) } 68,(2) 72, \text { (2) } 112, \text { (2) } 118, \text { (2) } 119 ; \\
& \text { s. } 13: 636-77,727-78,326-80,327-80 ; \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & 221
\(222-224\) & \[
\begin{aligned}
& \text { s. 12: (2) } 72 \text {, (2) } 118, \text { (2) } 119 \text {; BL: 154-72, } \\
& \text { 344-73, } 739-80 \text {. } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] \\
\hline 152 & \[
\begin{aligned}
& \text { s. 12: (1) } 68,(2) 72, \text { (2) } 112 ; \text { s. 13: } 636-77 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & 225 & \[
\begin{aligned}
& \text { S. 12: (2) 72, (2) 118, (2) 119; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] \\
\hline 153 & \[
\begin{aligned}
& \text { s. 12: (1) } 68, \text { (2) } 72,(2) 112,(2) 118, \text { (2) } 119 ; \\
& \text { S. } 13: 636-77,727-78,326-80,327-80 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & \[
\begin{aligned}
& 226 \\
& 227
\end{aligned}
\] & \[
\begin{aligned}
& \text { BL: } 154-72,344-73,739-80 . \\
& \text { s. } 12:(2) 72, \text { (2) } 118,(2) 119 ; \text { BL: } 154-72 \text {, } \\
& 344-73,739-80 .
\end{aligned}
\] \\
\hline 156 & \[
\begin{aligned}
& \text { s. } 12: \text { (1) } 68,(2) 72,(2) \text { 112; s. 13: 636-77; } \\
& B L: 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & \[
\begin{aligned}
& 228 \\
& 229
\end{aligned}
\] & \[
\begin{aligned}
& \text { BL: 154-72, } 344-73,739-80 . \\
& \text { S. } 12:(2) 72 \text { (2) } 118, \text { (2) } 119 \text {; BL: } 154-72 \text {, }
\end{aligned}
\] \\
\hline 157 & ```
5.12: (1) 68, (2) 72, (2) 112, (2) 118, (2) 119;
s.13: 636-77, 727-78, 326-80, 327-80;
BL: 154-72, 344-73, 739-80.
``` & \[
\begin{aligned}
& 230 \\
& 235
\end{aligned}
\] & \begin{tabular}{l}
\[
344-73,739-80 \text {. }
\] \\
BL: 154-72, 344-73, 739-80. \\
s. 12: (2) 72, (2) 118, (2) 119; BL: 154-72,
\end{tabular} \\
\hline 158 & \[
\begin{aligned}
& \text { 5. } 12: \text { (1) } 68, \text { (2) } 72, \text { (2) } 112 ; \text { s. } 13: 636-77 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & 238-246 & \begin{tabular}{l}
\[
344-73,739-80 \text {. }
\] \\
BL: 154-72, 344-73, 739-80.
\end{tabular} \\
\hline 159 & \[
\begin{aligned}
& \text { s. } 12:(1) 68, \quad \text { (2) } 72, \text { (2) } 112,(2) 118, \text { (2) } 119 \text {; } \\
& \text { s. } 13: 636-77,727-78,326-80,327-80 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & 247
\(248-250\) & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 118, \text { (2) } 119 \text {; BL: } 154-72 \text {, } \\
& 344-73,739-80 \text {. } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] \\
\hline 160 & \begin{tabular}{l}
s.12: (1) 68 , (2) 72 , (2) 112; s.13: 636-77; \\
BL: 154-72, 344-73, 739-80.
\end{tabular} & 251 & \[
\text { 5. 12: (2) } 72, \text { (2) } 118, \text { (2) 119; BL: 154-72, }
\] \\
\hline 165 & \[
\begin{aligned}
& \text { s. } 12:(1) 68,(2) 72, \text { (2) } 112, \text { (2) } 118 \text {, (2) } 119 \text {; } \\
& \text { s. } 13: 636-77,727-78,326-80,327-80 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & \[
\begin{aligned}
& 252 \\
& 253
\end{aligned}
\] & \[
\begin{aligned}
& \text { BL: 154-72, } 344-73,739-80 \text {. } \\
& \text { 5. } 12:(2) 72,(2) 118,(2) 119 \text {; BL: } 154-72, \\
& 344-73,739-80 .
\end{aligned}
\] \\
\hline 166-168 & \[
\begin{aligned}
& \text { s. } 12: \text { (1) } 68, \text { (2) } 72, \text { (2) } 112 ; \text { s. 13: 636-77; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & \[
\begin{aligned}
& 254 \\
& 257
\end{aligned}
\] & \begin{tabular}{l}
BL: 154-72, 344-73, 739-80. \\
S. 12: (2) 72 , (2) 118 , (2) 119; BL: 154-72,
\end{tabular} \\
\hline 169 & \[
\begin{aligned}
& \text { s. 12: (1) } 68,(2) 72, \text { (2) } 112,(2) 118, \text { (2) } 119 \text {; } \\
& \text { s. 13: } 636-77,727-78,326-80,327-80 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & \[
\begin{aligned}
& 258-260 \\
& 261
\end{aligned}
\] & \[
\begin{aligned}
& 344-73,739-80 \text {. } \\
& \text { BL: } 154-72,344-73,739-80 . \\
& \text { S. 12: (2) } 72, \text { (2) } 118, \text { (2) } 119 \text {; BL: } 154-72 \text {, }
\end{aligned}
\] \\
\hline 172 & \begin{tabular}{l}
s. 12: (1) 68 , (2) 72, (2) 112; s. 13: 636-77; \\
BL: 154-72, 344-73, 739-80.
\end{tabular} & 262 & \[
\begin{aligned}
& 344-73,739-80 . \\
& \text { BL: 154-72, } 344-73,739-80 .
\end{aligned}
\] \\
\hline 173-175 & \[
\begin{aligned}
& \text { s. } 12: \text { (1) } 68, \quad \text { (2) } 72, \text { (2) } 112, \text { (2) } 118, \text { (2) } 119 \text {; } \\
& \text { s. } 13: 636-77,727-78,326-80,327-80 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & \[
\begin{aligned}
& 263 \\
& 264
\end{aligned}
\] & ```
s. 12: (2) 72, (2) 118, (2) 119; BL: 154-72,
344-73, 739-80.
BL: 154-72, 344-73, 739-80.
``` \\
\hline 176-178 & \begin{tabular}{l}
s. 12: (1) 68 , (2) 72 , (2) 112 ; s. 13: 636-77; \\
BL: 154-72, 344-73, 739-80.
\end{tabular} & \[
265
\] & \[
\begin{aligned}
& \text { S. 12: (2) 72, (2) } 118, \text { (2) 119; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] \\
\hline 179 & \[
\begin{aligned}
& \text { s. 12: (1) } 68, \text { (2) } 72, \text { (2) } 112, \text { (2) } 118, \text { (2) } 119 \text {; } \\
& \text { s. 13: } 636-77,727-78,326-80,327-80 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & \[
\begin{aligned}
& 266 \\
& 267-269
\end{aligned}
\] & \begin{tabular}{l}
BL: 154-72, 344-73, 739-80. \\
S.12: (2) 72, (2) 118, (2) 119; BL: 154-72, 344-73, 739-80.
\end{tabular} \\
\hline 180 & \[
\begin{aligned}
& \text { S. 12: (1) } 68,(2) 72, \quad(2) 112 ; \text { s. 13: } 636-77 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & \[
\begin{aligned}
& 270-272 \\
& 273-275
\end{aligned}
\] & \begin{tabular}{l}
BL: 154-72, 344-73, 739-80. \\
s.12: (2) 72 , (2) 118 , (2) 119; BL: 154-72,
\end{tabular} \\
\hline 181 & \[
\begin{aligned}
& \text { s. 12: (1) } 68,{ }^{(2)} 72,(2) 112, \text { (2) } 118, \text { (2) } 119 \text {; } \\
& \text { s. } 13: 636-77,727-78,326-80,327-80 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & \[
\begin{aligned}
& 276-278 \\
& 279-281
\end{aligned}
\] & \begin{tabular}{l}
\[
344-73,739-80 \text {. }
\] \\
BL: 154-72, 344-73, 739-80. \\
s.12: (2) 72, (2) 118 , (2) 119; BL: 154-72,
\end{tabular} \\
\hline 182 & \[
\begin{aligned}
& \text { s. 12: (1) } 68,(2) 72, \text { (2) } 112 ; \text { s. } 13: 636-77 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & 284 & \[
\begin{aligned}
& 344-73,739-80 . \\
& B L: 154-72,344-73,739-80 \text {. }
\end{aligned}
\] \\
\hline 183 & \[
\begin{aligned}
& \text { s. 12: (1) } 68,(2) 72,(2) 112,(2) 118, \text { (2) } 119 \text {; } \\
& \text { s. } 13: 636-77,727-78,326-80,327-80 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & 285
286 & \begin{tabular}{l}
5. 12: (2) 72 , (2) 118 , (2) 119; BL; 154-72, 344-73, 739-80. \\
BL: 154-72, 344-73, 739-80.
\end{tabular} \\
\hline 184 & \[
\begin{aligned}
& \text { s. } 12:(1) 68,(2) 72,(2) \quad 112 ; \text { s. } 13: 636-77 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & \[
\begin{aligned}
& 287 \\
& 288
\end{aligned}
\] & \[
\begin{aligned}
& \text { s. 12: (2) 72, (2) 118, (2) 119; BL: 154-72, } \\
& \text { 344-73, } 739-80 \text {. } \\
& \text { BL: } 154-72,344-73,739-80 .
\end{aligned}
\] \\
\hline
\end{tabular}



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\hline 7 & S. 12: (2) 13, (2) 132, (2) 137. & 414-416 & s. 12: (2) 132. \\
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\hline \multirow[t]{2}{*}{44-57} & s.12: (2) 53 , (2) 72, (2) 132. & 447 & \[
\begin{aligned}
& \text { s.12: (2) } 72 \text {, (2) } 128 \text {, (2) } 132 \text {; BL: } 791-78 \text {, } \\
& 792-78 \text {. }
\end{aligned}
\] \\
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\hline & & 516-518 & s. 12: (2) 80, (2) 128, (2) 131, (2) 132. \\
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\hline \multicolumn{2}{|l|}{CHRISTIE ST} & 551 & S. 12: (2) 80, (2) 128, (2) 131, (2) 132. \\
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\hline 510 & 8L: 21-74. & 561 & S. 12: (2) 72, (2) 132; BL: 26-76, 28-76. \\
\hline 511-513 & No Exceptions. & 562-572A & s. 12: (2) 128 , (2) 131, (2) 132. \\
\hline 514 & BL: 21-74. & 576 & s. 12: (2) 128, (2) 131, (2) 132; BL: 21280, \\
\hline 515-519 & No Exceptions. & & 821-80. 72 \\
\hline 530-536 & BL: 21-74. & 577-579 & s. 12: (2) 72, (2) 132; 8L: 28-76. \\
\hline 544-548 & S. 12: (2) 72. & 580-582 & s. 12: (1) 105 , (2) 72, (2) 128 , (2) 132. \\
\hline 549 & No Exceptions. & & s. 12: (2) 72, (2) 132; 日L: \(28-76\). \\
\hline 550 & S. 12: (2) 72. & 584 & s. 12: (2) 72, (2) 128 , (2) 132. \\
\hline 551 & No Exceptions. & 585 & s. 12: (2) 72, (2) 132; BL: \(28-76\), \\
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\hline & & 620 & s. 12: (1) 62, (2) 132; BL: 242-68. \\
\hline \multicolumn{2}{|l|}{\multirow[t]{2}{*}{CHUDLEIGH AV}} & 625 & S. 12: (2) 80, (2) 132; BL: 463-79, 773-83. \\
\hline & & 628-644 & S. 12: (2) 84 , (2) 132. \({ }^{\text {c }}\) (2) 132 \\
\hline 1-136 & BL: 154-72, 344-73, 739-80. & \[
\begin{aligned}
& 634-644 \\
& 675-725
\end{aligned}
\] & S. 12: (2) 80 , (2) 84 , (2) 132.
\[
\text { s. 12: (2) } 132 .
\] \\
\hline & & 728 & \[
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\] \\
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\hline 2 & s. 12: (2) 132; BL: 515-76, 576-76, 677-76, 24-77, 391-78, 478-78, 664-78, 879-80, 61-81, 116-82, 145-83. & \[
\frac{\text { CHURCHILL AV }}{1-68}
\] & S. 12: (2) 72. \\
\hline 2R & \[
\begin{aligned}
& \text { s. 12: (2) 132; BL: } 576-76,677-76,24-77 \text {, } \\
& 478-78,116-82,145-83 .
\end{aligned}
\] & CIBOLA AV & \\
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\hline 30 & s. 12: (2) 132; BL: 740-78, 172-85. & & \\
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\hline 200 & s. 12: (2) 132; BL: 517-76. & & \\
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\hline
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\hline 44 & s. 12: (2) 72; BL: 68-85. & 160 & s. 12: (2) 72: BL: 68-85. & \\
\hline 45 & s. 12: (2) 72. & 163 & s.12: (2) 72. & \\
\hline 46 & s. 12: (2) 72; BL: 68-85. & 164 & s. 12: (2) 72: BL: 68-85. & \\
\hline 47 & s.12: (2) 72. & 165 & s.12: (2) 72. & \\
\hline 48 & s. 12: (2) 72; BL: 68-85. & 166 & s. 12: (2) 72: BL: 68-85. & \\
\hline 49 & s. 12: (2) 72. & 167-169 & S.12: (2) 72. & \\
\hline 50 & s.12: (2) 72; BL: 68-85. & 170 & s. 12: (2) 72; BL: 68-85. & \\
\hline 51 & s. 12: (2) 72. & 171 & s.12: (2) 72. & \\
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\hline 53 & s.12: (2) 72. & 173 & s.12: (2) 72. & \\
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\hline 56 & s. 12: (2) 72; BL: 68-85. & & & \\
\hline 57 & s. 12: (2) 72. & & & \\
\hline 58 & S. 12: (2) 72; BL: 68-85. & CLARENCE SQ & & \\
\hline 59 & s. 12: (2) 72. & 5-25 & s. 12: (2) 132. & \\
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\hline 61 & S. 12: (2) 72. & & & \\
\hline 62 & s.12: (2) 72; BL: 68-85. & CLARENDON AV & & \\
\hline 63-67A & S. 12: (2) 72. & 1-2 & s. 13: \(16110,16159\). & \\
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\hline 80 & s. 12: (2) 72; BL: 68-85. & & & \\
\hline 81 & s. 12: (2) 72. & CLARENDON CR & & \\
\hline 82 & S. 12: (2) 72; BL: 68-85. & 1-15 & s.12: (1) 85, (2) 66, (2) & \\
\hline 83 & s. 12: (2) 72. & & & \\
\hline 84 & S. 12: (2) 72; BL: 68-85. & & & \\
\hline 85 & s. 12: (2) 72. & CLARK CR & & \\
\hline 86 & s. 12: (2) 72; BL: 68-85. & - - - & No Exceptions. & \\
\hline 87 & s. 12: (2) 72. & & & \\
\hline 88 & s. 12: (2) 72: BL: 68-85. & & & \\
\hline 89 & s. 12: (2) 72. & CLARK ST & 12: (2) 72. & \\
\hline 90
91 & s.12: (2) 72; BL: 68-85. & \(7-37\) & s. 12: (2) 72. & \\
\hline 92 & s.12: (2) 72; BL: 68-85. & & & \\
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\hline 103 & s. 12: (2) 72. & & & \\
\hline 104 & s. 12: (2) 72; BL: 68-85. & & & \\
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\hline 132 & s. 12: (2) 72; BL: 68-85. & & s.13: 217-73, 354-73; BL: & 217-73, 354-73. \\
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135 & s.12: (2) \(72 ; \mathrm{BL}: 68-85\).
s.12: (2) 72. & & s. 13: 217-73, 354-73; BL: & 217-73, 354-73. \\
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\hline \multicolumn{4}{|l|}{\multirow[t]{2}{*}{\(\frac{\text { DAGMAR AV }}{52-103}\) s.12: (2) 72.}} \\
\hline & & & \\
\hline & & \(\frac{\text { DARRELL }}{4-11}\) & S. 12: (2) \\
\hline \multicolumn{2}{|l|}{DALE AV} & \(14^{-11}\) & s. 12: (2) 72; 8L: 231-80. \\
\hline 1-74 & S. 12: (1) 10 , (2) 14 , (2) 72. & \[
15
\] & \[
\text { s. 12: (2) } 72 \text {. }
\] \\
\hline \[
75
\] & S. 12: (1) 10, (2) 14, (2) 72; 8L: 409-81. & 16-18 & S. 12: (2) 72; 8L: 231-80, \\
\hline 76-80 & s.12: (1) 10, (2) 14, (2) 72. & 19
20 & \[
\begin{aligned}
& \text { s.12: (2) } 72 \text {. } \\
& \text { s.12: (2) } 72 \text {; } 8 \mathrm{~L}: ~ 231-80 .
\end{aligned}
\] \\
\hline & & 21 & S.12: (2) 72, \\
\hline \multicolumn{2}{|l|}{DALEWOOD RD} & 22 & s.12: (2) 72; BL: 231-80. \\
\hline 48-65 & \[
\begin{aligned}
& \text { s. 12: (2) 118, (2) 119; 8L: 154-72, 344-73, } \\
& \text { 739-80. }
\end{aligned}
\] & 23-58 & s.12: (2) 72. \\
\hline & & DARTFORD RD & \\
\hline \multicolumn{2}{|l|}{DALHOUSIE ST} & \multirow[t]{3}{*}{14-24} & \multirow[t]{2}{*}{S.12: (2) 72.} \\
\hline 24-86 & S. 12: (2) 132. & & \\
\hline \multirow[t]{2}{*}{} & S. 12: (2) 132; BL: 517-76. & & \\
\hline & & \(\frac{\text { DARTNELL }}{2-44}\) & s. 12: (2) 72. \\
\hline \multicolumn{4}{|l|}{} \\
\hline \[
\begin{aligned}
& 5-7 \\
& 8
\end{aligned}
\] & s. 12: (2) 53, (2) 72, (2) 132. . 1 , 157-69 & & \\
\hline \[
\begin{gathered}
8 \\
10-32
\end{gathered}
\] & s. 12: (2) 53, (2) 72, (2) 132 ; \(8 \mathrm{~L}: 157-69\).
s. \(12:(2) 53,(2) 72,(2) 132\). & \(\frac{\text { DARWIN RD }}{1-}_{1 A}\) & \\
\hline \(10-32\)
33 & S. 12: (2) 53, (2) 72, (2) 132.
s. 12: (1) \(57,(2) 53,(2) 72,(2) 132\). & 1-1A & No Exceptions. \\
\hline \multirow[t]{3}{*}{34-41} & \multirow[t]{2}{*}{s.12: (2) 53 , (2) 72, (2) 132.} & & \\
\hline & & \multicolumn{2}{|l|}{DAVENPDRT RD} \\
\hline & & 1-17 & s. 12: (2) 132. \\
\hline \multicolumn{2}{|l|}{DANFDRTH AV} & 18 & s.12: (2) 132; BL: 839-78, 202-79. \\
\hline 1-55 & S.12: (2) 72. & 21 - 45 & s.12: (2) 132. \\
\hline 80 & s. 12: (2) 72; 8L: 392-76, 487-76. & \[
61
\] & S. 12: (2) 72, (2) 132, (2) 137. \\
\hline 85-779 & S.12: (2) 72. & 76 & S. 12: (2) 132. \\
\hline 780 & s.12: (2) 72, (6). & 85-93 & s.12: (2) 132, (2) 137. \\
\hline 781-900 & s. 12: (2) 72. & 100 & s. 12: (2) 132. \\
\hline \(901-905\)
906 & s. 12: (2) 72; 8L: 359-76.
s. & \[
101
\] & S. 12: (2) 72, (2) 132, (2) 137 ; 8L: 635-83. \\
\hline \[
\begin{aligned}
& 906 \\
& 907
\end{aligned}
\] & S.12: (2) 72.
S.12: (2) 72 ; 8L: 359-76. & 110
\(113-135\) & \\
\hline 907
908 & S. 12: (2) 72; 8L: 359-76.
s. 12: (2) 72. & 113-135
142R & S. 12: (2) 132, (2) 137.
s.12: (2) 72, (2) 132, (2) 137. \\
\hline 909-911 & s. 12: (2) 72; BL: 359-76. & 144 & S.12: (2) 132, (2) 137; BL: 597-85. \\
\hline 912 & s. 12: (2) 72. & 146-180 & S.12: (2) 132, (2) 137. \\
\hline 913-917 & s. 12: (2) 72: BL: 359-76. & 182-184 & s. 12: (2) 72 , (2) 132, (2) 137; 8L: 583-78, \\
\hline 918 & S. 12: (2) 72. & & 584-78. \\
\hline 919 & s. 12: (2) 72; BL: 359-76. & 185-192 & S. 12: (2) 132, (2) 137. \\
\hline 920 - 92 & S. 12: (2) 72. & 194 & S.12: (2) 72, (2) \(132,(2) 137\); BL: \(541-78\), \\
\hline 921-925 & S. 12: (2) 72; BL: 359-76. & & 542-78. \\
\hline 926 & S. 12: (2) 72 . & 195 & S.12: (2) 132, (2) 137. \\
\hline 927 & s. 12: (2) 72; BL: 359-76. & 196 & S. 12: (2) 72, (2) 132, (2) 137; 8L: 541-78, \\
\hline 928 - 931 & s. 12: (2) 72. & & 542-78. \\
\hline 929-931 & S. 12: (2) 72; 8L: 359-76. & 198-200 & S. 12: (2) 132, (2) 137. \\
\hline 932 & S. 12: (2) 72 . \({ }^{\text {c }}\) (2) \(359-76\) & 202 & s. 12: (2) 132, (2) 137; BL: 97-77. \\
\hline 933 & s. 12: (2) 72; BL: 359-76. & 224 & s. 12: (2) 13, (2) 132. \\
\hline 934 & s. 12: (2) 72. & 225 & s. 12: (2) \(13,(2) 72,(2) 132,(2) 137,(6)\). \\
\hline 935-939 & S. 12: (2) 72; 8L: 359-76. & 230-238 & s.12: (2) 132. \\
\hline 940-1260 & S.12: (2) 72. & 243 & S. 12: (2) 132, (2) 137. \\
\hline 1262-1335 & S. 12: (2) 72; 8L: 137-81. & 247 & s. 12: (2) 132; BL: 368-73. \\
\hline 1266-1335 & s. 12: (2) 72. & 250 & S.12: (2) 132; BL: 22637, 22904, 23047, 66-74. \\
\hline 1336 & s. 12: (2) 72; BL: 553-80. & 251-261 & S.12: (2) 132. \\
\hline 1337-1948 & S. 12: (2) 72. & \(261 R\) & s.12: (2) 53, (2) 72, (2) 132. \\
\hline 1949 & No Exceptions. & 263-277 & s.12: (2) 132. \\
\hline 1950-2489 & S. 12: (2) 72. & 287 & s.12: (2) 67, (2) 132. \\
\hline
\end{tabular}
\begin{tabular}{|c|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions & \\
\hline \multicolumn{2}{|l|}{DAVENPORT RD (Continued)} & \multicolumn{3}{|l|}{DAVENPORT RD (Continued)} \\
\hline 295-301 & s.12: (2) 132. & 1268 & s. 12: (2) 72. & \\
\hline 30 tR & s. 12: (2) 53, (2) 72 , (2) 132. & 1269-1277 & S. 12: (1) 145, (2) 7 & 72 \\
\hline 303-350 & s. 12: (2) 132. & 1278 & s. 12: (2) 72 : & \\
\hline 354 & s.12: (2) 132, (6). & 1279 & S. 12: (1) 145, (2) 7 & 72. \\
\hline 358 & s. 12: (2) 132. & 1281 & s.12: (1) 145, (2) 7 & 72: BL: 570-77. \\
\hline 359 & S. 12: (2) 53, (2) 54 , (2) 72 , (2) 132. & 1282-1286 & s. 12: (2) 72. & \\
\hline 360 & s. 12: (2) 132. & 1287 & s.12: (1) 145 , (2) 7 & 72 \\
\hline 362 & s. 12: (2) \(132,(6)\). & 1288 & s. 12: (2) 72. & \\
\hline 364-368 & s. 12: (2) 132. & 1289-1335 & s. 12: (1) 145, (2) 7 & 72 \\
\hline 372-390 & s. 12: (2) 72. & 1338-1344 & S. 12: (2) 72. & \\
\hline 391 & S. 12: (1) 52. & 1345 & No Exceptions. & \\
\hline 392-486 & s. 12: (2) 72. & 1346 & S. 12: (2) 72. & \\
\hline 487-515 & s. 12: (1) 52, (1) 74. & 1347 & No Exceptions. & \\
\hline 555 & s. 12: (1) 52. & 1348 & s. 12: (2) 72. & \\
\hline 574-602 & s. 12: (2) 72. & 1349. & No Exceptions. & \\
\hline 603 & s. 12: (1) 52. & 1350 & s. 12: (2) 72. & \\
\hline 604-644 & s. 12: (2) 72. & 1351-1353 & No Exceptions. & \\
\hline 645 & s. 12: (2) 72; BL: 20626. & 1356 & S. 12: (2) 72. & \\
\hline 646-648 & s. 12: (2) 72. & 1357 & No Exceptions. & \\
\hline 649 & s. 12: (1) 36, (2) 72. & 1358-1360 & S. 12: (2) 72. & \\
\hline 650-652 & s. 12: (2) 72. & 1361 & No Exceptions. & \\
\hline 653 & s. 12: (1) 36, (2) 72. & 1362-1368 & S. 12: (2) 72. & \\
\hline 654-671 & s. 12: (2) 72. & 1369 & No Exceptions. & \\
\hline 750-838 & No Exceptions. & 1370 & s. 12: (2) 72. & \\
\hline 840-917 & S. 12: (2) 72. & 1371 & No Exceptions. & \\
\hline 950 & No Exceptions. & 1372 & s.12: (2) 72. & \\
\hline 999-1085 & S. 12: (2) 72. & 1373 & No Exceptions. & \\
\hline 1087 & s. 12: (2) 72 ; BL: 147-85. & 1374 & s. 12: (2) 72. & \\
\hline 1089-1119 & s. 12: (2) 72. & 1375 & No Exceptions. & \\
\hline 1130-1148 & No Exceptions. & 1376-1382 & s. 12: (2) 72. & \\
\hline 1150 & S. 12: (2) 72. & 1383 & No Exceptions. & \\
\hline 1151-1167 & No Exceptions. & 1384-1392 & s. 12: (2) 72. & \\
\hline 1168 & S. 12: (2) 72. & 1393 & BL: 807-77, 283-78, & 425-78, 515-79, 19-82. \\
\hline 1169 & No Exceptions. & 1394 & S. 12: (2) 72. & \\
\hline 1170 & S.12: (2) 72. & 1395 & BL: 807-77, 283-78, & 425-78, 515-79, 19-82. \\
\hline 1171 & No Exceptions. & 1396 & S. 12: (2) 72. & \\
\hline 1172 & S. 12: (2) 72. & 1397 & BL: 807-77, 283-78, & 425-78, 515-79, 19-82. \\
\hline 1173 & No Exceptions. & 1398 & S. 12: (2) 72. & \\
\hline 1174 & S. 12: (2) 72. & 1399 & BL: 807-77, 283-78, & 425-78, 515-79, 19-82. \\
\hline 1175 & No Exceptions. & 1400 & S.12: (2) 72. & \\
\hline 1176 & S. 12: (2) 72. & 1401 & S. 12: (1) 145, (2) & 72. \\
\hline 1177 & No Exceptions. & 1402 & S. 12: (2) 72. & \\
\hline 1178 & s. 12: (2) 72. & 1403-1407 & s. 12: (1) 145, (2) & 72. \\
\hline 1179 & No Exceptions. & 1408 & s. 12: (2) 72 . & \\
\hline 1180-1182 & S. 12: (2) 72. & 1409 & s. 12: (1) 145, (2) & 72. \\
\hline 1183 & No Exceptions. & 1410 & s. 12: (2) 72. & \\
\hline 1184-1220 & S. 12: (2) 72. & 1411 & s. 12: (1) 145, (2) & 72. \\
\hline 1223 & No Exceptions. & 1412-1412A & S. 12: (2) 72. & \\
\hline 1224 & S. 12: (2) 72. & 1413 & S. 12: (1) 145, (2) & 72. \\
\hline 1225 & No Exceptions. & 1414 & s. 12: (2) 72. & \\
\hline 1226-1230 & s. 12: (2) 72. & 1415-1417 & s. 12: (1) 145, (2) & 72. \\
\hline 1231 & No Exceptions. & 1418 & s. 12: (2) 72. & \\
\hline 1232 & S. 12: (2) 72. & 1419-1423 & S. 12: (1) 145, (2) & 72. \\
\hline 1233 & No Exceptions. & 1424 & s. 12: (2) 72. & \\
\hline 1234 & S. 12: (2) 72. & 1425-1441 & s. 12: (1) 145, (2) & 72. \\
\hline 1235 & No Exceptions. & 1442 & s. 12: (2) 72. & \\
\hline 1236 & S.12: (2) 72. & 1443-1451 & s. 12: (1) 145, (2) & 72. \\
\hline 1237 & No Exceptions. & 1452 & s. 12: (2) 72. & \\
\hline 1238 & s. 12: (2) 72. & 1453 & s. 12: (1) 145, (2) & 72. \\
\hline 1239 & No Exceptions. & 1454 & s. 12: (2) 72. & \\
\hline 1240-1250 & s.12: (2) 72. & 1455 & s. 12: (1) 145, (2) & \\
\hline 1251 & s. 12: (1) 145, (2) 72. & 1456 & s. 12: (2) 72. & \\
\hline 1252 & s. 12: (2) 72. & 1457 & s. 12: (1) 145, (2) & 72. \\
\hline 1253 & s.12: (1) 145, (2) 72. & 1458 & s. 12: (2) 72. & \\
\hline 1254 & s. 12: (2) 72. & 1459 & s. 12: (1) 145, (2) & 72. \\
\hline 1255 & s. 12: (1) 145, (2) 72. & 1460 & S. 12: (2) 72. & \\
\hline 1256 & s. 12: (2) 72. & 1461 & s. 12: (1) 145, (2) & 72. \\
\hline 1257 & s. 12: (1) 145, (2) 72. & 1462 & s. 12: (2) 72. & \\
\hline 1258 & S. 12: (2) 72. & 1463 & s. 12: (1) 145, (2) & 72. \\
\hline 1259 & S. 12: (1) 145, (2) 72. & 1480-1540 & s. 12: (2) 72. & \\
\hline 1260 & s. 12: (2) 72. & 1541 & s. 12: (1) 145, (2) & 72; BL: 368-77. \\
\hline 1261-1267 & s.12: (1) 145, (2) 72. & 1542-1590 & s. 12: (2) 72. & \\
\hline
\end{tabular}



\section*{INDEX OF EXCEPTIONS}

\begin{tabular}{|c|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions & \\
\hline DUFFERIN ST & & DUFFERIN ST & (Continued) & \\
\hline 153 & No Exceptions. & 1098 & s.12: (2) 72. & \\
\hline 158 & s.12: (2) 70 , (2) 74 , (2) 75. & 1099 & s.12: (2) 72, (2) & 113. \\
\hline 159 - 163 & No Exceptions. & 1100 & s.12: (2) 72. & \\
\hline 180 & S. 12: (2) 70 , (2) \(72,(2) 74\), (2) 75. & 1101 & 5.12: (2) 72, (2) & 113. \\
\hline 189 & No Exceptions. & 1102 & s. 12: (2) 72. & \\
\hline 200 & S. 12: (2) 70, (2) 74, (2) 75. & 1103 & S. 12: (2) 72, (2) & 113. \\
\hline 233 & No Exceptions. & 1104 & s. 12: (2) 72. & \\
\hline 248-250 & s. 12: (2) 70 , (2) 74 , (2) 75. & 1105 & 5.12: (2) 72, (2) & 113. \\
\hline 252-260 & s. 12: (2) 70 , (2) 74, (2) 75; BL: 45-80, 478-83. & 1106 & s. 12: (2) 72. & \\
\hline 295 & BL: 711-83. & 1107 & 5. 12: (2) 72, (2) & 113. \\
\hline 300 & S. 12: (2) 70, (2) 72, (2) 74, (2) 75; & 1108 & s. 12: (2) 72. & \\
\hline & BL: 785-77. & 1109 & s.12: (2) 72, (2) & 113. \\
\hline 310-338 & S. 12: (2) 70, (2) 72, (2) 74 , (2) 75. & 1110 & s. 12: (2) 72. & \\
\hline 340 & s. 12: (1) 52 , (2) 70, (2) 74 , (2) 75. & 1111 & s.12: (2) 72, (2) & 113. \\
\hline 345 & BL: 711-83. & 1112 & s.12: (2) 72. & \\
\hline 358-376R & s.12: (1) 52, (2) \(70,(2) 74,(2) 75\). & 1113 & S.12: (2) 72, (2) & 113. \\
\hline 405 & s.12: (1) 52. & 1114-1114A & s.12: (2) 72. & \\
\hline 419-433 & s. 12: (2) 72. & 1115 & 5.12: (2) 72, (2) & 113. \\
\hline 440 & No Exceptions. & 1116 & s.12: (2) 72. & \\
\hline 443-447 & s. 12: (2) 72. & 1117 & s. 12: (2) 72, (2) & 113. \\
\hline 450-492 & No Exceptions. & 1118 & s. 12: (2) 72. & \\
\hline 494-646 & s.12: (2) 72. & 1119 & s. 12: (2) 72, (2) & 113. \\
\hline 648 & s.12: (2) 72; BL: 327-82. & 1120 & S. 12: (2) 72. & \\
\hline 650 & s. 12: (2) 72. & 1121 & s. 12: (2) 72, (2) & 113. \\
\hline 651 & s.12: (2) 72; BL: 88-67, 165-67. & 1122 & s. 12: (2) 72. & \\
\hline 652-660 & s. 12: (2) 72. & 1123 & s.12: (2) 72, (2) & 113. \\
\hline 661 & S.12: (2) 72; BL: 88-67, 165-67. & 1124 & s. 12: (2) 72 . & \\
\hline 662-793 & s. 12: (2) 72. & 1125 & s. 12: (2) 72, (2) & 113. \\
\hline 875 & No Exceptions. & 1126 & S.12: (2) 72. & \\
\hline 900 & s.12: (2) 72. & 1127 & s.12: (2) 72, (2) & 113. \\
\hline 919 & s.12: (2) 72; BL: 62-67, 190-69. & 1128 & s.12: (2) 72. & \\
\hline 931-947 & s. 12: (2) 72; BL: 62-67. & 1129 & s.12: (2) 72, (2) & 113. \\
\hline 948 & s.12: (2) 72. & 1130 & s.12: (2) 72. & \\
\hline 949 & s.12: (2) 72; BL: 62-67. & 1131 & s. 12: (2) 72, (2) & 113. \\
\hline 950 & s. 12: (2) 72. & 1132 & s. 12: (2) 72. & \\
\hline 951-959 & s.12: (2) 72; BL: 62-67. & 1133 & s.12: (2) 72, (2) & 113. \\
\hline 960 & s.12: (2) 72. & 1134 & s. 12: (2) 72. & \\
\hline 961-1005 & s. 12: (2) 72; BL: 62-67. & 1135 & S. 12: (2) 72, (2) & 113. \\
\hline 1009-1011 & S. 12: (1) 149, (1) 152, (1) 153, (2) 113. & 1136-1136A & s. 12: (2) 72. & \\
\hline 1017-1029 & s. 12: (2) 72, (2) 113. & 1137 & s.12: (2) 72, (2) & 113. \\
\hline 1030 & s. 12: (1) 167 , (1) 168. & 1138 & s.12: (2) 72. & \\
\hline 1031-1047 & s. 12: (2) 72, (2) 113. & 1139 & S. 12: (2) 72, (2) & 113. \\
\hline 1054-1058 & s. 12: (2) 72. & 1140 & s. 12: (2) 72. & \\
\hline 1059 & s. 12: (2) 72, (2) 113. & 1141 & 5.12: (2) 72, (2) & 113. \\
\hline 1060 & s. 12: (2) 72. & 1142 & s. 12: (2) 72. & \\
\hline 1061 & s. 12: (2) 72 , (2) 113. & 1143 & s.12: (2) 72, (2) & 113. \\
\hline 1062 & s. 12: (2) 72. & 1144 & s. 12: (2) 72. & \\
\hline 1063 & s. 12: (2) 72, (2) 113. & 1145 & S. 12: (2) 72, (2) & 113. \\
\hline 1064 & s. 12: (2) 72. & 1146 & 5.12: (2) 72. & \\
\hline 1065 & S. 12: (2) 72, (2) 113. & 1147 & 5.12: (2) 72, (2) & 113. \\
\hline 1066 & S. 12: (2) 72. & 1148 & 5. 12: (2) 72. & \\
\hline 1067 & S. 12: (2) 72, (2) 113. & 1149 & 5. 12: (2) 72, (2) & 113. \\
\hline 1068 & s. 12: (2) 72. & 1150 & s. 12: (2) 72. & \\
\hline 1069 & s. 12: (2) 72, (2) 113. & 1151 & s. 12: (2) 72, (2) & 113. \\
\hline 1070 & s. 12: (2) 72. & 1152 & s. 12: (2) 72. & \\
\hline 1071 & S. 12: (2) 72 , (2) 113. & 1153 & s. 12: (2) 72, (2) & 113. \\
\hline 1072 & s. 12: (2) 72. & 1154-1154A & s. 12: (2) 72. & \\
\hline 1073 & s. 12: (2) 72 , (2) 113. & 1155 & s. 12: (2) 72, (2) & 113. \\
\hline 1074 & s. 12: (2) 72. & 1156 & S. 12: (2) 72. & \\
\hline 1075 & s. 12: (2) 72, (2) 113. & 1157 & s. 12: (2) 72, (2) & 113. \\
\hline 1076 & s. 12: (2) 72. & 1158 & s. 12: (2) 72. & \\
\hline 1077 & s. 12: (2) 72, (2) 113. & 1159 & S.12: (2) 72, (2) & 113. \\
\hline 1078 & s. 12: (2) 72. & 1160 & s. 12: (2) 72. & \\
\hline 1079 & S. 12: (2) 72, (2) 113. & 1161 & s. 12: (2) 72, (2) & 113. \\
\hline 1080 & s. 12: (2) 72. & 1162 & s. 12: (2) 72. & \\
\hline 1081 & s. 12: (2) 72, (2) 113. & 1163 & s.12: (2) 72, (2) & 113. \\
\hline 1082 & s. 12: (2) 72. & 1164-1164A & s. 12: (2) 72. & \\
\hline 1083-1085 & s. 12: (2) 72, (2) 113. & 1165 & s. 12: (2) 72, (2) & 113. \\
\hline 1086 & s.12: (2) 72. & 1166 & s.12: (2) 72. & \\
\hline 1087 & s.12: (2) 72, (2) 113. & 1167 & s. 12: (2) 72, (2) & 113. \\
\hline 1088 & s. 12: (2) 72. & 1168 & s. 12: (2) 72. & \\
\hline 1091-1097 & s. 12: (2) 72, (2) 113. & 1169 & s. 12: (2) 72 , (2) & 113. \\
\hline
\end{tabular}

\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline \multicolumn{2}{|l|}{DUNDAS ST E (Continued)} & \multicolumn{2}{|l|}{DUNDAS ST W (Continued)} \\
\hline 398 & \[
\begin{aligned}
& \text { s. 12: (1) } 66 \text {, (2) } 101, \text { (2) 132; BL: } 235-75 \text {, } \\
& 468-75 \text {. }
\end{aligned}
\] & \[
\begin{aligned}
& 574-594 \\
& 602-686
\end{aligned}
\] & \[
\begin{aligned}
& \text { s. 12: (1) } 42 \text {, (2) 132; BL: } 405-84 . \\
& \text { s. 12: (2) 132; BL: } 405-84 .
\end{aligned}
\] \\
\hline 400-429 & s. 12: (1) 66, (2) 101, (2) 132. & 690 & S. 12: (2) 72, (2) 114, (2) 115 , (2) 132. \\
\hline 431 & s. 12: (1) 66, (2) 132. & 707 & s. 12: (2) 132. \\
\hline 432 & s. 12: (1) 66, (2) 101, (2) 132. & 750-1052A & s. 12: (2) 72. \\
\hline 439 & s. 12: (1) 66, (2) 132. & 1053 & No Exceptions. \\
\hline 465-591 & S. 12: (2) 72, (2) 132. & 1054-1068 & s. 12: (2) 72. \\
\hline 620 & s. 12: (1) 128, (2) 72, (2) 132. & 1077-1083 & s. 12: (2) 60, (2) 72. \\
\hline 736-755 & S. 12: (2) 132. & 1087 & s. 12: (2) 60 , (2) 72 ; BL: 145-75, 193-75. \\
\hline 777-786 & No Exceptions. & 1087R-1101 & s. 12: (2) 60, (2) 72. \\
\hline 825-966 & 5. 12: (2) 72. & 1102 & s. 12: (2) 60 , (2) 72; BL: 465-79, 680-79, \\
\hline 990-998 & s. 12: (2) 72; BL: 82-77, 287-77. & & 324-80, 325-80. \\
\hline 999 & s. 12: (2) 72. & 1103-1117 & s. 12: (2) 60, (2) 72. \\
\hline 1000 & s. 12: (2) 72 ; BL: 82-77, 287-77. & 1120 & s. 12: (2) 60, (2) 72: BL: 465-79, 680-79, \\
\hline 1003-1056 & S.12: (2) 72. & & 324-80, 325-80. \\
\hline 105-1236 & No Exceptions. & 1128-1288 & 5. 12: (2) 72. \\
\hline 1289-1457 & s. 12: (2) 72. & 1289 & s. 12: (2) 72; BL: 524-83. \\
\hline 1467-1469 & s. 12: (2) 72; BL: 143-71. & 1305-1520 & s. 12: (2) 72. \\
\hline 1480-1712 & s. 12: (2) 72. & 1521R & s. 12: (1) 173 , (2) 72. \\
\hline 1714 & s. 12: (2) 72, (6). & 1525-1709 & s. 12: (2) 72. \\
\hline 1715 & s. 12: (2) 72. & 1717 & No Exceptions. \\
\hline 1716 & s. 12: (2) 72, (6). & 1720-1762 & s. 12: (2) 72. \\
\hline 1717 & s. 12: (2) 72. & 1877 & 5. 12: (2) 138. \\
\hline 1718 & s. 12: (2) 72, (6). & 1970-1974 & No Exceptions. \\
\hline 1719 & s. 12: (2) 72. & 1975-1977 & s. 12: (2) 72. \\
\hline 1721 & s. 12: (2) 72, (6). & 1978-1985 & No Exceptions. \\
\hline 1722-1724 & s. 12: (2) 72. & 1995-2100 & s. 12: (2) 72. \\
\hline 1725 & s. 12: (2) 72, (6). & 2101 & 5. 12: (1) 52. \\
\hline 1726 & S. 12: (2) 72. & 2102-2104 & S. 12: (2) 72. \\
\hline 1727 & s. 12: (2) 72, (6). & 2107 & 5. 12: (1) 52. \\
\hline 1729-1730 & s. 12: (2) 72. & 2112 & 5. 12: (2) 72. \\
\hline 1731 & s. 12: (2) 72, (6). & 2113-2125 & s. 12: (1) 52. \\
\hline 1734 & s. 12: (2) 72. & 2130-2134 & S. 12: (2) 72. \\
\hline 1735 & S. 12: (2) 72, (6). & 2135 & 5. 12: (1) 52. \\
\hline 1737-1981 & S. 12: (2) 72. & 2136-2138 & 5. 12: (2) 72. \\
\hline 1987 & No Exceptions. & 2139 & 5. 12: (1) 52. \\
\hline 2008-2110 & s. 12: (2) 72. & 2140-2144 & 5. 12: (2) 72. \\
\hline & & \(\begin{array}{lll}2145 \\ 2146 & & -2200\end{array}\) & S. \(12:\) (1) 52.
s. \(12:(2) 72\). \\
\hline \multicolumn{2}{|l|}{DUNDAS ST W} & 2201 & S. 12: (2) 72 ; BL: 110-85. \\
\hline 1 & s.12: (1) 114, (2) 128, (2) 132; BL: 886-78, 887-78, 40-79, 244-79, 71-80, 707-82, 708-82, & 2202-2237 & \[
\text { 5. 12: (2) } 72 \text {. }
\] \\
\hline & \[
\begin{aligned}
& 887-78,40-79,244-79,71-80,707-82,708-82 \text {, } \\
& 113-83 .
\end{aligned}
\] & 2238
2238 & No Exceptions.
s. 12:
(2) 72. \\
\hline 100 & s. 12: (2) 132. & 2252 & No Exceptions. \\
\hline 101 & s. 12: (2) 132; s. 13: 16825,16980 , 20057, 227-85. & \[
\begin{array}{ll}
2255 & -2263 \\
2264
\end{array}
\] & s. 12: (2) 72 . No Exceptions. \\
\hline 108-168 & s.12: (2) 132. & 2267-2279 & 5. 12: (2) 72. \\
\hline 171 & s.12: (2) 72, (2) 132; BL: 795-78, 796-78. & 2280 & No Exceptions. \\
\hline 173-207 & s. 12: (2) 132. & 2283-2287 & \multirow[t]{2}{*}{S. \({ }^{\text {So Exceptions. }}\)} \\
\hline 250 & s. 12: (2) 132; BL: 64-83, 273-83. & 2288-2290 & \\
\hline 255-292 & 5. 12: (2) 132. & 2291-2333 & s. 12: (2) 72. \\
\hline 308-314 & S. 12: (2) 80, (2) 132. & 2340 & S. 12: (1) 173; s. 13: 339-80; BL: 339-80. \\
\hline 317 & 5. 12: (2) 65, (2) 132; BL: 282-71, 209-74. & 2365 & S.12: (2) 72. \\
\hline 318-324 & S. 12: (2) 80, (2) 132. & 2376 & s.12: (1) 173 , (2) 125. \\
\hline 326 & 5. 12: (2) 80, (2) 132: BL: 308-74. & 2379-2381 & s. 12: (2) 72. \\
\hline 330 & 5. 12: (2) 80 , (2) 132, (6). & 2382 & s. 12: (1) 173 , (2) 125. \\
\hline 334-336 & s. 12: (2) 80, (2) 132; BL: 275-74. & 2383-2387 & s. 12: (2) 72. \\
\hline 340 & S. 12: (2) 80 , (2) 132 ; BL: 313-74. & 2388 & s.12: (1) 173 , (2) 125. \\
\hline 344 & s. 12: (2) 80, (2) 132. & 2393-2439 & s. 12: (2) 72. \\
\hline 346 & s.12: (2) 57, (2) 80, (2) 132. & 2440 & s. 12: (1) 173 , (2) 125. \\
\hline 350 & s. 12: (2) 80 , (2) 132. & 2441-2453 & \[
\text { s.12: (2) } 72 \text {. }
\] \\
\hline 356 & \[
\begin{aligned}
& \text { s. 12: (2) } 80 \text {, (2) 132; BL: } 69-72,389-74 \text {, } \\
& 351-80 \text {. }
\end{aligned}
\] & 2454 \(2455-2465\) & \[
\begin{array}{llll}
\text { s. } 12: & \text { (1) } 173, & \text { (2) } 125 . \\
\text { S. } 12: & \text { (2) } 72 .
\end{array}
\] \\
\hline 360-370 & \[
\begin{aligned}
& \text { S. 12: (1) } 116, \text { (1) } 117,(2) 72,(2) 80,(2) 93, \\
& \text { (2) } 132 \text {, }
\end{aligned}
\] & \(\begin{array}{llll}2466 \\ 2469 & & \\ 2477\end{array}\) & \[
\begin{array}{lll}
\text { s. } 12: \text { (1) } 173 \text {, (2) } 125 . \\
\text { s. } 12: \text { (2) } 72 \text {. }
\end{array}
\] \\
\hline 377-410 & S. 12: (2) 132. & 2480-2486 & S. 12: (1) 173, (2) 125. \\
\hline 412 & S. 12: (2) 132, (6). & 2495-2589 & \[
\text { s. 12: (2) } 72 \text {. }
\] \\
\hline 414-460 & s. 12: (2) 132. & 2591-2639 & No Exceptions. \\
\hline 463 & s. 12: (2) \(132,(6)\). & 2639R & s. 12: (2) 72. \\
\hline 466-525 & s. 12: (2) 132. & 2659 & No Exceptions. \\
\hline 526-570 & s. 12: (1) 42, (2) 132; BL: 405-84. & 2665 & \multirow[t]{2}{*}{s. 12: (2) 72.
No Exceptions.} \\
\hline 571 & s. 12: (2) 72, (2) 132. & 2688-2710 & \\
\hline
\end{tabular}
\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline DUNDAS ST W & (Continued) & DUPLEX AV & \\
\hline 2717 & S. 12: (2) 72; BL: 277-75. & 12-60 & s. 12: (2) 72, (2) 78 , (2) 118 , (2) 119. \\
\hline 2720-2753 & No Exceptions. & 61-63 & S. 12: (2) 72, (2) 118, (2) 119. \\
\hline 2755 & BL: 483-78. & 64 & s. 12: (2) 72, (2) 78, (2) 118 , (2) 119. \\
\hline 2760 & No Exceptions. & 65-67 & s. 12: (2) 72, (2) 118, (2) 119. \\
\hline 2761-2763 & BL: 483-78. & 68 & s. 12: (2) 72, (2) 78, (2) 118 , (2) 119. \\
\hline 2766-2788 & No Exceptions. & 69-71 & S. 12: (2) 72, (2) 118, (2) 119. \\
\hline 2789-2880 & s.12: (2) 72. & 72 & s. 12: (2) 72, (2) 78, (2) 118, (2) 119. \\
\hline 2881 & s. 12: (2) 72; BL: 51-80. & 73-75 & S. 12: (2) 72, (2) 118, (2) 119. \\
\hline 2884-2923 & s. 12: (2) 72. & 76 & s. 12: (2) 72, (2) 78, (2) 118, (2) 119. \\
\hline 2925 & s. 12: (2) 72; BL: 194-78. & 77 & S. 12: (2) 72, (2) 118 , (2) 119. \\
\hline 2926-3335 & s. 12: (2) 72. & 80 & s. 12: (2) 72, (2) 78, (2) 118 , (2) 119. \\
\hline 3336 & s. 12: (2) 72; BL: 148-78. & 81 & s. 12: (2) 72 , (2) 118 , (2) 119. \\
\hline 3339-3354 & S. 12: (2) 72. & 82 & s. 12: (2) 72, (2) 78, (2) 118, (2) 119. \\
\hline 3355 & No Exceptions. & 83 & s. 12: (2) 72, (2) 118 , (2) 119. \\
\hline 3358 & s. 12: (2) 72. & \[
\begin{aligned}
& 84-88 \\
& 89
\end{aligned}
\] & \[
\begin{array}{lllll}
\text { s. 12: (2) } 72, & \text { (2) } 78, & \text { (2) } 118, \text { (2) } 119 . \\
\text { s. } 12: & \text { (2) } 72, & \text { (2) } 118, \text { (2) } 119 .
\end{array}
\] \\
\hline \multicolumn{2}{|l|}{\multirow[b]{2}{*}{DUNDONALD ST}} & 90 & s. 12: (2) 72 , (2) 78, (2) 118, (2) 119. \\
\hline & & 91-93 & s. 12: (2) 72, (2) 118, (2) 119. \\
\hline & s. 12: (2) 132. & 94 & s. 12: (2) 72, (2) 78, (2) 118, (2) 119. \\
\hline 14 & S. 12: (2) 72, (2) 132. & 95 & s. 12: (2) 72, (2) 118 , (2) 119. \\
\hline 15 & s. 12: (2) 132; BL: 22654. & 96 & s. 12: (2) 72, (2) 78 , (2) 118 , (2) 119. \\
\hline 16 & s. 12: (2) 72, (2) 132. & 97 & s. 12: (2) 72, (2) 118, (2) 119. \\
\hline 17 & s. 12: (2) 132. & 98 & s. 12: (2) 72 , (2) 78 , (2) 118 , (2) 119. \\
\hline 18 & s. 12: (2) 72, (2) 132. & 99 & s. 12: (2) 72, (2) 118 , (2) 119. \\
\hline 19 & s. 12: (2) 72, (2) 132; BL: 532-83. & 106 & s. 12: (2) 72, (2) 78, (2) 118, (2) 119. \\
\hline 20-28A & s. 12: (2) 72, (2) 132. & 109 & s. 12: (2) 72, (2) 118 , (2) 119. \\
\hline 30-30A & S. 12: (2) 72, (2) 132, (6). & 110-154 & s. 12: (2) 72, (2) 78, (2) 118 , (2) 119. \\
\hline 31 & s. 12: (2) 72, (2) 132. & 171 & s. 12: (2) 72, (2) 118, (2) 119. \\
\hline 32 & s. 12: (2) 72, (2) 132, (6). & 172 & s. 12: (2) 72, (2) 78, (2) 118 , (2) 119. \\
\hline 32A- 33 & s. 12: (2) 72, (2) 132. & 173 & s. 12: (2) 72, (2) 118, (2) 119. \\
\hline 34 & s. 12: (2) 72, (2) \(132,(6)\). & 174-190 & s. 12: (2) 72, (2) 78, (2) 118, (2) 119. \\
\hline 35 & s. 12: (2) 72, (2) 132. & 191-240 & s. 12: (2) 72, (2) 118, (2) 119. \\
\hline 36 & S. 12: (2) 72, (2) 132; EL: 363-80. & 390-410 & s. 12: (2) 40 , (2) 72, (2) 118 , (2) 119. \\
\hline 37-40 & s. 12: (2) 72, (2) 132. & 411 & S. 12: (2) 118, (2) 119; s. 13: 110-68; \\
\hline 41 & s. 12: (2) 132. & & BL: 110-68. \\
\hline 42 & s. 12: (2) 72, (2) \(132,(6)\). & 412-414 & s. 12: (2) 40 , (2) 72 , (2) 118 , (2) 119. \\
\hline 44-46 & s. 12: (2) 72, (2) 132. & 439-499 & S. 12: (2) 72, (2) 118, (2) 119. \\
\hline 48 & s. 12: (2) 72, (2) \(132,(6)\).
s. \(12:(2) 132\). & 500 & S. 12: (2) 72, (2) 118, (2) 119; s. 13: 184-69, \\
\hline 49-52 & S. 12: (2) 132.
S. 12: (2) 72, (2) 132. & 545-577 & 143-72; BL: \(184-69,143-72\).
S. 12: (1) 68, (2) 72, (2) 12, (2) 118, (2) \(119 ;\) \\
\hline & & & \begin{tabular}{l}
s. 13: 636-77, 727-78, 326-80, 327-80; \\
BL: 154-72, 344-73, 739-80.
\end{tabular} \\
\hline \multicolumn{2}{|l|}{\(\frac{\text { DUNDURN RD }}{31-53}\) BL: \(154-72,344-73,739-80\).} & 622-681 & \begin{tabular}{l}
\[
\text { S. 12: (1) } 68 \text {, (2) } 72, \text { (2) } 112 \text {; s. 13: 636-77: }
\] \\
BL: 154-72, 344-73, 739-80.
\end{tabular} \\
\hline & & 744 & BL: 154-72, 344-73, 739-80. \\
\hline & & 774-844 & BL: 154-72, 344-73, 463-78, 739-80. \\
\hline \multicolumn{2}{|l|}{DUNFIELD AV} & 866-938 & BL: 154-72, 344-73, 739-80. \\
\hline 44 & s. 12: (2) 118, (2) 119; s. 13: 217-73, 354-73; BL: 217-73, 354-73. & & \\
\hline 45 & s. 12: (2) 72 , (2) 118, (2) 119; s. 13: 22418 , 217-73, 354-73; BL: 22418, 217-73, 354-73. & \[
\frac{\text { DUPLEX CR }}{1-12}
\] & s. 12: (2) 72, (2) 118, (2) 119. \\
\hline 70 & s. 12: (2) 118, (2) 119; s. 13: 217-73, 354-73; BL: 217-73, 354-73. & & \\
\hline 77-79 & \[
\begin{aligned}
& \text { s. 12: (2) } 72,(2) \text { 118, (2) 119: s. 13: 217-73, } \\
& 354-73 \text {; BL: } 217-73,354-73 .
\end{aligned}
\] & \[
\frac{\text { DUPONT ST }}{14-16}
\] & S. 12: (2) 132. \\
\hline & & 20-88 & S. 12: (2) 53, (2) 72, (2) 132. \\
\hline & & 89-91 & s. 12: (2) 132. \\
\hline \multirow[t]{4}{*}{DUNLOE RD} & & 92 & s. 12: (2) 53, (2) 72 , (2) 132. \\
\hline & No Exceptions. & 93 & S. 12: (2) 132. \\
\hline & & 94 & S. 12: (2) 53 , (2) 72 , (2) 132. \\
\hline & & 95 & s. 12: (2) 132. \\
\hline \multicolumn{2}{|l|}{DUNN AV} & 96 & S. 12: (2) 53, (2) 72 , (2) 132. \\
\hline 65A- 221 & s. 12: (2) 70 , (2) 72 , (2) 74 , (2) 75. & 97-101 & s. 12: (2) 132. \\
\hline 245 & s. 12: (2) 70 , (2) 72 , (2) 74 , (2) 75 ; BL: 284-69. & 102 & s. 12: (2) 72 , (2) 132; BL: 515-77, 516-77, 529-82. \\
\hline \multirow[t]{2}{*}{250-262} & s. 12: (2) 70 , (2) \(72,(2) 74\), (2) 75. & 103 & S. 12: (2) 132. \\
\hline & & 104-106 & s. 12: (2) 72 , (2) 132; BL: 515-77, 516-77, 529-82. \\
\hline \multicolumn{2}{|l|}{\multirow[t]{2}{*}{\(\frac{\text { DUNVEGAN RD }}{21-102}\) s. 12 : (2) 48}} & 107 & s. 12: (2) 132. \\
\hline & & 108 & S. 12: (2) 72, (2) 132; BL.: 515-77, 516-77, \\
\hline 103 & S. 12: (2) 59; BL: 291-68. & & 529-82. \\
\hline 104-106 & s. 12: (2) 59. & 109 & S. 12: (2) 132. \\
\hline
\end{tabular}


\section*{INDEX OF EXCEPTIONS}

\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline \multicolumn{2}{|l|}{EASTERN AV (Continued)} & \multicolumn{2}{|l|}{EDGEWOOD GDNS} \\
\hline 570-588 & No Exceptions. & \multicolumn{2}{|l|}{\multirow[t]{3}{*}{1-10 No Exceptions.}} \\
\hline 610 & S.12: (2) 72; BL: 175-82. & & \\
\hline 629 & s.12: (2) 117. & & \\
\hline 633 & s. 12: (1) 160 , (2) 117. & \multicolumn{2}{|l|}{EDGEWOOD GR} \\
\hline 640-652 & S. 12: (2) 72. & \multirow[t]{2}{*}{\(2-4\)
\(5-7\)} & No Exceptions. \\
\hline 721-731 & S. 12: (2) 117. & \multicolumn{2}{|l|}{\multirow[t]{2}{*}{\(\begin{array}{ll}5-7 \quad \text { s.12: (2) } 72 . \\ 8 & \text { No Exceptions. }\end{array}\)}} \\
\hline 758-803 & S.12: (2) 72. & & \multirow[b]{2}{*}{S.12: (2) 72.} \\
\hline 818-838 & No Exceptions. & 11 & \\
\hline 842 & S.12: (2) 72. & 12-16 & No Exceptions. \\
\hline 843 & No Exceptions. & 17 & S.12: (2) 72. \\
\hline 846 & S. 12: (2) 72. & 18 & No Exceptions. \\
\hline 849-880 & No Exceptions. & \multicolumn{2}{|l|}{\multirow[t]{2}{*}{19-49 S.12: (2) 72.}} \\
\hline 894 & S. 12: (2) 72. & & \\
\hline 895 & No Exceptions. & & \\
\hline 896-968 & S.12: (2) 72. & \multicolumn{2}{|l|}{EDITH AV} \\
\hline 969 & No Exceptions. & \multirow[t]{2}{*}{\(1-19\)
20} & s.12: (1) 173, (2) 72. \\
\hline 970-990 & S.12: (2) 72. & & s.12: (1) 173. \\
\hline 999-1001 & No Exceptions. & \multicolumn{2}{|l|}{\multirow[t]{2}{*}{21-35 S.12: (1) 173, (2) 72.}} \\
\hline \[
\begin{aligned}
& 1080 \\
& 1091-1245
\end{aligned}
\] & s. 12: (2) 72. No Exceptions. & & \\
\hline & & \multicolumn{2}{|l|}{EDITH DR} \\
\hline & & 19-29 & S.12: (2) 40 , (2) 72, (2) 118, (2) 119. \\
\hline \multicolumn{2}{|l|}{EASTERN AV DIVERSION} & 30 & s.12: (2) 118, (2) 119; S.13: 22322; BL: 22322. \\
\hline --- & No Exceptions. & \[
\begin{array}{r}
31-51 \\
55-134
\end{array}
\] & \[
\begin{aligned}
& \text { s. 12: (2) } 40 \text {, (2) } 72, \text { (2) } 118 \text {, (2) } 119 . \\
& \text { s.12: (2) } 72, \text { (2) } 118, \text { (2) } 119 .
\end{aligned}
\] \\
\hline \multicolumn{4}{|l|}{EASTMOUNT AV} \\
\hline 18-32 & S.12: (2) 72. & \multicolumn{2}{|l|}{EDMUND AY} \\
\hline 33 & S.12: (2) 72; BL: 22753, 22833. & 7 & No Exceptions. \\
\hline \(34 \cdot 74\) & s.12: (2) 72. & 10-26 & \$. 12: (1) 85 , (2) 66, (2) 72. \\
\hline & & \(27-29\)
\(30-36\) & s.12: (2) 66.
s.12: (1) \(85,(2) 66,(2) 72\). \\
\hline EASTWOOD RD & & & \\
\hline 15-182 & s. 12: (2) 72. & & \\
\hline 193-261 & s. 12: (2) 72; BL: 267-76. & \multicolumn{2}{|l|}{EDMUND GATE} \\
\hline & & 1-5 & s.12: (2) 66. \\
\hline \multicolumn{4}{|l|}{EATON AV} \\
\hline 1-26 & S. 12: (2) 72. & \multicolumn{2}{|l|}{EDNA AV} \\
\hline 27 & s. 12: (2) 72; BL: 198-77. & 2-86 & S. 12: (2) 72. \\
\hline 28-122 & s. 12: (2) 72. & & \\
\hline & & \multicolumn{2}{|l|}{EDWARD ST} \\
\hline \multicolumn{2}{|l|}{EDEN PL} & 10R- 20 & \multirow[t]{2}{*}{} \\
\hline 11 & s.12: (2) \(72,(2) 132\). & 70 & \\
\hline & & 100 & s. 12: (2) 132. \\
\hline & & 110 & \multirow[t]{2}{*}{\begin{tabular}{l}
S.12: (2) 132; BL: 218-75, 722-80, 863-80. \\
s. 12: (2) 132.
\end{tabular}} \\
\hline \multicolumn{2}{|l|}{EDGAR AV} & 123-130 & \\
\hline & & \multicolumn{2}{|l|}{EDWIN_AV} \\
\hline \multicolumn{2}{|l|}{EDGEDALE RD} & \multirow[t]{2}{*}{\[
\begin{aligned}
& 1-29 \\
& 30
\end{aligned}
\]} & s. 12: (1) 173, (2) 72. \\
\hline 1-11 & S. 12: (2) 72, (2) 132. & & s. 12: (1) 173, (2) 72, (2) 125. \\
\hline & & 31-49 & s. 12: (1) 173, (2) 72. \\
\hline & & 50 & s. 12: (1) 773, (2) 72, (2) 125. \\
\hline \multicolumn{2}{|l|}{EDGEWOOD AV} & \multirow[t]{2}{*}{51-. 178} & S.12: (1) 173, (2) 72 . \\
\hline 2-9 & S. 12: (2) 72. & & \\
\hline 10 & No Exceptions. & & \\
\hline 11-70 & S. 12: (2) 72. & \multicolumn{2}{|l|}{EGAN AV} \\
\hline 71 & S.12: (2) 72; BL: 234-81. & \multirow[t]{2}{*}{1-32} & \multirow[t]{2}{*}{S.12: (2) 72.} \\
\hline 72 & s.12: (2) 72. & & \\
\hline 73 & S. 12: (2) 72; BL: 234-81. & & \\
\hline 78 & s. 12: (2) 72. & \multicolumn{2}{|l|}{EGLINTON AV E} \\
\hline 79 & S.12: (2) 72; BL: 234-81. & \multirow[t]{2}{*}{1-7} & S.12: (1) 166, (2) 118, (2) 119; s.13: 217-73, \\
\hline 80 & s. 12: (2) 72. & & \multirow[t]{2}{*}{s.12: (1) 166, (2) 118, (2) 119.} \\
\hline 81 & s. 12: (2) 72; BL: 234-81. & 10-30 & \\
\hline 90-134 & S.12: (2) 72 . & 40 & \multirow[t]{3}{*}{\begin{tabular}{l}
s.12: (1) 166 , (2) 118, (2) 119; s.13: 270-69; BL: 270-69, 638-83. \\
S.12: (1) 39 , (1) \(166,(2) 118,(2) 119 ;\) \\
s. 13: 217-73, 354-73; BL: 217-73, 354-73. \\
s. 12: (1) 166 , (2) 118, (2) 119; s.13: 217-73, 354-73; BL: 217-73, 354-73.
\end{tabular}} \\
\hline EDGEWOOD CR & & 43 & \\
\hline 3-36 & s.12: (2) 22 , (2) 72. & 45-49 & \\
\hline
\end{tabular}
\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline \multicolumn{2}{|l|}{EGLINTON AV E (Continued)} & \multicolumn{2}{|l|}{EGLINTON AV E (Continued)} \\
\hline  & s. 12: (1) 166 , (2) 118, (2) 119. & 341 & S. 12: (2) 118, (2) 119; s. 13: 217-73, 354-73: \\
\hline 51-55 & s. 12: (1) 166, (2) 118, (2) 119; s.13: 217-73, 354-73; BL: 217-73, 354-73. & 342 & \begin{tabular}{l}
BL: 217-73, 354-73. \\
s. 12: (2) 118, (2) 119; s.13: 99-73, 154-74,
\end{tabular} \\
\hline 72 & s. 12: (1) 166, (2) 118, (2) 119. & & 435-75; BL: 99-73, 154-74, 435-75. \\
\hline 75 & \[
\begin{aligned}
& \text { s. 12: (2) 118, (2) 119, (6); s. 13: 217-73, } \\
& 354-73 ; \text { BL: } 217-73,354-73 \text {, }
\end{aligned}
\] & 343 & s. 12: (2) 118, (2) 119; s. 13: 217-73, 354-73: BL: 217-73, 354-73. \\
\hline 85 & \[
\begin{aligned}
& \text { s. 12: (1) } 166, \text { (2) } 118 \text {, (2) 119; s. 13: 217-73, } \\
& 354-73 \text {; BL: } 217-73,354-73 \text {, }
\end{aligned}
\] & 344 & \[
\begin{aligned}
& \text { s. 12: (2) 118, (2) 119; 5. 13: } 99-73,154-74 \text {, } \\
& 435-75 \text {; BL: } 99-73,154-74,435-75 .
\end{aligned}
\] \\
\hline 90
97 & s. 12: (1) 166 , (2) 118 , (2) 119. & 353-365 & S. 12: (2) 118, (2) 119; s. 13: 217-73, 354-73; \\
\hline & s. 13: 217-73, 354-73; BL: 217-73, 354-73. & 368 & S. 12: (2) 118, (2) 119; s. 13: 99-73, 154-74, \\
\hline 101 & \[
\begin{aligned}
& \mathrm{s} .12: \text { (1) } 166 \text {, (2) } 118, \text { (2) } 119 ; \mathrm{s}, 13: 327-67 \text {, } \\
& \text { 217-73, } 354-73 \text {; BL: } 327-67,217-73,354-73 \text {. }
\end{aligned}
\] & 379-383 & \[
\begin{aligned}
& 435-75 ; \text { BL: } 99-73,154-74,435-75 \text {. } \\
& \mathbf{S . 1 2 : ( 2 )} 118, \text { (2) } 119 ; \mathbf{5 . 1 3 :} 217-73,354-73 \text {; }
\end{aligned}
\] \\
\hline 109 & \[
\begin{aligned}
& \text { s. 12: (1) } 166, \text { (2) } 118, \text { (2) } 119 ; \text { s. 13: } 217-73 \text {, } \\
& 354-73 \text {; BL: } 217-73,354-73 .
\end{aligned}
\] & 386 & \begin{tabular}{l}
BL: 217-73, 354-73. \\
s. 12: (2) 118 , (2) 119; s.13: 99-73, 154-74,
\end{tabular} \\
\hline 110 & s. 12: (1) 166, (2) 118, (2) 119. & & 435-75; BL: 99-73, 154-74, 435-75. \\
\hline 117 & s. 12: (1) \(166,(2) 72\), (2) 118 , (2) 119 ;
s. \(13: 217-73,354-73\); BL: \(217-73,354-73\). & 389-397 & s. 12: (2) 118, (2) 119; s.13: 217-73, 354-73; BL: 217-73, 354-73. \\
\hline 120 & s. 12: (1) 166, (2) 118 , (2) 119. & 398-410 & S. 12: (2) 118, (2) 119; s. 13: 99-73, 154-74, \\
\hline 123 & \[
\begin{aligned}
& \text { s. 12: (1) } 166, \text { (2) } 72, \text { (2) } 118 \text {, (2) } 119 \text {; } \\
& \text { s. } 13: 325-69,217-73,354-73 ; \text { BL: } 325-69 \text {, } \\
& \text { 217-73, } 354-73,544-83 \text {. }
\end{aligned}
\] & 411 & \begin{tabular}{l}
435-75; BL: 99-73, 154-74, 435-75. \\
s. 12: (2) 118, (2) 119; s.13: 217-73, 354-73; \\
8L: 217-73, 354-73.
\end{tabular} \\
\hline 130 & \[
\begin{aligned}
& \text { S. 12: (1) 166, (2) } 118 \text {, (2) } 119 \text {; s. } 13 \text { : 882-78; } \\
& \text { BL: } 882-78 \text {. }
\end{aligned}
\] & 412-420 & \[
\begin{aligned}
& \text { s. 12: (2) 118, (2) } 119 ; \text { s. 13: 99-73, 154-74, } \\
& \text { 435-75; BL: } 99-73,154-74,435-75 \text {. }
\end{aligned}
\] \\
\hline \[
\begin{aligned}
& 150-160 \\
& 161
\end{aligned}
\] & s. 12: (1) 166, (2) 118, (2) 119.
s. 12: (1) \(166,(2) 118,(2) 119 ; ~ s .13: ~ 217-73, ~\) & 421-435 & s. 12: (2) 118, (2) 119; s.13: 217-73, 354-73; BL: 217-73, 354-73. \\
\hline 164-170 & s. 12: (1) 166, (2) 118, (2) 119. & 440 & S. 12: (2) 118, (2) 119; s. 13: 99-73, 154-74, 435-75: BL: 99-73, 154-74, 435-75. \\
\hline 173 & \[
\begin{aligned}
& \text { s. 12: (1) } 166, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 \text {; } \\
& \text { s. 13: } 217-73,354-73 ; \text { BL: } 217-73,354-73 \text {. }
\end{aligned}
\] & 445 & s. 12: (2) 118, (2) 119; s. 13: 217-73, 354-73; BL: 217-73, 354-73. \\
\hline \[
\begin{aligned}
& 174-180 \\
& 181
\end{aligned}
\] & \begin{tabular}{l}
s. 12: (1) 166 , (2) 118 , (2) 119. \\
s. 12: (1) 166 , (2) 72 , (2) 118 , (2) 119 ; \\
s. 13: 217-73, 354-73; BL: 217-73, 354-73.
\end{tabular} & 460
\(461-485\) & s. 12: (2) 118, (2) \(119 ;\) s. 13: \(99-73,154-74\),
\(435-75 ;\) BL: \(99-73,154-74,435-75\).
s. \(12:(2) 118\), (2) \(119 ;\) s. \(13: 217-73,354-73\). \\
\hline 188 & s. 12: (1) 166, (2) 118, (2) 119. & & BL: 217-73, 354-73. \\
\hline 191 & s. 12: (1) 166, (2) 118, (2) 119; s. 13: 217-73, 354-73; BL: 217-73, 354-73. & 490-498 & \[
\begin{aligned}
& \text { s. 12: (2) 118, (2) } 119 ; \text { s. 13: } 99-73,154-74 \text {, } \\
& 435-75 \text {; BL: } 99-73,154-74,435-75 .
\end{aligned}
\] \\
\hline \[
\begin{aligned}
& 196-220 \\
& 223
\end{aligned}
\] & \begin{tabular}{l}
s. 12: (1) 166, (2) 118 , (2) 119. \\
s. 12: (2) 72, (2) 118, (2) 119; s. 13: 217-73, \\
354-73: BL: 217-73, 354-73.
\end{tabular} & \(501-503\)
\(516-524\) & s. 12: (2) 118, (2) 119; s. 13: 217-73, 354-73; BL: 217-73, 354-73. \\
\hline 234-244 & s. 12: (1) 166, (2) 118, (2) 119. & & 435-75; BL: 99-73, 154-74, 435-75. \\
\hline 245 & \[
\begin{aligned}
& \text { S. 12: (1) } 166,(2) 63,(2) 118, \text { (2) } 119 ; \\
& \text { s. 13: } 217-73,354-73 ; \text { BL: } 217-73,354-73, \\
& 770-84 .
\end{aligned}
\] & 525
\(526-532\) & \begin{tabular}{l}
s. 12: (2) 118, (2) 119; s.13: 217-73, 354-73; BL: 217-73, 354-73. \\
s. 12: (2) 118, (2) 119; s. 13: 99-73, 154-74,
\end{tabular} \\
\hline 250-256 & s. 12: (1) 166, (2) 118, (2) 119. & & 435-75; BL: 99-73, 154-74, 435-75. \\
\hline \(273-279\)
280 & s. 12: (2) 118, (2) 119; s. 13: 217-73, 354-73; BL: 217-73, 354-73. & 537
538 & s. 12: (2) 118, (2) 119; s.13: 217-73, 354-73; BL: 217-73, 354-73. \\
\hline 280 & \[
\begin{aligned}
& \text { s. 12: (2) } 118, \text { (2) } 119 ; \mathbf{5} .13: 99-73,154-74 \text {, } \\
& \text { 435-75; 8L: } 99-73,154-74,435-75 \text {. }
\end{aligned}
\] & 538 & s.12: (2) 118, (2) 119; s. 13: 99-73, 154-74, 435-75, 326-80; 8L: 99-73, 154-74, 435-75. \\
\hline 281 & s.12: (2) 118, (2) 119; s. 13: 217-73, 354-73; BL: 217-73, 354-73. & 539 & s. 12: (2) 118, (2) 119; s. 13: 217-73, 354-73; BL: 217-73, 354-73. \\
\hline 282-293 & \[
\begin{aligned}
& \text { s. 12: (2) } 118, \text { (2) } 119 ; \text { s. 13: } 99-73,154-74 \text {, } \\
& \text { 435-75; BL: } 99-73,154-74,435-75 \text {. }
\end{aligned}
\] & 540 & s. 12: (2) 118, (2) 119; s. 13: 99-73, 154-74, 435-75, 326-80; BL: 99-73, 154-74, 435-75. \\
\hline 285-293 & S. 12: (2) 118, (2) 119; s. 13: 217-73, 354-73; BL: 217-73, 354-73. & 541 & s. 12: (2) 118, (2) 119; s. 13: 217-73, 354-73; BL: 217-73, 354-73. \\
\hline 300 & \[
\begin{aligned}
& \text { s. } 12 ; \text { (2) 118, (2) 119; s. 13: } 99-73,154-74 \text {, } \\
& \text { 435-75; BL: } 99-73,154-74,435-75 \text {. }
\end{aligned}
\] & 542 & s. 12: (2) 118, (2) 119; s. 13: 99-73, 154-74, 435-75, 326-80; BL: 99-73, 154-74, 435-75. \\
\hline 303-333 & s.12: (2) 118, (2) 119; s.13: 217-73, 354-73; BL: 217-73, 354-73. & 543 & s. 12: (2) 118, (2) 119; s. 13: 217-73, 354-73; BL: 217-73, 354-73. \\
\hline 334 & \[
\begin{aligned}
& \text { s. 12: (2) } 118, \text { (2) } 119 ; \text { s. } 13: 99-73,154-74 \text {, } \\
& \text { 435-75; BL: } 99-73,154-74,435-75 .
\end{aligned}
\] & 544 & s. 12: (2) 118 , (2) 119; s. 13: 99-73, 154-74, 435-75, 326-80; BL: 99-73, 154-74, 435-75. \\
\hline 335 & s. 12: (2) 118, (2) 119; s.13: 217-73, 354-73; BL: 217-73, 354-73. & 545 & s.12: (2) 118, (2) 119; s. 13: 217-73, 354-73; BL: 217-73, 354-73. \\
\hline 336 & \[
\begin{aligned}
& \text { s. 12: (2) } 118, \text { (2) } 119 ; \text { s. 13: } 99-73,154-74 \text {, } \\
& 435-75 ; \text { BL: } 99-73,154-74,435-75 .
\end{aligned}
\] & 546 & s. 12: (2) 118 , (2) 119 ; s.13: 99-73, 154-74, 435-75, 326-80; BL: 99-73, 154-74, 435-75. \\
\hline 337 & s. 12: (2) 118, (2) 119; s. 13: 217-73, 354-73; BL: 217-73, 354-73. & 547 & s. 12: (2) 118, (2) 119; s. 13: 217-73, 354-73: BL: 217-73, 354-73. \\
\hline 338 & \[
\begin{aligned}
& \text { s. } 12: \text { (2) } 118, \text { (2) } 119 ; \text { s. } 13: 99-73,154-74, \\
& \text { 435-75; BL: } 99-73,154-74,435-75 \text {. }
\end{aligned}
\] & 550 & s. 12: (2) 118, (2) 119; s. 13: 99-73, 154-74, 435-75, 326-80; BL: 99-73, 154-74, 435-75. \\
\hline 339 & s. 12: (2) 118, (2) 119; s. 13: 217-73, 354-73; BL: 217-73, 354-73. & 551 & s. 12: (2) 118, (2) 119; s. 13: 217-73, 354-73; BL: 217-73, 354-73. \\
\hline 340 & \[
\begin{aligned}
& \text { s. 12: (2) 118, (2) 119; 5. 13: 99-73, } 154-74 \text {, } \\
& \text { 435-75; BL: } 99-73,154-74,435-75 .
\end{aligned}
\] & 562-586 & \[
\begin{aligned}
& \text { s. } 12: \text { (1) } 166, \text { (2) } 118, \text { (2) } 119 ; \text { s. } 13: 99-73 \text {, } \\
& 154-74,435-75 ; \text { BL: } 99-73,154-74,435-75 .
\end{aligned}
\] \\
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\hline 547 & s.12: (2) 72. & 2318 & s. 12: (1) 123. \\
\hline 548 & No Exceptions. & 2319-2335\% & S. 12: (2) 72. \\
\hline 550-807 & S. 12: (2) 72. & 2336 & No Exceptions. \\
\hline 809-811 & s. 12: (1) 52. & 2337-2341 & s.12: (2) 72. \\
\hline 812 & s.12: (2) 72. & 2342 & s. 12: (1) 123. \\
\hline 813 & s. 12: (1) 52. & 2343 -2351A & S.12: (2) 72. \\
\hline 814 & s. 12: (2) 72. & 2352 & No Exceptions. \\
\hline 815 & s. 12: (1) 52. & 2353-2355 & S. 12: (2) 72. \\
\hline 816-816\% & s. 12: (2) 72. & 2366 -2366R & No Exceptions. \\
\hline 817 & s. 12: (1) 52. & 2367-2477 & S.12: (2) 72. \\
\hline 818 & s. 12: (2) 72. & & \\
\hline 819 & s. 12: (1) 52. & & \\
\hline 820 & s. 12: (2) 72. & GERRARD ST W & \\
\hline 821 & S. 12: (1) 52. & 33 & s. 12: (2) 132; BL: 440-85. \\
\hline 822 & s.12: (2) 72. & 43 & S.12: (2) 111, (2) 132; BL: 440-85. \\
\hline 823 & s. 12: (1) 52. & 44 & S.12: (2) 132; BL: 840-78, 41-79, 245-79, \\
\hline 824 & s.12: (2) 72. & & 834-79. \\
\hline 825 & s. 12: (1) 52. & 49-51 & S. 12: (2) 132; BL: 440-85. \\
\hline 826 & s. 12: (2) 72. & 68 & S. 12: (2) 111, (2) 132. \\
\hline 827-829 & s. 12: (1) 52. & 70-84 & s.12: (2) 132. \\
\hline 830-81-833 & s. 12: (2) 72. & 90 & s. 12: (2) 71, (2) 132: 8L: 22909, 369-66, \\
\hline \(831-833\)
834 & s.12: (1) 52. & & 352-77, 353-77, 485-77, 392-83. \\
\hline 834
835 & s. 12: (2) 72.
s. \(12:(1) 52\). & & \\
\hline 836 & s. 12: (2) 72. & GERTRUDE PL & \\
\hline 837 & s. 12: (1) 52. & 4-50 & S.12: (2) 72. \\
\hline 838 & s.12: (2) 72. & & \\
\hline 839 & s. 12: (1) 52. & & \\
\hline 840 & s.12: (2) 72. & GI BSON AV & \\
\hline 841 & s. 12: (1) 52. & 1-46 & s. 12: (2) 72, (2) 132. \\
\hline 842 & s. 12: (2) 72. & & \\
\hline 843 & s. 12: (1) 52. & & \\
\hline 855 & No Exceptions. & GIFFORD ST & \\
\hline 881-925 & s.12: (2) 72. & 1-48 & s.12: (2) 72, (2) 132. \\
\hline 926 & No Exceptions. & & \\
\hline 927-949 & S. 12: (2) 72. & & \\
\hline 953 & No Exceptions. & GILBERT AV & \\
\hline 955-1365 & s.12: (2) 72. & 2-177 & s. 12: (2) 72. \\
\hline 1386 & s. 12: (2) 72, (6). & & \\
\hline 1390-1414 & S.12: (2) 72. & & \\
\hline 1415 & s. 12: (2) 72, (6). & GILDERSLEEVE & PL \\
\hline 1416-1455 & s. 12: (2) 72. & - - & No Exceptions. \\
\hline 1460 & s.12: (2) 72; BL: 879-78. & & \\
\hline \(1461-1469\)
1470 & S. 12: (2) 72.
S. 12: (2) 72 : BL: \(879-78\). & & \\
\hline 1471-1679 & S. 12: (2) 72 ; BL: \(879-78\).
S. 12: (2) 72. & \(\frac{\text { GILEAD PL }}{3-7}\) & s.12: (2) 96, (2) 132. \\
\hline 1680 & No Exceptions. & 17 & s. 12: (2) 96, (2) 99, (2) 132. \\
\hline 1681-1716 & s. 12: (2) 72. & & \\
\hline 1757 & No Exceptions. & & \\
\hline \(1759-2178\) & s. 12: (2) 72. & GILGORM RD & \\
\hline 2185 & No Exceptions. & - - - & No Exceptions. \\
\hline 2186-2188 & s.12: (2) 72. & & \\
\hline 2189 & No Exceptions. & & \\
\hline 2190 & S.12: (2) 72. & GILLARD AV & \\
\hline 2191-2227 & No Exceptions. & 92-210 & s.12: (2) 72. \\
\hline 2230 & s.12: (2) 55. & & \\
\hline 2231-2233 & S. 12: (2) 72. & & \\
\hline 2234 & No Exceptions. & GILLESPIE AV & \\
\hline 2235-2249 & S.12: (2) 72. & 1-66 & S. 12: (2) 72. \\
\hline 2260 & No Exceptions. & & \\
\hline 2261-2273 & s.12: (2) 72. & & \\
\hline 2276 & No Exceptions. & GILMOUR AV & \\
\hline 2280-2282 & S. 12: (2) 72. & 34-288 & s.12: (2) 72. \\
\hline 2284 & No Exceptions. & & \\
\hline 2287 & S.12: (2) 72. & & \\
\hline 2288 & S. 12: (1) 123. & GIVINS ST & \\
\hline 2290 & No Exceptions. & 1-1A & No Exceptions. \\
\hline 2295 & s.12: (2) 72. & 2- 2R & S.12: (2) 72. \\
\hline 2296 & s.12: (1) 123. & 3 & No Exceptions. \\
\hline 2297-2313 & s.12: (2) 72. & 4 & S.12: (2) 72. \\
\hline 2314 & s.12: (2) 55. & 5 & No Exceptions. \\
\hline 2315-2317 & s. 12: (2) 72. & 6 & S. 12: (2) 72. \\
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\hline KEEWATIN AV & (Continued) & KEEWATIN AV & (Continued) \\
\hline 270 & \[
\begin{aligned}
& \text { s. 12: (1) } 69, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 ; \\
& \text { S.13: } 149-78,375-78,598-78,716-78,728-78, \\
& \text { 326-80; } B L: 154-72,344-73,375-78,716-78, \\
& 739-80 \text {. }
\end{aligned}
\] & 312-314 & \[
\begin{aligned}
& \text { s. 12: (1) } 69, \text { (2) } 72,(2) 118, \text { (2) } 119: \\
& \text { s. 13: } 149-78,375-78,598-78,716-78,728-78 \text {, } \\
& \text { 326-80: } B L: 154-72,344-73,375-78,716-76 \text {, } \\
& 739-80 \text {. }
\end{aligned}
\] \\
\hline 273 & \[
\begin{aligned}
& \text { s. 12: (1) } 69,(2) 72,(2) 118, \text { (2) } 119 ; \\
& \text { s. 13: } 99-73,154-74,435-75,149-78,375-78 \text {, } \\
& \text { 598-78, } 716-78,728-78,326-80 ; \text { BL: } 99-73 \text {, } \\
& \text { 154-74, } 435-75,375-78,716-78 \text {. }
\end{aligned}
\] & 315-317 & \[
\begin{aligned}
& \text { s. 12: (1) } 69, \text { (2) } 72,(2) 118, \text { (2) } 119: \\
& \text { s. 13: } 99-73,154-74,435-75,149-78,375-78, \\
& 598-78,716-78,728-78,326-80 ; \text { BL: } 99-73 \text {, } \\
& \text { 154-74, } 435-75,375-78,716-78 \text {. }
\end{aligned}
\] \\
\hline 274 & \[
\begin{aligned}
& \text { s. 12: (1) } 69, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119: \\
& \text { s. 13: } 149-78,375-78,598-78,716-78,728-78, \\
& 326-80 ; \text { BL: } 154-72,344-73,375-78,716-78, \\
& 739-80 \text {. }
\end{aligned}
\] & 318 & ```
s. 12: (1) 69, (2) 72, (2) 118, (2) 119;
s. 13: 149-78, 375-78, 598-78, 716-78, 728-78,
326-80; BL: 154-72, 344-73, 375-78, 716-78,
739-80.
``` \\
\hline 275-277 & \[
\begin{aligned}
& \text { s. 12: }(1) 69,(2) 72,(2) 118,(2) 119 ; \\
& \text { s. } 13: 99-73,154-74,435-75,149-78,375-78 \text {, } 954, \\
& 598-78,716-78,728-78,326-80 ; \text { BL: } 99-73 \text {, } \\
& 154-74,435-75,375-78,716-78 .
\end{aligned}
\] & 319 & \[
\begin{aligned}
& \text { s. 12: (1) } 69,(2) 72,(2) 118 ;(2) 119 ; \\
& \text { s. } 13: 99-73,154-74,435-75,149-78,375-78, \\
& 598-78,716-78,728-78,326-80 ; \\
& \text { 154. } 74,435-75,375-78,716-78 .
\end{aligned}
\] \\
\hline 278-282 & \[
\begin{aligned}
& \text { s. 12: (1) } 69,(2) 72, \text { (2) } 118, \text { (2) } 119 ; \\
& \text { s. 13: 149-78, } 375-78,598-78,716-78,728-78 \text {, } \\
& 326-80 ; \text { BL: } 154-72,344-73,375-78,716-78 \text {, } \\
& 739-80 \text {. }
\end{aligned}
\] & 320 & \[
\begin{aligned}
& \text { s. 12: (1) } 69, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 \text {; } \\
& \text { s. 13: } 149-78,375-78,598-78,716-78,728-78 \text {, } \\
& \text { 326-80; BL: } 154-72,344-73,375-78,716-78, \\
& 739-80 \text {. }
\end{aligned}
\] \\
\hline 283 & \[
\begin{aligned}
& \text { s. 12: (1) } 69, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 ; \\
& \text { s. 13: } 99-73,154-74,435-75,149-78,375-78, \\
& \text { 598-78, } 716-78,728-78,326-80 ; \text { BL: } 99-73, \\
& \text { 154-74, } 435-75,375-78,716-78 \text {, }
\end{aligned}
\] & 323 & \[
\begin{aligned}
& \text { s. 12: (1) } 69, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 \text {; } \\
& \text { s. } 13: 99-73,154-74,435-75,149-78,375-78 \text {, } \\
& \text { 598-78, } 716-78,728-78,326-80 ; \text { BL: } 99-73, \\
& \text { 154-74, } 435-75,375-78,716-78 \text {. }
\end{aligned}
\] \\
\hline 284-286 & \[
\begin{aligned}
& \text { s. 12: (1) } 69, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119: \\
& \text { s. 13: } 149-78,375-78,598-78,716-78,728-78, \\
& 326-80 ; \text { BL: } 154-72,344-73,375-78,716-78, \\
& 739-80 \text {. }
\end{aligned}
\] & 324 & s. 12: (1) 69 , (2) 72 , (2) 118 , (2) 119 ; s. 13: 149-78, 375-78, 598-78, 716-78, 728-78, 326-80; BL: 154-72, 344-73, 375-78, 716-78, 739-80. \\
\hline 287-289 & s. 12: (1) 69 , (2) 72 , (2) 118 , (2) 119 ; s. 13: 99-73, 154-74, 435-75, 149-78, 375-78 598-78, 716-78, 728-78, 326-80; BL: 99-73, 154-74, 435-75, 375-78, 716-78 & 325 & \[
\begin{aligned}
& \text { s. 12: (1) } 69, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119: \\
& \text { s. 13: } 99-73,154-74,435-75,149-78,375-78, \\
& 598-7,716-78,728-78,326-80 ; \text { BL: } 99-73, \\
& \text { 154-74, } 435-75,375-78,716-78 \text {, }
\end{aligned}
\] \\
\hline 290 & s.12: (1) 69, (2) 72 , (2) 118, (2) 119 : s. 13: 149-78, 375-78, 598-78, 716-78, 728-78, 326-80; BL: 154-72, 344-73, 375-78, 716-78, 739-80. & 328 & s. 12: (1) 69, (2) 72, (2) 118, (2) 119; s. 13: 149-78, 375-78, 598-78, 716-78, 728-78 326-80; BL: 154-72, 344-73, 375-78, 716-78, 739-80 \\
\hline 291-293 & s.12: (1) \(69,(2) 72,(2) 118,(2) 119 ;\) s. 13: 99-73, 154-74, 435-75, 149-78, 375-78, 598-78, 716-78, 728-78, 326-80; BL: 99-73, 154-74, 435-75, 375-78, 716-78 & 329 & s. 12: (1) \(69,(2) 72,(2) 118\), (2) 119 ; s. 13: 99-73, 154-74, 435-75, 149-78, 375-78, 598-78, 716-78, 728-78, 326-80; BL: 99-73, 154-74, 435-75, 375-78, 716-78 \\
\hline 294 & s.12: (1) \(69,(2) 72,(2) 118\), (2) \(119 ;\) s. 13: 149-78, 375-78, 598-78, 716-78, 728-78 326-80: BL: 154-72, 344-73, 375-78, 716-78, 739-80. & 330 & s. 12: (1) \(69,(2) 72,(2) 118\), (2) 119 ; s. 13: 149-78, 375-78, 598-78, 716-78, 728-78, 326-80; BL: 154-72, 344-73, 375-78, 716-78, 739-80. \\
\hline 297 & \[
\begin{aligned}
& \text { S. 12: (1) } 69, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 ; \\
& \text { S. 13: } 99-73,154-74,435-75,149-78,375-78, \\
& 598-7,716-78,728-7,326-80 ; \text { BL: } 99-73, \\
& \text { 154-74, } 435-75,375-78,716-78 .
\end{aligned}
\] & 331 & \[
\begin{aligned}
& \text { s. 12: (1) } 69, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 ; \\
& \text { s. 13: } 99-73,154-74,435-75,149-78,375-78 \\
& \text { 598-78, } 7165-78,728-78,3266-80 ; 8 \mathrm{~L}: 99-73, \\
& \text { 154-74, } 435-75,375-78,716-78 .
\end{aligned}
\] \\
\hline 298-300 & s. 12: (1) 69 , (2) 72 , (2) 118 , (2) 119 ; s. 13: 149-78, 375-78, 598-78, 716-78, 728-78, 326-80; BL: 154-72, 344-73, 375-78, 716-78, 739-80. & 334-336 & s.12: (1) 69 , (2) 72 , (2) 118 , (2) 119; s. 13: 149-78, 375-78, 598-78, 716-78, 728-78. 326-80: BL: 154-72, 344-73, 375-78, 716-78, 739-80. \\
\hline 301-303 & s. 12: (1) \(69,(2) 72,(2) 118,(2) 119 ;\) s. 13: 99-73, 154-74, 435-75, 149-78, 375-78, 598-78, 716-78, 728-78, 326-80; BL: 99-73, 154-74, 435-75, 375-78, 716-78 & 337 & s. 12: (1) 69 , (2) 72 , (2) 118 , (2) 119 ; s. 13: 99-73, 154-74, 435-75, 149-78, 375-78, 598-78, 716-78, 728-78, 326-80; BL: 99-73, 154-74, 435-75, 375-78, 716-78. \\
\hline 304 & s.12: (1) 69, (2) 72, (2) 118, (2) 119; s. 13: 149-78, 375-78, 598-78, 716-78, 728-78, 326-80; BL: 154-72, 344-73, 375-78, 716-78, 739-80. & 340 & \begin{tabular}{l}
s. 12: (1) 69 , (2) 72 , (2) 118 , (2) 119 ; \\
s. 13: 149-78, 375-78, 598-78, 716-78, 728-78, 326-80; BL: 154-72, 344-73, 375-78, 716-78, 739-80.
\end{tabular} \\
\hline 307 & \[
\begin{aligned}
& \text { s. 12: (1) } 69, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 ; \\
& \text { s. 13: } 99-73,154-74,435-75,149-78,375-78 \text {, } \\
& \text { 598-78, } 716-78,728-78,326-80 ; \text { BL: } 99-73 \text {, } \\
& \text { 154-74, } 435-75,375-78,716-78 \text {. }
\end{aligned}
\] & 341 & \[
\begin{aligned}
& \text { S. 12: (1) } 69, \text { (2) } 72,(2) 118,(2) 119 ; \\
& \text { S. 13: } 99-73,154-74,435-75,149-78,375-78 \text {, } \\
& 598-78,716-78,728-78,326-80 ; \text { BL: } 99-73, \\
& 154-74,435-75,375-78,716-78 \text {. }
\end{aligned}
\] \\
\hline 308
\(309-311\) & \[
\begin{aligned}
& \text { S. 12: (1) } 69,(2) 72,(2) 118,(2) 119 ; \\
& \text { s. 13: } 149-78,375-78,598-78,716-78,728-78, \\
& 326-80 ; \text { BL: } 154-72,344-73,375-78,716-78, \\
& 739-80 \text {, }
\end{aligned}
\] & 342
345 & \[
\begin{aligned}
& \text { s. } 12: \text { (1) } 69,(2) 72, \text { (2) } 118, \text { (2) } 119 \text {; } \\
& \text { s. } 13: 149-78,375-78,598-78,716-78,728-78 \text {, } \\
& \text { 326-80; } B L: 154-72,344-73,375-78,716-78 \text {, } \\
& 739-80 \text {. }
\end{aligned}
\] \\
\hline 309-311 & s. 12: (1) 69, (2) 72 , (2) 118, (2) 119; s. 13: 99-73, 154-74, 435-75, 149-78, 375-78 598-78, 716-78, 728-78, 326-80; BL: 99-73, 154-74, 435-75, 375-78, 716-78. & 345 & s. 12: (1) 69, (2) 72, (2) 118, (2) 119; s. 13: 99-73, 154-74, 435-75, 149-78, 375-78, 598-78, 716-78, 728-78, 326-80; BL: 99-73, 154-74, 435-75, 375-78, 716-78. \\
\hline
\end{tabular}




\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline \multicolumn{2}{|l|}{KINGSTON RD (Continued)} & \multicolumn{2}{|l|}{KNOX AV} \\
\hline 931-941 & s. 12: (2) 72. & 71-79 & s.12: (2) 72. \\
\hline 942-946 & No Exceptions. & 80 & No Exceptions. \\
\hline 947 & s.12: (2) 72. & 87 - 89 & s.12: (2) 72. \\
\hline 948-950 & No Exceptions. & 90-90A & s.12: (2) 72; BL: 664-77. \\
\hline 951 & s.12: (2) 72. & 91 & s.12: (2) 72. \\
\hline 952 & No Exceptions. & 92 & s.12: (2) 72; BL: 664-77. \\
\hline 953-961 & s. 12: (2) 72. & 93-112 & s.12: (2) 72. \\
\hline 962-968 & No Exceptions. & & \\
\hline 971-975 & S. 12: (2) 72. & & \\
\hline 978-982 & No Exceptions. & \multicolumn{2}{|l|}{LA PLANTE AV} \\
\hline 983 & s.12: (2) 72. & 11-17 & s.12: (2) 132. \\
\hline 984-986 & No Exceptions. & & \\
\hline 987 & s. 12: (2) 72. & & \\
\hline 988-990 & No Exceptions. & LABATT AV & \\
\hline 991 & 5.12: (2) 72. & 2-33 & s. 12: (2) 132. \\
\hline 992 & No Exceptions. & & \\
\hline 993-995 & S.12: (2) 72. & & \\
\hline 996-998 & No Exceptions. & LADYKIRK AV & \\
\hline 1001-1003 & S.12: (2) 72. & 2-33 & s.12: (2) 72. \\
\hline 1004-1006 & No Exceptions. & & \\
\hline 1007 & S. 12: (2) 72. & & \\
\hline 1013-1015 & No Exceptions. & \(\frac{\text { LAOYSMITH AV }}{4-26}\) & s. 12: (2) 72. \\
\hline \[
1016
\] & No Exceptions. & & s.12: (2) 72. \\
\hline 1019 & S.12: (2) 72. & & \\
\hline 1020 & No Exceptions. & LAING ST & \\
\hline 1021-1027 & S. 12: (2) 72. & 26-48 & No Exceptions. \\
\hline 1028-1032 & No Exceptions. & 49 & S.12: (2) 72. \\
\hline 1033-1035 & s. 12: (2) 72. & 50 & No Exceptions. \\
\hline 1036-1040 & No Exceptions. & 51 & 5.12: (2) 72. \\
\hline 1041-1043 & s. 12: (2) 72. & 52-52R & No Exceptions. \\
\hline 1044-1046 & No Exceptions. & 53-55 & s.12: (2) 72. \\
\hline 1049 & S. 12: (2) 72. & \(56-56 R\) & No Exceptions. \\
\hline 1050 & No Exceptions. & 57 & s.12: (2) 72. \\
\hline 1051 & s.12: (2) 72. & 58
59 & No Exceptions.
\[
\text { s. 12: (2) } 72
\] \\
\hline & & 60 & No Exceptions. \\
\hline \multicolumn{2}{|l|}{KINGSWOOD RD} & 61 & s. 12: (2) 72. \\
\hline 1-370 & s.12: (2) 72. & 62-6212 & No Exceptions. \\
\hline 372 & s. 12: (2) 72; BL: 254-72. & 63-81 & s.12: (2) 72. \\
\hline 373-436 & s. 12: (2) 72. & & \\
\hline 437 & s. 12: (2) 72, (6). & & \\
\hline 438 & s.12: (2) 72. & \multicolumn{2}{|l|}{LAKE FRONT} \\
\hline 439 & 5.12: (2) 72, (6). & 412-424 & S. \(12:\) (2) 72, (2) 106; BL: 423-80. \\
\hline 440 & s. 12: (2) 72. & 428-450 & s. 12: (2) 72, (2) 106. \\
\hline 441 - 447 & s. 12: (2) 72, (6). & & \\
\hline 443-447 & s. 12: (2) 72. & & \\
\hline 449-451 & s.12: (2) 72, (6). & \multicolumn{2}{|l|}{LAKE SHORE BLVO E} \\
\hline 452 & s. 12: (2) 72. & 55-190 & \\
\hline 453 & s. 12: (2) 72, (6). & 215 & s. 12: (2) 132; BL: 228-84. \\
\hline 454 & s. 12: (2) 72. & 220-554 & s. 12: (2) 132. \\
\hline 455-485-485 & s. 12: (2) \(72,(6)\).
s. \(12:(2) 72\). & 601-1675 & No Exceptions. \\
\hline & & \multicolumn{2}{|l|}{LAKE SHORE BLVO W} \\
\hline \multicolumn{2}{|l|}{\(\frac{\text { KINTYRE AV }}{2-37}\) s.12: (2) 72.} & & \begin{tabular}{l}
\[
\text { s.12: (2) } 132
\] \\
No Exceptions.
\end{tabular} \\
\hline 2-37 & s. 12: (2) 72. & \[
\begin{aligned}
& 499 \\
& 500
\end{aligned}
\] & No Exceptions.
\[
\text { s. 12: (2) } 132 .
\] \\
\hline & & 545-851 & No Exceptions. \\
\hline \multicolumn{2}{|l|}{KIPPENOAVIE AV} & 860 & s.12: (2) 70 , (2) 74 , (2) 75. \\
\hline 17-104 & S.12: (2) 72. & 955 & No Exceptions. \\
\hline & & 1095-1275 & 5.12: (2) 72. \\
\hline & & 1389 & No Exceptions. \\
\hline KIPPING AV & & 1391 & s. 12: (2) 72. \\
\hline - - - & No Exceptions. & 1393 & No Exceptions. \\
\hline & & 1401-1601 & No Exceptions. \\
\hline KISWICK ST & & 1676-1750 & s.12: (2) 72. \\
\hline --- & \multirow[t]{4}{*}{No Exceptions.} & 1755 & No Exceptions. \\
\hline & & 1800-2000 & s.12: (2) 72. \\
\hline & & 2001 & No Exceptions. \\
\hline & & 2002 & s.12: (2) 72. \\
\hline
\end{tabular}



\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline \[
\frac{\text { LAXTON AV }}{2-20}
\] & s. 12: (2) 70, (2) 72 , (2) 74 , (2) 75. & \[
\frac{\text { LEEDS ST }}{1-30}
\] & s.12: (2) 72. \\
\hline \[
\frac{\text { LE MAY RD }}{1-37}
\] & \[
\begin{aligned}
& \text { s. 12: (2) } 63, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119: \\
& \text { s. } 13: 217-73,354-73 ; \text { BL: } 217-73,354-73 .
\end{aligned}
\] & \[
\frac{\text { LEITH PL }}{8-25}
\] & s.12: (2) 72, (2) 8: BL: 154-72, 344-73, 739-80. \\
\hline \(\frac{\text { LEADER LA }}{---}\) & No Exceptions, & \[
\begin{aligned}
& \text { LENNOX ST } \\
& \begin{array}{ll}
2-20 \\
28 & \\
34 & \\
46-128
\end{array}
\end{aligned}
\] & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 132 . \\
& \text { s. 12: (2) } 72 . \\
& \text { s. } 12: \\
& \text { s. } 12: \\
& \text { (2) } 33, \\
& \text { (2) } 72 .
\end{aligned}
\] \\
\hline LEE AV & & & \\
\hline \[
\begin{array}{r}
9-85 \\
95-96
\end{array}
\] & s. 12: (2) 72, (2) 106.
s. 12: (2) 72. & LENORE AV & \\
\hline \[
\begin{aligned}
& 97 \\
& 98-236
\end{aligned}
\] & s.12: (2) 72 ; BL: \(306-79,560-79\).
s.12: (2) 72. & 1-3 & S.12: (2) 72; BL: 615-82. \\
\hline 237 & s. 12: (2) 3 , (2) 4 , (2) 72. & & \\
\hline 238 & s.12: (2) 72. & LEONARD AV & \\
\hline 239 & s.12: (2) 3, (2) 4, (2) 72. & 1A- 25 & s. 12: (2) 72, (2) 114, (2) 115, (2) 132. \\
\hline 240 & s.12: (2) 72. & 55 & S. 12: (2) 72, (2) 114, (2) 115, (2) 132; \\
\hline 241 & s. 12: (2) 3, (2) 4, (2) 72. & & BL: 21004. \\
\hline 242 & S.12: (2) 72. & & \\
\hline 243 & s. 12: (2) 3 , (2) 4 , (2) 72. & & \\
\hline 244-260 & S. 12: (2) 72. & LEONARD CIR & \\
\hline 263 & s. 12: (2) 3, (2) 4, (2) 72. & 1-12 & s.12: (2) 3 , (2) 4. \\
\hline 264 & s.12: (2) 72. & & \\
\hline 265-269 & s. 12: (2) 3 , (2) 4, (2) 72. & & \\
\hline 270 & s. 12: (2) 72. & LEONARD PL & \\
\hline 271-273 & s.12: (2) 3 , (2) 4 , (2) 72. & 1-3 & s.12: (2) 72, (2) 114, (2) 115 , (2) 132. \\
\hline 274 & s. 12: (2) 72. & & \\
\hline 275 & s. 12: (2) 3, (2) 4, (2) 72. & & \\
\hline 276 & s. 12: (2) 72. & LEOPOLD ST & \\
\hline 277 & s.12: (2) 3, (2) 4, (2) 72. & 18-50 & s.12: (2) 70, (2) 72, (2) 74 , (2) 75. \\
\hline 278-278A & s. 12: (2) 72. & & \\
\hline 279 & s. 12: (2) 3 , (2) 4, (2) 72. & & \\
\hline 280-280A & s.12: (2) 72. & LESLIE ST & \\
\hline 281 & s. 12: (2) 3, (2) 4, (2) 72. & 3-29 & No Exceptions. \\
\hline 282 & s. 12: (2) 72. & \(30-36\) & S. 12: (2) 72. \\
\hline 283 & s. 12: (2) 3, (2) 4, (2) 72. & \(61-77\) & No Exceptions. \\
\hline 284 & s.12: (2) 72. & 85-161 & s. 12: (2) 72. \\
\hline 285 & s.12: (2) 3, (2) 4, (2) 72. & 162 & s.12: (2) 72; BL: 416-77. \\
\hline 286 & s. 12: (2) 72. & 165-171R & s.12: (2) 72. \\
\hline 287-289 & s.12: (2) 3, (2) 4, (2) 72. & 172 & s.12: (2) 72; BL: 416-77. \\
\hline 290 & s.12: (2) 72. & 173 & s.12: (2) 72. \\
\hline 291-293 & s. 12: (2) 3 , (2) 4, (2) 72. & 174 & s.12: (2) 72; BL: 416-77. \\
\hline 294 & s.12: (2) 72. & 176-435 & s.12: (2) 72. \\
\hline 295 & s. 12: (2) 3, (2) 4, (2) 72, & 436 & No Exceptions. \\
\hline 296 & s. 12: (2) 72. & 437-453 & s. 12: (2) 72. \\
\hline 297 & S. 12: (2) 3, (2) 4, (2) 72. & 465 & No Exceptions. \\
\hline 298 & S. 12: (2) 72. & & \\
\hline 299 & s. 12: (2) 3 , (2) 4 , (2) 72. & & \\
\hline 300 & s. 12: (2) 72. & LESSARD AV & \\
\hline 301 & s. 12: (2) 3 , (2) 4, (2) 72. & 3-9 & S. 12: (2) 72. \\
\hline 302 & s. 12: (2) 72. & & \\
\hline 303 & s. 12: (2) 3, (2) 4, (2) 72. & & \\
\hline 304 & s. 12: (2) 72. & LEUTY AV & \\
\hline 305 & s. 12: (2) 3, (2) 4, (2) 72. & 1-97 & s. 12: (2) 72, (2) 106. \\
\hline 306 & s. 12: (2) 72. & 98 & s. 12: (2) 72. \\
\hline 307 & s. 12: (2) 3, (2) 4, (2) 72. & 99 & s. 12: (2) 72, (2) 106. \\
\hline 308 & s. 12: (2) 72. & & \\
\hline 309 & s.12: (2) 3, (2) 4, (2) 72. & & \\
\hline 310 & s. 12: (2) 72. & LEWIS ST & \\
\hline 311 & s. 12: (2) 3, (2) 4, (2) 72. & 9-33 & s. 12: (1) 52. \\
\hline 312 & s.12: (2) 72. & 34-90 & s.12: (2) 72. \\
\hline 313 & s.12: (2) 3, (2) 4, (2) 72. & & \\
\hline 314 & s.12: (2) 72. & & \\
\hline 315-317R & s. 12: (2) 3, (2) 4, (2) 72. & LIBERTY ST & \\
\hline 318-342 & s. 12: (2) 72 . & 190 & No Exceptions. \\
\hline
\end{tabular}

\section*{INDEX OF EXCEPTIONS}

\begin{tabular}{|c|c|c|}
\hline & \\
\hline
\end{tabular}

\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline \multicolumn{2}{|l|}{LYNWOOD AV} & \multicolumn{2}{|l|}{MACPHERSON AV (Continued)} \\
\hline 1-2 & No Exceptions. & 233 & No Exceptions. \\
\hline 3-85 & s. 12: (1) 85, (2) 66, (2) 72. & 234-250 & s.12: (2) 72. \\
\hline & & 251 & No Exceptions. \\
\hline & & 252-274 & s. 12: (2) 72. \\
\hline \multicolumn{2}{|l|}{LYTTON BLVD} & 275 & No Exceptions. \\
\hline 2 & S. 12: (2) 107: BL: 154-72, 344-73, 739-80. & 276-278 & S. 12: (2) 72. \\
\hline 7-34 & BL: 154-72, 344-73, 739-80. & 283-287 & No Exceptions. \\
\hline \[
35
\] & s. 12: (1) 68, (2) 72, (2) 112: s.13: 636-77; BL: 154-72, 344-73, 739-80. & \[
\begin{aligned}
& 290-307 \\
& 293-307
\end{aligned}
\] & s. 12: (2) 72. No Exceptions. \\
\hline 42-410 & \(\begin{array}{lll}\text { BL: } & 154-72, & 344-73, \\ \text { BL: } & 1549-72, & 344-73, \\ 739-80 .\end{array}\) & \[
\begin{aligned}
& 293-307 \\
& 315-500
\end{aligned}
\] & No Exceptions.
\[
\text { s. 12: (1) } 52 .
\] \\
\hline \multicolumn{2}{|l|}{MAC GREGOR AV} & \multicolumn{2}{|l|}{MADISON AV} \\
\hline 11-72 & S.12: (2) 72. & 9-12 & s. 12: (2) 132. \\
\hline & & 13 & S. 12: (2) 132; BL: 318-75. \\
\hline & & 14-24 & s.12: (2) 132. \\
\hline MACAULAY AV & & 25 & S. 12: (2) 132 ; \(\mathrm{BL}: 318-75,319-75\). \\
\hline 1-48 & \multirow[t]{3}{*}{s.12: (1) 173, (2) 72.} & 26-45 & S. 12: (2) 132. \\
\hline & & 47-92 & s. 12: (2) 53, (2) 72, (2) 132. \\
\hline & & 93 & S. 12: (2) 53, (2) 72 , (2) 132; BL: 198-85. \\
\hline \multicolumn{2}{|l|}{MACDONELL AV} & 96-131 & S. 12: (2) 53, (2) 72, (2) 132. \\
\hline 7-86A & s.12: (2) 72. & 133 & S. 12: (2) 53, (2) 72, (2) 132; BL: 299-84. \\
\hline 87 & s.12: (2) 72, (6). & 135-199 & S. 12: (2) 53, (2) 72, (2) 132. \\
\hline 88-249 & s. 12: (2) 72. & 200 & s. 12: (1) 52. \\
\hline 250 & s. 12: (2) 138, (2) 139, (2) 140. & 201-215 & s. 12: (2) \(53,(2) 72,(2) 132\). \\
\hline 251-253 & s. 12: (2) 72. & 240-250 & s. 12: (1) 52 . 1 , \\
\hline 254 & & \multirow[t]{2}{*}{385} & \multirow[t]{2}{*}{s. 12: (1) 52 , (1) 74.} \\
\hline 255 & s. 12: (2) 72. & & \\
\hline 256 & S. 12: (2) 138, (2) 139, (2) 140. & & \\
\hline 257 & s. 12: (2) 72. & \multicolumn{2}{|l|}{MAHER AV} \\
\hline 258-260 & s.12: (2) 138, (2) 139, (2) 140. & 24-61 & s.12: (2) 72. \\
\hline 261 & s.12: (2) 72. & & \\
\hline \multirow[t]{2}{*}{262-266} & s.12: (2) 138, (2) 139, (2) 140. & & \\
\hline & & \(\frac{\text { MAIN ST }}{2-18}\) & \\
\hline \multicolumn{2}{|l|}{} & \(2-18\)
19 & s. 12: (2) 72.
No Exceptions. \\
\hline \(\frac{\text { RACKAY AV }}{1-125}\) & S. 12: (2) 72. & 19-55 & No Exceptions.
\[
\text { s.12: (2) } 72 .
\] \\
\hline & & 61 & S. 12: (2) 72; BL: 455-85. \\
\hline & & 72-122 & S. 12: (2) 72. \\
\hline \multicolumn{2}{|l|}{MACKENZIE CR} & 124-136 & No Exceptions. \\
\hline 1-89 & s. 12: (2) 72. & 137-175 & S.12: (2) 72. \\
\hline & & 138-175 & No Exceptions. \\
\hline & & 204-290 & BL: 292-75. \\
\hline \multicolumn{2}{|l|}{MACKLEM AV} & 292-316 & No Exceptions. \\
\hline , & & 320 & No Exceptions. \\
\hline & & 326-366 & s.12: (2) 72. \\
\hline \multicolumn{4}{|l|}{MACLEAN AV} \\
\hline 17-104 & S. 12: (2) 72, (2) 106. & & \\
\hline 105 & S.12: (2) 72. & NAITLAND PL & \\
\hline \(106-108\)
\(111-119\) & S. 12: (2) 72, (2) 106. & \[
3-15
\] & S. 12: (2) 132; BL: 522-83, \\
\hline \(111-119\)
\(130-155\) & S. 12: (2) 72. & 77 & S.12: (2) 132; BL: 804-80. \\
\hline \[
\begin{aligned}
& 130-155 \\
& 156
\end{aligned}
\] & No Exceptions.
\[
\text { s.12: (2) } 47 .
\] & & \\
\hline 157 & No Exceptions. & MAITLAND ST & \\
\hline 158-160 & S. 12: (2) 47. & 20 & s. 12: (2) 132. \\
\hline 161 & No Exceptions. & 25 & s.12: (2) 132, (6); BL: 511-82, 277-85, 488-85. \\
\hline & & 26-84 & S.12: (2) 132. \\
\hline & & 95 & s. 12: (2) 72, (2) 132; BL: 448-84. \\
\hline \multicolumn{2}{|l|}{MACLENNAN AV} & 97 & S. 12: (2) 72, (2) 132. \\
\hline 5-35 & s.12: (2) 22, (2) 72. & 99 & s.12: (2) 72, (2) 132; BL: \(56-78,57-78\). \\
\hline 81-100 & s.12: (2) 72, (2) \(110 ;\) s.12A. & 100 & s. 12: (2) 132; BL: 269-69. \\
\hline & & 110 & s. 12: (2) 132. \\
\hline & & 115-119 & s. 12: (2) 72, (2) 132. \\
\hline \multicolumn{2}{|l|}{MACPHERSON AV} & 120 & S.12: (2) 132. \\
\hline \[
\begin{array}{r}
8-58 \\
59
\end{array}
\] & & 121-135 & s. 12: (2) 72, (2) 132. \\
\hline \[
59
\] & s. 12: (2) 72, (2) 132, (6). & & \\
\hline 60-214 & s. 12: (2) 72, (2) 132. & & \\
\hline 225-227 & No Exceptions. & \multicolumn{2}{|l|}{MAITLAND TER} \\
\hline 228-230 & s. 12: (2) 72. & - - & No Exceptions. \\
\hline 231 & No Exceptions. & & \\
\hline \multicolumn{2}{|l|}{232 s.12: (2) 72.} & & \\
\hline
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\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline \multicolumn{2}{|l|}{ORDNANCE ST} & \multicolumn{2}{|l|}{OSLER ST (Continued)} \\
\hline 10-30 & No Exceptions. & 9 & s. 12: (1) 173, (2) 72. \\
\hline & & 10 & s. 12: (1) 173, (2) 72, (2) 125. \\
\hline & & 11 & s.12: (1) 173, (2) 72. \\
\hline \multirow[t]{4}{*}{ORILLIA ST} & & 12 & s. 12: (1) 173 , (2) 72 , (2) 125. \\
\hline & \multirow[t]{3}{*}{No Exceptions.} & 13 & s. 12: (1) 173, (2) 72. \\
\hline & & 14 & s. 12: (1) 173, (2) 72, (2) 125. \\
\hline & & 15 & s. 12: (1) 173, (2) 72. \\
\hline \multicolumn{2}{|l|}{ORIOLE CR} & 16 & s.12: (1) 173, (2) 72, (2) 125. \\
\hline 2-32 & s.12: (2) 72: s. 12 A . & \(17 \cdot 27\) & s. 12: (1) 173, (2) 72. \\
\hline & & 40 & s. 12: (1) 173, (2) 72, (2) 125. \\
\hline & & 43-85 & s.12: (1) 173, (2) 72. \\
\hline \multicolumn{2}{|l|}{ORIOLE GONS} & 86 & s. 12: (1) 173, (2) 72, (2) 125. \\
\hline 2-73 & s. 12: (2) 72, (2) 142; s.12A. & 87 & s. 12: (1) 173, (2) 72. \\
\hline & & 101 & S.12: (1) 173, (2) 72. \\
\hline \multicolumn{2}{|l|}{ORIOLE PKWY} & 130-134 & No Exceptions. \\
\hline 1-85 & s. 12: (2) 72, (2) 142: s. 12 A . & 136-375 & s. 12: (2) 72. \\
\hline 87-97 & s.12: (2) \(72 ;\) s.12A. & & \\
\hline 100-110 & s. 12: (2) 72. & & \\
\hline 111 & s.12: (2) 72; s.12A. & \multicolumn{2}{|l|}{OSSINGTON AV} \\
\hline 120-130 & s. 12: (2) 72. & & s. 12: (2) 72. \\
\hline 201 & s. 12: (2) 118, (2) 119. & 6 & s. 12: (2) 60. \\
\hline 240 & S.12: (2) 72. & 9 & BL: 184-81, 283-81. \\
\hline 252-499 & s. 12: (2) 72, (2) 78, (2) 118, (2) 119. & 12 & s. 12: (2) 60. \\
\hline 500 & S. 12: (1) 166, (2) 118, (2) 119. & 13-15 & BL: 184-81, 283-81. \\
\hline 501
\(564-715\) & S.12: (2) 72, (2) 78 , (2) 118 , (2) 119. & 16
\[
19-21
\] & S. 12: (2) 60. \\
\hline \multirow[t]{2}{*}{564-715} & BL: 357-73. & \(26-40\) & s.12: (2) 60. \\
\hline & & 41 & BL: 184-81, 283-81. \\
\hline \multicolumn{2}{|l|}{ORIOLE RO} & 45 & BL: 184-81, 283-81. \\
\hline 1-12 & s. 12: (1) 2: s. 12A. & 46A & S. 12: (2) 60. \\
\hline 16-30A & s. 12: (2) 72, (2) \(142 ; \mathrm{s} .12 \mathrm{~A}\). & 47 & BL: 184-81, 283-81. \\
\hline 31 & s.12: (2) 72, (2) 142; s.12A; BL: 527-82. & 48A & s.12: (2) 60. \\
\hline 32-32A & s. 12: (2) 72, (2) 142; s.12A. & 49 & EL: 184-81, 283-81. \\
\hline \(33-38\) & s. 12: (2) 72, (2) 142 ; s.12A; BL: 527-82. & 50A- 52A & S. 12: (2) 60. \\
\hline \(34-38\)
39 &  & \[
\begin{aligned}
& 53 \\
& 54 A
\end{aligned}
\] & BL: 184-81, 283-81. \\
\hline 39 & 464-83. & 55-57 & BL: 184-81, 283-81. \\
\hline \multirow[t]{2}{*}{40} & s.12: (2) 72, (2) \(142 ;\) s.12A. & 58 & S.12: (2) 60. \\
\hline & s.12: (2) 72, (2) 142 ; s.12A; BL: 527-82, & 59 & BL: 184-81, 283-81. \\
\hline 41 & 464-83. & 60 & s. 12: (2) 60. \\
\hline \multirow[t]{5}{*}{\[
\begin{array}{ll}
43- & 58 \\
59 & \\
59 A- & 59 B \\
60- & 85
\end{array}
\]} & s.12: (2) 72 , (2) 142: s. 12A. & 61 & BL: 184-81, 283-81. \\
\hline & s. 12: (2) 72; s.12A. & 62 & s. 12: (2) 60. \\
\hline & No Exceptions. & 63 & BL: 184-81, 283-81. \\
\hline & s. 12: (2) 72 , (2) 142 ; s.12A. & 64-70 & S.12: (2) 60. \\
\hline & & 71 & BL: 184-81, 283-81. \\
\hline & & 72-76 & s.12: (2) 60. \\
\hline ORMSBY CR & & 77 & BL: 184-81, 283-81. \\
\hline - - - & \multirow[t]{3}{*}{No Exceptions.} & \(80-88\) & \[
\text { s. 12: (2) } 60
\] \\
\hline & & 89-89R & BL: 184-81, 283-81. \\
\hline & & 90 & S. 12: (2) 60. \\
\hline ORMSKIRK AV & & 91 & BL: 184-81, 283-81. \\
\hline - - & \multirow[t]{3}{*}{No Exceptions.} & 92 & s.12: (2) 60. \\
\hline & & 93-102 & BL: 184-81, 283-81. \\
\hline & & 94-102 & S. 12: (2) 60. \\
\hline ORMSKIRK CT & No Exceptions. \({ }^{\text {c }}\) & 103 - 108 & BL: 184-81, 283-81. \\
\hline 2-33 & \multirow[t]{2}{*}{No Exceptions.} & 104-108 & S. 12: (2) 60. \\
\hline & & 109 - 110 & \begin{tabular}{l}
BL: 184-81, 283-81. \\
S.12: (2) 60.
\end{tabular} \\
\hline OSBORNE AV & & 115-117 & BL: 184-81, 283-81. \\
\hline 1-113 & \multirow[t]{3}{*}{s.12: (2) 72.} & 120 & s.12: (2) 60. \\
\hline & & 121 & BL: 184-81, 283-81. \\
\hline & & 122 & s.12: (2) 60, (2) 72. \\
\hline \multicolumn{2}{|l|}{OSLER ST} & 123-125 & BL: 184-81, 283-81. \\
\hline 2 & s.12: (1) 173, (2) 72, (2) 125. & 126 & S. 12: (2) 60, (2) 72. \\
\hline 3 & s.12: (1) 173, (2) 72. & 127-129 & BL: 184-81, 283-81. \\
\hline 4 & s. 12: (1) 173, (2) 72, (2) 125. & 130 & s.12: (2) 60. \\
\hline 5 & s.12: (1) 173, (2) 72. & 131 & BL: 184-81, 283-81. \\
\hline 6 & s.12: (1) 173, (2) 72, (2) 125. & 132-134 & s.12: (2) 60. \\
\hline 7 & s.12: (1) 173, (2) 72. & \[
135
\] & BL: 184-81, 283-81. \\
\hline 8 & s. 12: (1) 173, (2) 72, (2) 125. & 136 & s.12: (2) 60. \\
\hline
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\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline \multicolumn{2}{|l|}{PARLIAMENT ST (Continued)} & \multicolumn{2}{|l|}{PEARS AV (Continued)} \\
\hline 435-437 & S. 12: (2) 72, (2) 128, (2) 132. & 160 & s. 12: (2) 132. \\
\hline \[
438
\] & s. 12: (1) 66, (2) 72, (2) 128, (2) 132. & & \\
\hline 439 & s. 12: (2) 72, (2) 128, (2) 132. & & \\
\hline 440 & s. 12: (1) 66, (2) 72, (2) 128, (2) 132. & \multicolumn{2}{|l|}{PEARSON AV} \\
\hline 441 & s. 12: (2) 72, (2) 128, (2) 132. & 2-236 & s.12: (2) 72. \\
\hline 442 & s. 12: (1) 66, (2) 72, (2) 128, (2) 132. & & \\
\hline 443 & s. 12: (2) 72, (2) 128, (2) 132. & & \\
\hline 444-446 & s.12: (1) 66, (2) 72, (2) 128, (2) 132. & \multicolumn{2}{|l|}{PEEL AV} \\
\hline 449-451 & s. 12: (2) 72, (2) 128, (2) 132. & 1-3 & s. 12: (1) 52. \\
\hline 452-454 & s. 12: (1) 66, (2) 72, (2) 128 , (2) 132. & \(6-10\) & s. 12: (2) 72. \\
\hline 455 & s. 12: (2) 72, (2) 128, (2) 132. & 11 & S. 12: (1) 52, (2) 72. \\
\hline 456 & s. 12: (1) 66, (2) 72, (2) 128, (2) 132. & 12-16 & s. 12: (2) 72. \\
\hline 457 & s. 12: (2) 72, (2) 128, (2) 132. & 17 & s. 12: (1) 52. \\
\hline 458 & s. 12: (1) 66, (2) 72, (2) 128, (2) 132. & \[
18
\] & s. 12: (2) 72. \\
\hline 459 & s.12: (2) 72, (2) 128, (2) 132. & 19-21 & s.12: (1) 52. \\
\hline 460 & s. 12: (1) 66, (2) 72, (2) 128, (2) 132. & & \\
\hline 461 & s. 12: (2) 72, (2) 128, (2) 132. & & \\
\hline 462 & s. 12: (1) 66, (2) 72, (2) 128, (2) 132. & \multicolumn{2}{|l|}{PELHAM AV} \\
\hline 463 & s. 12: (2) 72, (2) 128, (2) 132. & 20 & No Exceptions. \\
\hline 464 & s. 12: (1) 66, (2) 72, (2) 128, (2) 132. & 34-48 & s. 12: (2) 72. \\
\hline 467-595 & s. 12: (2) 72, (2) 128, (2) 132. & 55 & S. 12: (2) 72; 8L: 30-73, 427-78. \\
\hline 600 & S. 12: (1) 24, (1) 25, (2) 72, (2) 132. & 69-97 & No Exceptions. \\
\hline 603-609 & S.12: (2) 72, (2) 128, (2) 132. & & \\
\hline 611-625 & s. 12: (2) 72, (2) 132. & & \\
\hline 635 & S. 12: (2) 132. & \multicolumn{2}{|l|}{PELHAN PARK GDNS} \\
\hline 650-670 & s. 12: (1) 24, (1) 25, (2) 72, (2) 132. & 61 & S.12: (2) 72; BL: 22946. \\
\hline PARR ST & & \multicolumn{2}{|l|}{PEMBERTON ST} \\
\hline 1-10 & s.12: (2) 72. & - - - & No Exceptions. \\
\hline PASHLER AV & & PEMEROKE ST & \\
\hline --- & No Exceptions. & \[
\begin{aligned}
& 3-14 \\
& 17
\end{aligned}
\] & \[
\begin{aligned}
& \text { s. } 12: \text { (1) } 66, \text { (2) } 72, \text { (2) } 102, \text { (2) } 132 \text {. } \\
& \text { s. } 12: \text { (1) } 66,(2) ~ 72,(2) \\
& \text { BL: } 407-77,70-78,611-78,235-83 .
\end{aligned}
\] \\
\hline \(\frac{\text { PATERSON PL }}{-\cdots}\) & No Exceptions. & 23 & \[
\begin{aligned}
& \text { s. 12: (1) } 66 \text {, (2) } 102, \text { (2) } 132 \text {; BL: 612-78, } \\
& \text { 235-83. }
\end{aligned}
\] \\
\hline & & 39-124 & s.12: (1) 66, (2) 72, (2) 102, (2) 132. \\
\hline \multicolumn{4}{|l|}{PATON RD} \\
\hline 17 & No Exceptions. & PENDRITH LA & \\
\hline 21-45 & S.12: (2) 72. & - - & No Exceptions. \\
\hline 47-55 & No Exceptions. & & \\
\hline 60 & s. 12: (1) 134. & & \\
\hline 99 & 5. 12: (1) 173, (2) 125. & PENDRITH ST & \\
\hline 115-136 & s.12: (1) 173, (2) 72. & \[
1-197
\] & s. 12: (2) 72. \\
\hline \multicolumn{2}{|l|}{PATRICIA DR} & \multicolumn{2}{|l|}{PENROSE RD} \\
\hline 1-57 & s.12: (2) 72. & \(2-16\)
21 & \[
\begin{aligned}
& \text { s. 12: (2) } 63, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 \text { : } \\
& \text { s. 13: } 217-73,354-73 ; \text { BL: } 217-73,354-73 . \\
& \text { s.12: (1) } 166, \text { (2) } 118, \text { (2) } 119 ; \text { s. } 13: 217-73,
\end{aligned}
\] \\
\hline \multicolumn{2}{|l|}{PAULINE AV} & & \[
\text { 354-73; EL: } 217-73,354-73 .
\] \\
\hline 3-38 & s.12: (2) 72. & & \\
\hline 39 & S.12: (2) 72; BL: 202-81. & & \\
\hline 40-99 & s.12: (2) 72. & \multicolumn{2}{|l|}{PERCY ST} \\
\hline 100-123 & \[
\begin{aligned}
& \text { s. 12: (2) } 72 ; \text { s. } 13: 417-77 ; \text { BL: } 417-77 \text {. } \\
& \text { s. 12: (2) } 72 \text {. }
\end{aligned}
\] & 1-17 & s.12: (2) \(72,(2) 96,(2) 132\). \\
\hline & & \multicolumn{2}{|l|}{PERTH AV} \\
\hline \multicolumn{2}{|l|}{PEARL ST} & 13/2- 41 & No Exceptions. \\
\hline 118A- 120 & s. 12: (2) 132. & 42 & S. 12: (1) 173, (2) 72. \\
\hline 150-156 & s. 12: (1) 87, (1) 88, (1) 138, (1) 140, (2) 132. & \(43-87\) & No Exceptions. \\
\hline & & 93-119 & s.12: (1) 173, (2) 72. \\
\hline & & 120 & s.12: (1) 173, (2) 125; BL: 90-85. \\
\hline PEARS AV & & 121-135 & s.12: (1) 173, (2) 72. \\
\hline 33-103 & s. 12: (2) 72, (2) 132. & 136 & s. 12: (1) 173, (2) 125. \\
\hline 105-122 & s. 12: (2) \(13,(2) 132,(2) 137\). & 137-149 & s.12: (1) 173, (2) 72. \\
\hline 124-138 & s.12: (2) 132. & 150 & S. 12: (1) 173, (2) 125. \\
\hline 142 & S. 12: (2) 53 , (2) 72 , (2) 132 ; BL: 276-77, & \[
151-159
\] & \[
\text { s. 12: (1) } 173, \text { (2) } 72
\] \\
\hline
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\hline 376-404 & s.12: (2) 132, (2) 156. & 1196 & s.12: (2) 72, (6). \\
\hline 408 & s.12: (2) 72, (2) 132, (2) 156. & 1209-1211 & s.12: (2) 72. \\
\hline 418-420 & s. 12: (2) 132 , (2) 156. & 1212-1218A & S.12: (2) 72, (6). \\
\hline 423-425 & S.12: (2) 96, (2) 99, (2) 132. & 1220 & S.12: (2) 72, (6); BL: 704-79, 844-79, 535-80. \\
\hline 426 & s. 12: (2) 72, (2) 132, (2) 156. & 1225 & s.12: (2) 72. \\
\hline 427 & S.12: (2) 96, (2) 99, (2) 132. & 1233 & No Exceptions. \\
\hline 428 & S. 12: (2) 132, (2) 156. & 1242 & S. 12: (6). \\
\hline 429-431 & s. 12: (2) 96, (2) 99, (2) 132. & 1243-1316 & No Exceptions. \\
\hline 432 & s.12: (2) 132, (2) 156. & 1317 & S. 12: (2) 72. \\
\hline 433 & s.12: (2) 96, (2) 99, (2) 132. & 1318-1320 & No Exceptions. \\
\hline 434-438 & s. 12: (2) 132, (2) 156. & 1327 & 5.12: (2) 72. \\
\hline 440 & s. 12: (2) 132, (2) 156 ; s. 13: 532-78, 39-80, 696-81, 59-82, 546-83; BL: 532-78, 39-80, & \[
\begin{aligned}
& 1328 \\
& 1329-1341
\end{aligned}
\] & No Exceptions.
\[
\text { s.12: (2) } 72 \text {. }
\] \\
\hline & 696-81, 59-82, 546-83. & 1342 & No Exceptions. \\
\hline 441-495 & S. 12: (2) 96, (2) 99, (2) 132. & 1343 & S. 12: (2) 72. \\
\hline 496 & s.12: (2) 132, (2) 156. & 1344 & No Exceptions. \\
\hline 497 & S. 12: (2) 96, (2) 99, (2) 132. & 1345 & S.12: (2) 72. \\
\hline 498 & s. 12: (2) 132, (2) 156. & 1346 & No Exceptions. \\
\hline 499-501 & S.12: (2) 96, (2) 99, (2) 132. & 1347 & S.12: (2) 72. \\
\hline 502 & S. 12: (2) 132 , (2) 156. & 1348 & No Exceptions. \\
\hline 503 & S.12: (2) 96, (2) 99, (2) 132. & 1349-1351 & S.12: (2) 72. \\
\hline 504 & s. 12: (2) 132, (2) 156. & 1352 & No Exceptions. \\
\hline 505 & s. 12: (2) 96, (2) 99, (2) 132. & 1353 & s.12: (2) 72. \\
\hline 506 & s. 12: (2) 132, (2) 156. & 1354-1362 & No Exceptions. \\
\hline 507 & s. 12: (2) 96, (2) 99, (2) 132. & 1363 & S.12: (2) 72; BL: 721-81. \\
\hline 508 & S.12: (2) 132, (2) 156. & 1364-1380 & No Exceptions. \\
\hline 509 & S. 12: (2) 96, (2) 99, (2) 132. & 1381 & S. 12: (2) 72. \\
\hline 510 & S. 12: (2) 132, (2) 156. & 1382 & No Exceptions. \\
\hline 511 & S.12: (2) 96, (2) 99, (2) 132. & 1383-1385 & s.12: (2) 72. \\
\hline 512 & s. 12: (2) 132, (2) 156 ; s. 13: \(532-78,39-80\), 696-81, 59-82, 546-83; BL: 532-78, 39-80, & \[
\begin{aligned}
& 1392-1398 \\
& 1399
\end{aligned}
\] & No Exceptions.
\[
\text { s.12: (2) } 72 .
\] \\
\hline & 696-81, 59-82, 546-83. & 1400 & No Exceptions. \\
\hline 513-523 & s.12: (2) 96, (2) 99, (2) 132. & 1401 & S. 12: (2) 72. \\
\hline 524 & s. 12: (2) 132, (2) 156. & 1402 & No Exceptions. \\
\hline 525 & s. 12: (2) 96, (2) 99, (2) 132. & 1411-1471 & s. 12: (2) 72. \\
\hline 526 & s. 12: (2) 132, (2) 156. & \(1473-4502\) & s. 12: (2) 70, (2) 72 , (2) 74 , (2) 75. \\
\hline 527 & s. 12: (2) 96, (2) 99, (2) 132. & 1475-1502 & s.12: (2) 72. \\
\hline 528 & S.12: (2) 132, (2) 156. & 1515 & No Exceptions. \\
\hline 529 & S. 12: (2) 96, (2) 99, (2) 132. & 1525-1558 & S.12: (2) 72. \\
\hline 530 & s. 12: (2) 132, (2) 156. & 1560-1612 & No Exceptions. \\
\hline 531 & s.12: (2) 96, (2) 99, (2) 132. & 1614 & s. 12: (2) 72. \\
\hline 532 & s.12: (2) 132, (2) 156. & 1619 & No Exceptions. \\
\hline 533 & S. 12: (2) 96, (2) 99, (2) 132. & 1620-1630 & S. 12: (2) 72. \\
\hline 534 & S. 12: (2) 132, (2) 156. & 1631 & No Exceptions. \\
\hline 535 & s. 12: (2) 96, (2) 132. & 1636-1638 & S.12: (2) 72. \\
\hline 540 & \[
\begin{aligned}
& \text { S. 12: (2) 132, (2) 156; S. 13: } 532-78,39-80 \text {, } \\
& 696-81,59-82,546-83 ; \text { BL: } 532-78,39-80,
\end{aligned}
\] & 1641
\(1646-1756\) & No Exceptions.
\[
\text { s.12: (2) } 72 \text {. }
\] \\
\hline & 696-81, 59-82, 546-83. & 1758-1764 & S.12: (2) 72, (6). \\
\hline 541 & S. 12: (2) 96, (2) 132. & 1766-1768 & s.12: (2) 72. \\
\hline 550 & s. 12: (2) 132, (2) 156. & 1770 & s.12: (2) 72, (6). \\
\hline 580 & No Exceptions. & 1774-1836 & s.12: (2) 72. \\
\hline 625 & S. 12: (2) 72. & 1842 & 5.12: (2) 72, (6). \\
\hline 630
\(635-641\) & No Exceptions. & 1844-2072 & S. 12: (2) 72. \\
\hline \(635-641\)
642 & S.12: (2) 72. & 2075 2076 & No Exceptions. \\
\hline 643-677 & S.12: (2) 72. & 2161 & No Exceptions. \\
\hline 677R & No Exceptions. & 2163-2405 & s.12: (2) 72. \\
\hline 678-835 & s.12: (2) 72. & 2441 & s.12: (2) 72; BL: 585-76. \\
\hline 870 & No Exceptions. & 2449-2505 & S.12: (2) 72. \\
\hline 875 & s. 12: (1) 41, (2) 72. & & \\
\hline 884-924 & s.12: (2) 72. & & \\
\hline 929 & s.12: (2) 72; BL: 86-81. & QUEEN ST W & \\
\hline 930-1014 & s.12: (2) 72. & 2 & s.12: (2) 128, (2) 132. \\
\hline 1015 & s.12: (2) 72; BL: 369-76. & 60 & S.12: (2) 132. \\
\hline 1020 & s. 12: (2) 72. & 65 & s. 12: (2) 132; BL: 119-68. \\
\hline 1021 & s. 12: (2) 72; BL: 369-76. & 100 & S.12: (2) 132; s.13: 16825, 16980, 20057, \\
\hline 1022-1046 & S.12: (2) 72. & & 227-85. \\
\hline 1054-1070 & s.12: (1) 4, (2) 72. & 123 & s.12: (2) 132. \\
\hline 1087-1097 & s.12: (2) 72. & 130 & S.12: (2) 132; s.13: 13409, 13861, 19950, 19978, \\
\hline 1098 & S. 12: (1) 4, (2) 72. & & 20272, 20814, 21003, 22164, 22522, 22798, 48-79, \\
\hline 1093-1192 & S.12: (2) 72. & & 78-84. \\
\hline 1195 & s.12: (2) 72; BL: 234-79. & & \\
\hline
\end{tabular}





\title{
INDEX OF EXCEPTIONS
}



\begin{tabular}{|c|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions & \\
\hline \multicolumn{2}{|l|}{ROEHAMF TON AV (Cont inued)} & \multicolumn{3}{|l|}{RONCESVALLES AV (Continued)} \\
\hline \multirow[t]{3}{*}{574} & S. 12: (1) 69, (2) 72, (2) 118, (2) 119; & 122 & S.12: (2) 72. & \\
\hline & s. 13: 99-73, 154-74, 435-75, 149-78, 326-80; & 123 & S.12: (2) 72; EL: & 110-85. \\
\hline & BL: 99-73, 154-74, 435-75. & 124 & S.12: (2) 72. & \\
\hline \multirow[t]{2}{*}{575} & s. 12: (2) 72, (2) 118, (2) 119: s. 13: 99-73, & 125 & S. 12: (2) 72; BL: & 110-85. \\
\hline & \[
154-74,435-75 ; \text { BL: } 99-73,154-74,435-75 \text {. }
\] & 126 & s.12: (2) 72. & \\
\hline \multirow[t]{3}{*}{576} & S. 12: (1) 69, (2) 72, (2) 118, (2) 119; & 127 & S.12: (2) 72; BL: & 110-85. \\
\hline & S. 13: 99-73, 154-74, 435-75, 149-78, 326-80; & 128 & s. 12: (2) 72. & \\
\hline & BL: 99-73, 154-74, 435-75. & 129 & s.12: (2) 72; BL: & 110-85. \\
\hline \multirow[t]{2}{*}{577-589} & s. 12: (2) 72, (2) 118, (2) 119; s. 13: 99-73, & 130 & s.12: (2) 72. & \\
\hline & 154-74, 435-75; BL: 99-73, 154-74, 435-75. & 131 & s.12: (2) 72; BL: & 110-85. \\
\hline \multirow[t]{3}{*}{590} & S. 12: (1) 69, (2) 72, (2) 118 , (2) 119 ; & 132 & s. 12: (2) 72. & \\
\hline & S. 13: 99-73, 154-74, 435-75, 149-78, 326-80: & 133-149 & S. 12: (2) 72: BL: & 110-85. \\
\hline & BL: 99-73, 154-74, 435-75. & 150 & s. 12: (2) 72. & \\
\hline 591-607 & s. 12: (2) 72, (2) 1 18, (2) 119; s. 13: 99-73, 154-74, 435-75; BL: 99-73, 154-74, 435-75. & 151-155 & \[
\begin{aligned}
& \text { s.12: (2) } 72 \text {; BL: } \\
& \text { s.12: (2) } 72 \text {. }
\end{aligned}
\] & 110-85. \\
\hline \multirow[t]{4}{*}{609} & S. 12: (1) 166, (2) 118, (2) 119; S. 13: 99-73, & 157 & S. 12: (2) 72; BL: & t t0-85. \\
\hline & 154-74, 435-75; BL: 99-73, 154-74, 435-75. & 158 & S. 12: (2) 72 . & \\
\hline & & 159-219 & s.12: (2) 72; BL: & 110-85. \\
\hline & & 220 & S.12: (2) 72. & \\
\hline \multirow[t]{4}{*}{\(\frac{\text { ROLSTON AV }}{7-16}\)} & & 221-223 & S. 12: (2) 72; BL: & 110-85. \\
\hline & S.12: (2) 72, (2) 132. & 226 & S. 12: (2) 72 , & \\
\hline & & 227 & S.12: (2) 72; BL: & 1t0-85. \\
\hline & & 228 & s. 12: (2) 72. & \\
\hline \multirow[t]{4}{*}{\(\frac{\text { ROLYAT ST }}{3-41}\)} & & 229-235 & S.12: (2) 72; BL: & 110-85. \\
\hline & S. 12: (2) 72. & 240-262 & S. 12: (2) 72. & \\
\hline & & 263 & S. 12: (2) 72; BL: & 110-85. \\
\hline & & 264 & S. 12: (2) 72. & \\
\hline RONAN AV & & 265 & s.12: (2) 72; BL: & 110-85. \\
\hline 1-211 & S. 12: (2) 72, (2) 8; BL: 154-72, 344-73, 739-80. & 266-272 & s. 12: (2) 72. & \\
\hline \multirow[t]{3}{*}{212-225} & BL: 154-72, 344-73, 739-80. & 273 & S.12: (2) 72; BL: & 110-85. \\
\hline & & 274-276 & s.12: (2) 72. & \\
\hline & & 277 & s. 12: (2) 72: BL: & 110-B5. \\
\hline RONCESVALLES & AV & 278 & s. 12: (2) 72. & \\
\hline \multirow[t]{2}{*}{5-65} & S. 12: (2) 72 ; BL: 110-85. & 279 & s. 12: (2) 72: BL: & 110-85. \\
\hline & S. 12: (2) 72; BL: 738-80. & 280 & S.12: (2) 72. & \\
\hline 69 & s.12: (2) 72; BL: 110-85. & 281 & S.12: (2) 72; BL: & 110-85. \\
\hline \multirow[t]{2}{*}{\(70-72\)
73} & s. 12: (2) 72. & 282 & s.12: (2) 72. & \\
\hline & S. 12: (2) 72; BL: 110-85. & 283-287 & s.12: (2) 72; BL: & 110-85. \\
\hline \multirow[t]{2}{*}{\(74-76\)
77} & S. 12: (2) 72. & 288 & s.12: (2) 72. & \\
\hline & S. 12: (2) 72 ; BL: 110-85. & 289 & S.12: (2) 72; BL: & 110-85. \\
\hline 78 & S. 12: (2) 72. & 290 & s. 12: (2) 72. & \\
\hline 79 & S. 12: (2) 72; BL: 110-85. & 291-293 & s.12: (2) 72; BL: & 10-85. \\
\hline 80 & s. 12: (2) 72. & 294 & S.12: (2) 72. & \\
\hline 81 & S. 12: (2) 72; BL: 110-85. & 295-299 & s. 12: (2) 72; BL: & 110-85. \\
\hline 82 & s. 12: (2) 72. & 300 & S.12: (2) 72. & \\
\hline 83-87 & s. 12: (2) 72 ; BL: 110-85. & 301-309 & S. 12: (2) 72; BL: & 110-85. \\
\hline 87R & S. 12: (2) 72. & 310 & S.12: (2) 72. & \\
\hline 91 & S. 12: (2) 72; BL: 110-85. & 311-313 & S. 12: (2) 72; BL: & 110-85. \\
\hline 92 & s. 12: (2) 72 . & 314 & s. 12: (2) 72. & \\
\hline 93 & S. 12: (2) 72; BL: 110-85. & 315-319 & s.12: (2) 72; BL: & 110-85. \\
\hline 94 & s. 12: (2) 72. & 320 & s.12: (2) 72. & \\
\hline 95 & s.12: (2) 72; BL: 110-85. & 321-373 & S. 12: (2) 72; BL: & 110-85. \\
\hline 96 & s. 12: (2) 72. & \[
378
\] & S.12: (2) 72. & \\
\hline 97 & s.12: (2) 72; \(\mathrm{BL}: 110-\mathrm{B5}\). & 379-484 & s. 12: (2) 72 ; BL: & 110-85. \\
\hline 98 & S.12: (2) 72. & & & \\
\hline 99 & s.12: (2) 72; BL: 110-B5. & & & \\
\hline 100 & s.12: (2) 72. & ROSE AV & & \\
\hline 101 & s. 12: (2) 72; BL: 110-85. & 1-62 & s. 12: (2) 72 , (2) & 132. \\
\hline 102 & S.12: (2) 72. & & & \\
\hline 103 & s.12: (2) 72; BL: 110-85. & & & \\
\hline 104 & s. 12: (2) 72. & ROSE AV PVT & & \\
\hline 105 & s.12: (2) 72; BL: 110-B5. & 135 & s. 12: (1) 24, (1) & 25, (2) 72, (2) 132 \\
\hline 106 & s.12: (2) 72. & & & \\
\hline 107 & s.12: (2) 72; BL: 110-85. & & & \\
\hline 108 & s.12: (2) 72. & ROSE PARK CR & & \\
\hline 111-115 & s.12: (2) 72 ; BL: 110-B5. & 1-36 & s. 12: (2) 72, (2) & 110; s. 12A. \\
\hline 116 & s. 12: (2) 72. & & & \\
\hline 117 & S.12: (2) 72; BL: 110-85. & & & \\
\hline 118 & S.12: (2) 72. & ROSE PARK DR & 5. 12: (2) 72 (2) & \\
\hline 119 & S. 12: (2) \(72 ; \mathrm{BL}: 110-85\). & 2-331 & S.12: (2) 72, (2) & 110; s.12A. \\
\hline 120 & S.12: (2) 72. & & & \\
\hline 121 & s. 12: (2) 72; BL: 110-85. & & & \\
\hline
\end{tabular}

\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline ROSELAWN AV & (Cont inued) & ROSELANN AV & (Cont inued) \\
\hline 309-313 & ```
s. 12: (2) 72, (2) 118, (2) 119; s.13: 357-73;
BL: 357-73.
``` & 454 & \[
\begin{aligned}
& \text { s. } 12:(2) 72, \text { (2) } 118 \text {, (2) 119; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] \\
\hline 314 & \[
\begin{aligned}
& \text { s. 12: (1) } 68, \text { (2) } 72, \text { (2) } 112, \text { (2) } 118 \text {, (2) } 119 \text {; } \\
& \text { s. } 13: 636-77,727-78,326-80,327-80 \text {; }
\end{aligned}
\] & 455 & \[
\begin{aligned}
& \text { S. 12: (2) } 72 \text {, (2) } 118 \text {, (2) } 119: \text { s. } 13: 357-73 \text {; } \\
& \text { BL: } 357-73 \text {. }
\end{aligned}
\] \\
\hline & BL: 154-72, 344-73, 739-80. & 456-462 & S. 12: (2) 72, (2) 118, (2) 119; BL: 154-72, \\
\hline 315 & \[
\begin{aligned}
& \text { s. 12: (2) } 72 \text {, (2) } 118 \text {, (2) } 119 \text {; s. 13: } 357-73 \text {; } \\
& \text { BL: } 357-73 \text {. }
\end{aligned}
\] & 465-469 & \begin{tabular}{l}
\[
344-73,739-80
\] \\
S. 12: \\
(2) 72, \\
(2) 118 , \\
(2) 119; s.13: 357-73;
\end{tabular} \\
\hline 316 & \[
\begin{aligned}
& \text { S. 12: (1) } 68, \text { (2) } 72, \text { (2) } 112, \text { (2) } 118, \text { (2) } 119 \text {; } \\
& \text { S. 13: } 636-77,727-78,326-80,327-80 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & 470 & \begin{tabular}{l}
BL: 357-73. \\
s. 12: (2) 72, \\
(2) 118 , \\
(2) 119; BL: 154-72, 344-73, 739-80.
\end{tabular} \\
\hline 317-319 & ```
s. 12: (2) 72, (2) 118, (2) 119; s.13: 357-73;
BL: 357-73.
``` & 471 & \[
\begin{aligned}
& \text { S. 12: (2) } 72 \text {, (2) } 118 \text {, (2) } 119 \text {; s. 13: } 357-73 \text {; } \\
& \text { BL: } 357-73 \text {. }
\end{aligned}
\] \\
\hline 322-350 & \[
\begin{aligned}
& \text { s. 12: (1) } 68, \text { (2) } 72, \text { (2) } 112, \text { (2) } 118 \text {, (2) } 119 \text {; } \\
& \text { s. 13: } 636-77,727-78,326-80,327-80 \text {; }
\end{aligned}
\] & 472 & \[
\begin{aligned}
& \text { s. 12: (2) 72, (2) 118, (2) 119; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] \\
\hline 396-402 & \begin{tabular}{l}
BL: 154-72, 344-73, 739-80. \\
s.12: (2) 72 , (2) 118 , (2) 119; BL: 154-72,
\end{tabular} & 473 & ```
s. 12: (2) 72, (2) 118, (2) 119; s.13: 357-73;
BL: 357-73.
``` \\
\hline 407-409 & \[
\begin{aligned}
& 344-73,739-80 \text {. } \\
& \text { S. 12: (2) } 72 \text {, (2) } 118 \text {, (2) } 119 \text {; s. 13: } 357-73 \text {; } \\
& \text { BL: } 357-73 .
\end{aligned}
\] & \(474-500\)
501 & \[
\begin{aligned}
& \text { s. 12: (2) 72, (2) 118, (2) 119; BL: 154-72, } \\
& 344-73,739-80 \text {, }
\end{aligned}
\] \\
\hline 410 & \[
\begin{aligned}
& \text { s. 12: (1) } 48, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 .
\end{aligned}
\] & 502 & \begin{tabular}{l}
BL: 357-73.
\[
\text { s. 12: (2) } 72
\] \\
(2) 118 , \\
(2) 119 ; BL: \\
15
\end{tabular} \\
\hline 411-413 & \[
\begin{aligned}
& \text { s. 12: (2) } 72 \text {, (2) } 118 \text {, (2) } 119 \text {; s. 13: } 357-73 \text { : } \\
& \text { BL: } 357-73 \text {. }
\end{aligned}
\] & 503 & \begin{tabular}{l}
\[
344-73,739-80
\] \\
s. 12: \\
(2) 72, \\
(2) 118 , \\
(2) 119; s. 13: 357-73;
\end{tabular} \\
\hline 414 & s. 12: (2) 72, (2) 118 , (2) 119 ; BL: 154-72, 344-73, 739-80. & 504 & \begin{tabular}{l}
BL: 357-73. \\
S. 12: (2) 72 \\
(2) 118 , \\
(2) 119; BL: 154-72,
\end{tabular} \\
\hline 415 & \[
\begin{aligned}
& \text { S. 12: (2) } 72 \text {, (2) } 118 \text {, (2) 119; s. 13: 357-73; } \\
& \text { BL: } 357-73 \text {; }
\end{aligned}
\] & 505 & \begin{tabular}{l}
\[
344-73,739-80
\] \\
s. 12: (2) 72, \\
(2) 118, (2) 119; s. 13: 357-73;
\end{tabular} \\
\hline 416 & s.12: (2) 72, (2) 118, (2) 119; BL: 154-72, 344-73, 739-80. & 506 & \begin{tabular}{l}
BL: 357-73. \\
S. 12: (2) 72, \\
(2) 118 , \\
(2) 119; BL: 154-72,
\end{tabular} \\
\hline 417 & ```
s.12: (2) 72, (2) 118, (2) 119; s. 13: 357-73;
BL: 357-73.
``` & 507-517 & \begin{tabular}{l}
\[
344-73,739-80
\] \\
s. 12: (2) 72, \\
(2) 118 , \\
(2) 119; s. 13: 357-73;
\end{tabular} \\
\hline 418 & \[
\begin{aligned}
& \text { S. 12: (2) } 72 \text {, (2) } 118 \text {, (2) } 119 \text {; BL: } 154-72 \text {, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] & 522-538 & \begin{tabular}{l}
BL: 357-73. \\
S. 12: (2) 72 \\
(2) 118 \\
(2) 119; BL: 154-72.
\end{tabular} \\
\hline 419 & \[
\begin{aligned}
& \text { S. 12: (2) 72, (2) } 118 \text {, (2) } 119 \text {; s. 13: } 357-73 \text {; } \\
& \text { BL: } 357-73 \text {. }
\end{aligned}
\] & 547-551 & \[
\begin{aligned}
& 344-73,739-80 \text {. } \\
& \text { s. 12: (2) } 72, \text { (2) } 118, \text { (2) } 119 \text {; s. 13: } 357-73 \text {; }
\end{aligned}
\] \\
\hline 420 & \[
\begin{aligned}
& \text { S. 12: (2) 72, (2) } 118 \text {, (2) 119; BL: } 154-72 \text {, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] & 552 & \begin{tabular}{l}
BL: 357-73. \\
s. 12: (2) 72 \\
(2) 118, \\
(2) 119; BL: 154-72,
\end{tabular} \\
\hline 421 & \[
\begin{aligned}
& \text { S. 12: (2) } 72 \text {, (2) } 118 \text {, (2) } 119 \text {; s. 13: } 357-73 \text {; } \\
& \text { BL: } 357-73 \text {. }
\end{aligned}
\] & 553-557 & \[
\begin{aligned}
& 344-73,739-80 \\
& \text { s. 12: (2) } 72 \text {, (2) } 118 \text {, (2) } 119 \text {; s. 13: } 357-73 \text {; }
\end{aligned}
\] \\
\hline 422 & \[
\begin{aligned}
& \text { s. 12: (2) } 72 \text {, (2) } 118 \text {, (2) } 119 \text {; BL: } 154-72 \text {, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] & 560-566 & \begin{tabular}{l}
BL: 357-73. \\
S.12: (2) 72, (2) 118, (2) 119; BL: 154-72,
\end{tabular} \\
\hline 423-425 & \[
\begin{aligned}
& \text { S. } 12:(2) 72 \text {, (2) } 118, \text { (2) } 119 \text {; s. 13: } 357-73 \text {; } \\
& \text { BL: } 357-73 \text {. }
\end{aligned}
\] & 567-577 & \[
\begin{aligned}
& 344-73,739-80 \text {. } \\
& \text { s. 12: (2) } 72 \text {, (2) } 118 \text {, (2) } 119 ; \text { s. 13: } 357-73 \text {; }
\end{aligned}
\] \\
\hline 426 & \[
\begin{aligned}
& \text { s. 12: (2) 72, (2) } 118 \text {, (2) } 119 \text {; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] & 581-680R & \begin{tabular}{l}
BL: 357-73. \\
No Exceptions.
\end{tabular} \\
\hline 427 & \[
\begin{aligned}
& \text { S. 12: (2) 72, (2) } 118 \text {, (2) } 119 \text {; s. 13: } 357-73 \text {; } \\
& \text { BL: } 357-73 \text {. }
\end{aligned}
\] & & \\
\hline 428 & \[
\begin{aligned}
& \text { s. 12: (2) 72, (2) 118, (2) 119; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] & \[
\frac{\text { ROSEMARY LA }}{---}
\] & No Exceptions. \\
\hline 429 & ```
s.12: (2) 72, (2) 118, (2) 119; s.13: 357-73;
BL: 357-73.
``` & & \\
\hline 430-432 & \[
\begin{aligned}
& \text { s. 12: (2) 72, (2) } 118 \text {, (2) } 119 \text {; BL: } 154-72 \text {, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] & ROSEMARY RD & No Exceptions. \\
\hline 433 & ```
s.12: (2) 72, (2) 118, (2) 119; s. 13: 357-73;
BL: 357-73.
``` & & \\
\hline \[
434
\] & \[
\begin{aligned}
& \text { s. 12: (2) } 72 \text {, (2) } 118 \text {, (2) } 119 \text {; BL: 154-72, } \\
& 344-73,739-80 \text {, }
\end{aligned}
\] & \[
\frac{\text { ROSEMOUNT AV }}{2-248}
\] & s. 12: (2) 72. \\
\hline 437-439 & \[
\begin{aligned}
& \text { S. 12: (2) } 72 \text {, (2) } 118 \text {, (2) } 119 \text {; s. 13: } 357-73 \text {; } \\
& \text { BL: } 357-73 \text {. }
\end{aligned}
\] & & \\
\hline \[
440
\] & \[
\begin{aligned}
& \text { s. 12: (2) } 72 \text {, (2) } 118 \text {, (2) } 119 \text {; BL: } 154-72 \text {, } \\
& 344-73,739-80,
\end{aligned}
\] & \[
\frac{\text { ROSETHORN AV }}{3-165}
\] & s. 12: (2) 72. \\
\hline 443 & \[
\begin{aligned}
& \text { S. 12: (2) } 72 \text {, (2) } 118 \text {, (2) } 119 \text {; s. 13: } 357-73 \text {; } \\
& \text { BL: } 357-73 \text {. }
\end{aligned}
\] & & \\
\hline 444-446 & \[
\begin{aligned}
& \text { s. 12: (2) 72, (2) 118, (2) 119; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] & \[
\frac{\text { ROSEWELL AV }}{2-102}
\] & s. 12: (1) 68 , (2) 72 , (2) 112 , (2) 118 , (2) 119 ; \\
\hline 447 & \[
\begin{aligned}
& \text { s. 12: (2) } 72 \text {, (2) } 118 \text {, (2) } 119 ; \text { s. } 13: 357-73 \text {; } \\
& \text { BL: } 357-73 \text {. }
\end{aligned}
\] & & \[
\text { s. 13: 636-77, } 727-78,326-80,327-80 \text {; }
\]
\[
\text { BL: } 154-72,344-73,739-80 .
\] \\
\hline 450 & \[
\begin{aligned}
& \text { s. 12: (2) 72, (2) 118, (2) 119; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] & 130-136 & s. 12: (1) 68 , (2) 72 , (2) 112 ; s. 13: 636-77; BL: 154-72, 344-73, 739-80. \\
\hline 453 & \[
\begin{aligned}
& \text { S. 12: (2) } 72 \text {, (2) } 118 \text {, (2) } 119 \text {; s. 13: } 357-73 \text {; } \\
& \text { BL: } 357-73 \text {. }
\end{aligned}
\] & \[
\begin{aligned}
& 138 \\
& 140
\end{aligned}
\] & \[
\begin{aligned}
& \text { BL: } 154-72,344-73,739-80 . \\
& \text { BL: } 154-72,344-73,521-78,739-80 .
\end{aligned}
\] \\
\hline
\end{tabular}

INDEX OF EXCEPTIONS



\section*{INDEX OF EXCEPTIONS}


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\hline 331-349 & s.12: (1) 66, (1) 92 , (2) 72, (2) 102, (2) 132. & 7-91 & s. 12: (2) 72 , (2) 118 , (2) 119 ; s. 13: 357-73; \\
\hline 355 & S.12: (1) 66, (2) 101, (2) 128, (2) 132. & & BL: 357-73. \\
\hline 380 & S.12: (2) 72, (2) 128, (2) 132; BL: 21280. & & \\
\hline 381 & S. 12: (2) 132. & & \\
\hline 382-404 & s. 12: (2) 72, (2) 132. & SHIPMAN ST & \\
\hline 405 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 132 ; \text { BL: } 657-76,493-77, \\
& 494-77,678-79,689-80,34-82, \quad 154-82,525-82 .
\end{aligned}
\] & \[
\begin{gathered}
6 \\
10-21
\end{gathered}
\] & \[
\begin{aligned}
& \text { s. 12: (2) } 72 . \\
& \text { s.12: (2) } 72 ; \text { BL: } 283-69,317-70 .
\end{aligned}
\] \\
\hline 410 & s. 12: (2) 72, (2) 132. & & \\
\hline 413 & S. 12: (2) 132. & & \\
\hline 416-438 & S. 12: (2) 72, (2) 132. & SHIRLEY ST & \\
\hline 439 & s. 12: (2) 72, (2) 132; BL: 183-84. & 2-67 & s. 12: (2) 72. \\
\hline 444-466 & S.12: (2) 132. & & \\
\hline 467 & S.12: (2) 72, (2) 132; BL: 21512. & & \\
\hline 477 & s.12: (2) 132. & SHORNCLIFFE & , \\
\hline 495 & S. 12: (1) 97, (2) 72, (2) 132. & 1-16 & S. 12: (2) 48. \\
\hline 500 & s. 12: (1) 101, (2) 132; BL: 22636. & 17-23 & No Exceptions. \\
\hline 520 & s. 12: (2) 73 , (2) 132. & & \\
\hline 526 & s. 12: (2) 72, (2) 132. & & \\
\hline 540 & S. 12: (2) 72, (2) 132; BL: 532-85. & SHUDELL AV & \\
\hline 546 & S.12: (2) 72, (2) 132. & 1-96 & s. 12: (2) 72. \\
\hline 555 & s.12: (2) 72, (2) 132; BL: 258-71, 693-80. & & \\
\hline 556 & s.12: (2) 72, (2) 132; BL: 261-68. & & \\
\hline 562-578 & S.12: (2) 72, (2) 132. & SHUTER ST & \\
\hline 582 & S.12: (2) 132; BL: 435-77, 436-77. & 10 & S.12: (2) 132; BL: 709-82. \\
\hline 583 & S.12: (2) 132; BL: 547-85. & 15 & s. 12: (2) 132. \\
\hline 591 & s.12: (2) 72, (2) 132. & 26-38 & S. 12: (2) 132; BL: 517-76. \\
\hline 592 & s. 12: (2) 132. & 60 & s.12: (2) 132. \\
\hline 595-599 & s.12: (2) 72, (2) 132. & 64-76 & 5.12: (2) 132; BL: 517-76. \\
\hline 600 & S. 12: (2) 132. & 79-85 & S.12: (2) 80, (2) 132; BL: 517-76. \\
\hline 601 & 5.12: (2) 72, (2) 132. & 90 & s.12: (2) 80, (2) 132, (6); BL: 517-76. \\
\hline 603-611 & S. 12: (2) 132. & 102-112 & S. 12: (1) 66, (2) 72 , (2) 102 , (2) 132. \\
\hline 619-621 & s. 12: (2) 72, (2) 132. & 114 & ```
s.12: (1) 66, (2) 72, (2) 102, (2) 132;
BL: 382-78, 383-78.
``` \\
\hline & & 116 & S.12: (1) 66, (2) 72, (2) 102, (2) 132. \\
\hline \multicolumn{2}{|l|}{SHERBOURNE ST N} & 118 & \[
\begin{aligned}
& \text { S. 12: (1) } 66,(2) 72, \text { (2) } 102, \text { (2) } 132 \text {; } \\
& \text { BL: } 382-78,383-78 .
\end{aligned}
\] \\
\hline 9-9A & S.12: (1) 10, (2) 14, (2) 72; BL: 46-85. & 120-236 & \begin{tabular}{l}
S. 12 : \\
(1) 66 , \\
(2) 72 , \\
(2) 102, \\
(2) 132 .
\end{tabular} \\
\hline 10-40 & s.12: (1) \(10,(2) 14,(2) 72\). & \[
240
\] & \[
\begin{aligned}
& \text { S. 12: (1) } 66 \text {, (2) } 72 \text {, (2) } 102 \text {, (2) } 132 \text {; } \\
& \text { BL: } 39-76 \text {. }
\end{aligned}
\] \\
\hline & & 248-274 & S.12: (1) 66, (2) 72, (2) 102, (2) 132. \\
\hline \multicolumn{2}{|l|}{SHERIDAN AV} & 275 & s.12: (1) 46, (1) 66, (2) 102, (2) 132. \\
\hline 1-65 & S. 12: (2) 72. & 276-280 & s. 12: (1) 66, (2) 72, (2) \(102,(2) 132\). \\
\hline 66 & No Exceptions. & 290-300 & s. 12: (1) 66, (2) 132. \\
\hline 67-120 & S. 12: (2) 72. & 315 & s. 12: (2) 132, (2) 156. \\
\hline 128 & No Exceptions. & 325-341 & s.12: (2) 72, (2) 132, (2) 156: s.13: 284-72, \\
\hline 128R- 221 & s.12: (2) 72. & 343-371 & \begin{tabular}{l}
546-83; BL: 284-72, 546-83. \\
s. 12: (2) 72 , (2) 132 , (2) 156.
\end{tabular} \\
\hline & & 372 & s. 12: (2) 72, (2) 132. \\
\hline \multicolumn{2}{|l|}{SHERWOOD AV} & 373 & s.12: (2) 72, (2) 132, (2) 156. \\
\hline 8 & \[
\text { s.12: (1) } 69, \text { (2) } 72, \text { (2) } 118 \text {, (2) } 119 \text {; }
\] & \[
374
\] & s. 12: (2) 72 , (2) 132. \\
\hline & s. 13: 149-78, 598-78, 728-78, 326-80; & 375 & s. 12: (2) 72, (2) 132, (2) 156. \\
\hline & BL: 154-72, 344-73, 149-78, 598-78, 728-78, & \[
376
\] & \[
\text { s. 12: (2) } 72, \text { (2) } 132 .
\] \\
\hline & \[
326-80,739-80, \quad 280-84
\] & 379-439 & s. 12: (2) 72 , (2) 132 , (2) 156. \\
\hline \multirow[t]{3}{*}{11} & S. 12: (1) 69, (2) 72, (2) 118, (2) 119; & 440 & s. 12: (2) 72, (2) 132. \\
\hline & s. 13: 149-78, 598-78, 728-78, 326-80; & 441-463 & s.12: (2) 72, (2) 132, (2) 156. \\
\hline & \[
\begin{aligned}
& \text { BL: } 154-72,344-73,149-78,598-78,728-78 \text {, } \\
& 326-80,739-80 .
\end{aligned}
\] & 485-567 & s.12: (2) 132, (2) 156. \\
\hline 118 & \[
\begin{aligned}
& \text { S. 12: (2) 72, (2) 118, (2) 119; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] & SIDNEY ST & \\
\hline 12-137 & \[
\begin{aligned}
& \text { s. 12: (1) } 69, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 \text {; } \\
& \text { s. } 13: 149-78,598-78,728-78,326-80 ; \\
& \text { BL: } 154-72,344-73,149-78,598-78,728-78 \text {, } \\
& 326-80,739-80 \text {. }
\end{aligned}
\] & 3-34
SIGHTHILL AY & s. 12: (2) 72; s.12A. \\
\hline 140-187 & \[
\begin{aligned}
& \text { s. 12: (1) } 69, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 \text {; } \\
& \text { s. } 13: 149-78,598-78,728-78,325-80 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 \text {. }
\end{aligned}
\] & 30-81 & s.12: (2) 72, (2) 110 ; s.12A. \\
\hline 190 & \[
\begin{aligned}
& \text { s. 12: (2) 118, (2) 119; BL: 154-72, 344-73, } \\
& 739-80 \text {. }
\end{aligned}
\] & \[
\frac{\text { SILVER AV }}{2} \frac{5-40}{5}
\] & \begin{tabular}{l}
No Exceptions. \\
s.12: (2) 72, \\
(2) 79.
\end{tabular} \\
\hline
\end{tabular}

\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline SOUDAN AV & ontinued) & \multicolumn{2}{|l|}{SOLDAN AV (Continued)} \\
\hline \[
136
\] & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 118, \text { (2) 119; s. 13: 217-73, } \\
& \text { 354-73: BL: } 217-73,354-73 .
\end{aligned}
\] & 220 & s. 12: (2) 72, (2) 118, (2) 119: s. 13: 217-73, 354-73: BL: 217-73, 354-73. \\
\hline 137 & \[
\begin{array}{lll}
\text { s. 12: (2) } 63, & \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 ; \\
\text { s. 13: } 217-73, & 354-73 ; & \text { BL: } 217-73,354-73 .
\end{array}
\] & 221 & \begin{tabular}{l}
s. 12: (2) 63, (2) 72, (2) 118, (2) \(119:\) \\
S. 13: 217-73, 354-73; BL: 217-73, 354-73.
\end{tabular} \\
\hline 138 & \[
\begin{aligned}
& \text { s. 12: (2) } 72,(2) 118,(2) \text { 119: s. 13: } 217-73, \\
& 354-73 \text { : BL: } 217-73,354-73 .
\end{aligned}
\] & 222 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) 118, (2) } 119 ; \text { s. 13: 217-73. } \\
& 354-73 ; \text { BL: } 217-73,354-73 .
\end{aligned}
\] \\
\hline 139 & \begin{tabular}{l}
s.12: (2) 63 , (2) 72 , (2) 118 , (2) 119 ; \\
s.13: 217-73, 354-73; BL: 217-73, 354-73.
\end{tabular} & \[
223
\] & \begin{tabular}{l}
s.12: (2) 63, (2) 72, (2) 118, (2) 119: \\
s. 13: 217-73, 354-73; BL: 217-73, 354-73.
\end{tabular} \\
\hline 140 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 118, \text { (2) 119; s. 13: 217-73, } \\
& 354-73 \text { : BL: } 217-73,354-73 \text {. }
\end{aligned}
\] & 224 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 118, \text { (2) } 119 ; \text { s. 13: 217-73, } \\
& 354-73 ; \text { BL: } 217-73,354-73 .
\end{aligned}
\] \\
\hline 141 & \begin{tabular}{l}
s. 12: (2) 63 , (2) 72 , (2) 118 , (2) 119 ; \\
s.13: 217-73, 354-73; BL: 217-73, 354-73.
\end{tabular} & 225 & \begin{tabular}{l}
s. 12: (2) 63 , (2) 72 , (2) 118 , (2) 119 : \\
s. 13: 217-73, 354-73; BL: 217-73, 354-73.
\end{tabular} \\
\hline 142 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 118, \text { (2) 119; s. 13: 217-73, } \\
& 354-73 \text {; BL: } 217-73,354-73 \text {. }
\end{aligned}
\] & 226 & s. 12: (2) 72 , (2) 118 , (2) 119 ; s. 13: 217-73 354-73; BL: 217-73, 354-73. \\
\hline 143 & \begin{tabular}{l}
s. 12: (2) 63 , (2) \(72,(2) 118\), (2) 119 ; \\
s. 13: 217-73, 354-73; BL: 217-73, 354-73.
\end{tabular} & 231-259 & \begin{tabular}{l}
s. 12: (2) 63 , (2) 72 , (2) 118 , (2) 119 ; \\
s. 13: 217-73, 354-73; BL: 217-73, 354-73.
\end{tabular} \\
\hline 148 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 118, \text { (2) 119; s. 13: 217-73, } \\
& 354-73 \text {; BL: } 217-73,354-73 .
\end{aligned}
\] & \[
260
\] & S. 12: (1) 166, (2) 118, (2) 119; s.13: 217-73, 354-73; BL: 217-73, 354-73. \\
\hline 158 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 118, \text { (2) } 119 ; \text { s. } 13: 217-73 \text {, } \\
& 354-73,162-75 ; \text { BL: } 217-73,354-73,162-75 \text {. }
\end{aligned}
\] & 261 & \begin{tabular}{l}
s. 12: (2) \(63,(2) 72,(2) 118,(2) 119 ;\) \\
S. 13: 217-73, 354-73; BL: 217-73, 354-73.
\end{tabular} \\
\hline 160-162 & \[
\begin{aligned}
& \text { S. 12: (2) } 72, \text { (2) } 118, \text { (2) } 119 ; \text { s. 13: 217-73, } \\
& 354-73 ; \text { BL: } 217-73,354-73 .
\end{aligned}
\] & \[
262
\] & s. 12: (1) 166 , (2) 118 , (2) 119 ; s. 13: 217-73, 354-73; BL: 217-73, 354-73. \\
\hline 163-173 & \[
\begin{array}{llll}
\text { s. } 12: & \text { (2) } 63, & \text { (2) } 72, & \text { (2) } 118, \\
\text { s. } 13: & 217-73, & 354-73 ; & 119 ; \\
\text { BL: } 217-73, & 354-73 \text {. }
\end{array}
\] & 264-615 & \begin{tabular}{l}
s. 12: (2) 63 , (2) \(72,(2) 118,(2) 119\); \\
s. 13: 217-73, 354-73; BL: 217-73, 354-73.
\end{tabular} \\
\hline 174-176 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 118, \text { (2) 119; s. 13: 217-73, } \\
& 354-73 \text {; BL: } 217-73,354-73 \text {. }
\end{aligned}
\] & 616 & s.12: (2) 72, (2) 118, (2) 119; s.13: 217-73, 354-73; BL: 217-73, 354-73. \\
\hline \[
177
\] & \[
\begin{array}{llll}
\text { s. 12: (2) } 63, & \text { (2) } 72, & (2) \\
\text { s. 13: } & 217-73, & 354-73 ; & \text { BL: } 21 \\
217-73, & 119 ; \\
\end{array}
\] & \[
617-703
\] & \begin{tabular}{l}
s. 12: (2) 63, (2) 72, (2) 118, (2) 119: \\
S. 13: 217-73, 354-73; BL: 217-73, 354-73.
\end{tabular} \\
\hline 178 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) 118, (2) 119; s. 13: 217-73, } \\
& 354-73 \text {; BL: } 217-73,354-73 \text {. }
\end{aligned}
\] & \(707-713\) & \[
\begin{aligned}
& \text { S. 12: (2) } 72, \text { (2) 118, (2) 119; s. 13: 217-72, } \\
& \text { 354-73; BL: } 217-73,354-73 .
\end{aligned}
\] \\
\hline 179 & \[
\begin{array}{lll}
\text { s. } 12: & \text { (2) } 63, & \text { (2) } 72, \\
\text { s. } 13: & 217-73, & 118, \\
\text { (2) } 119: \\
\text { (2) }
\end{array}
\] & & \\
\hline 180-184 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 118, \text { (2) } 119 ; \text { s. } 13 ; 217-73 \text {, } \\
& 354-73 ; \text { BL: } 217-73,354-73 \text {. }
\end{aligned}
\] & \[
\frac{\text { SOUTH DR }}{4-19}
\] & S. 12: (1) 10 , (2) 14 , (2) 72 ; BL: 807-78. \\
\hline 185 & \[
\begin{array}{llll}
\text { s. 12: (2) } 63, & \text { (2) } 72, & \text { (2) } 118, \text { (2) } 119 ; \\
\text { s. 13: } 217-73, & 354-73 ; & \text { BL: } 217-73,354-73 .
\end{array}
\] & \[
\begin{aligned}
& 22-60 \\
& 23-60
\end{aligned}
\] & \[
\begin{aligned}
& \text { s. 12: (1) } 10, \text { (2) } 14, \text { (2) } 72 \text {. } \\
& \text { s. } 12: \text { (1) } 10, \text { (2) } 14, \text { (2) } 72 \text {; } 8 L: 807-78 .
\end{aligned}
\] \\
\hline 186 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 118, \text { (2) 119; s. 13: } 217-73 \text {, } \\
& 354-73 \text {; BL: } 217-73,354-73 \text {. }
\end{aligned}
\] & \[
\begin{array}{r}
63-157 \\
160
\end{array}
\] & s. 12: (1) 10 , (2) 14 , (2) 72 . No Exceptions. \\
\hline 187 & \begin{tabular}{l}
s. 12 \\
(2) 63, \\
(2) 72 , \\
(2) 118 , \\
(2) 119 ; \\
s. 13: 217-73, 354-73; BL: 217-73, 354-73.
\end{tabular} & &  \\
\hline 188 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 118, \text { (2) 119; s. 13; 217-73, } \\
& 354-73 \text { : BL: } 217-73,354-73 \text {. }
\end{aligned}
\] & \[
\frac{\text { SOUTH ISLAND }}{1}
\] & \begin{tabular}{l}
PARK \\
No Exceptions.
\end{tabular} \\
\hline 189 & \[
\begin{array}{llll}
\text { s. } 12: & \text { (2) } 63, & \text { (2) } 72, & \text { (2) } 118, \text { (2) } 119 ; \\
\text { S. 13: } 217-73, & 354-73 ; & \text { BL: } 217-73,354-73 .
\end{array}
\] & & \\
\hline 190 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 118, \text { (2) } 119 ; \text { s. 13: 217-73, } \\
& 354-73 ; \text { BL: } 217-73,354-73 .
\end{aligned}
\] & \[
\frac{\text { SOUTH KINGSI }}{4-160}
\] & No Exceptions. \\
\hline 191 & \[
\begin{array}{l:lll}
\text { s. } 12: & \text { (2) } 63, & \text { (2) } 72, & \text { (2) } 118, \\
\text { s. } 13: & 217-73, & 354-73 ; & 119 \text {; : } 217-73,354-73 .
\end{array}
\] & & \\
\hline 192 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) 118, (2) 119; s. 13: 217-73, } \\
& 354-73 \text {; BL: } 217-73,354-73 \text {. }
\end{aligned}
\] & \[
\frac{\text { SOUTHPORT ST }}{34}
\] & No Exceptions. \\
\hline 193 & \[
\begin{aligned}
& \text { s. 12: }(2) 63, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 \text {; } \\
& \text { s. 13: } 217-73,354-73 ; \text { BL: } 217-73,354-73 .
\end{aligned}
\] & & \\
\hline 194 & \[
\begin{aligned}
& \text { s.12: (2) } 72, \text { (2) 118, (2) 119; s. 13: 217-73, } \\
& 354-73 ; \text { EL: } 217-73,354-73 .
\end{aligned}
\] & \[
\frac{\text { SOUTHVIEW AV }}{1-27}
\] & S. 12: (2) 72, (2) 113. \\
\hline 195 & \[
\begin{aligned}
& \text { s. 12: (2) } 63, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 ; \\
& \text { s. 13: } 217-73,354-73 \text {; BL: } 217-73,354-73 \text {. }
\end{aligned}
\] & & \\
\hline 196-200 & \[
\begin{aligned}
& \text { s. 12: (2) 72, (2) 118, (2) 119; s. 13: 217-73, } \\
& 354-73 ; \text { BL: } 217-73,354-73 .
\end{aligned}
\] & \[
\frac{\text { SOUTHWOOD DR }}{9-51}
\] & No Exceptions. \\
\hline 205-211 & \begin{tabular}{l}
s. 12 \\
(2) 63 \\
(2) 72 , \\
(2) 118 , \\
(2) 119 ; \\
s.13: 217-73, 354-73; BL: 217-73, 354-73.
\end{tabular} & \[
\begin{aligned}
& 52 \\
& 53
\end{aligned}
\] & \[
\text { S. 12: (2) } 3 \text {, (2) } 4, \text { (2) } 5 \text {. }
\] No Exceptions. \\
\hline 214 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 118, \text { (2) 119; s. 13: 217-73, } \\
& 354-73 \text {; BL: } 217-73,354-73 .
\end{aligned}
\] & \[
\begin{aligned}
& 54 \\
& 55
\end{aligned}
\] & \[
\text { s. 12: (2) } 3, \text { (2) } 4, \text { (2) } 5 \text {. }
\] No Exceptions. \\
\hline 215 & \begin{tabular}{l}
s. 12 : \\
(2) 63 , \\
(2) 72 , \\
(2) 118 , \\
(2) 119 ; \\
s. 13: 217-73, 354-73; BL: 217-73, 354-73.
\end{tabular} & \[
\begin{aligned}
& 56 \\
& 57
\end{aligned}
\] & S. 12: (2) 3 , (2) 4 , (2) 5. No Exceptions. \\
\hline 216 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 118, \text { (2) 119; s. 13: 217-73, } \\
& 354-73 ; \text { BL: } 217-73,354-73 \text {. }
\end{aligned}
\] & \[
\begin{aligned}
& 58 \\
& 59
\end{aligned}
\] & s. 12: (2) 3 , (2) 4 , (2) 5. No Exceptions. \\
\hline 217 & \[
\begin{array}{llll}
\text { s. } 12: & \text { (2) } 63, & \text { (2) } 72, & \text { (2) } 118,(2) \\
\text { s. } 13: & 2119 \text {; } 73, & 354-73 ; & \text { BL: } 217-73,354-73 .
\end{array}
\] & \[
\begin{aligned}
& 60 \\
& 61
\end{aligned}
\] & s. 12: (2) 3 , (2) 4 , (2) 5. No Exceptions. \\
\hline 218 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 118, \text { (2) 119; s. 13: 217-73, } \\
& 354-73 \text {; BL: } 217-73,354-73 .
\end{aligned}
\] & \[
\begin{aligned}
& 62 \\
& 63
\end{aligned}
\] & 5.12: (2) 3 , (2) 4 , (2) 5. No Exceptions. \\
\hline 219 & s. 12: (2) \(63,(2) 72,(2) 118,(2) 119\);
s. 13: \(217-73,354-73 ;\)
BL: \(217-73,354-73\). & \[
\begin{aligned}
& 64 \\
& 65
\end{aligned}
\] & \[
\text { s.12: (2) } 3 \text {, (2) } 4 \text {, (2) } 5 \text {. }
\] No Exceptions. \\
\hline
\end{tabular}




\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline \multicolumn{2}{|l|}{ST PATRICKS SQ} & STANDISH AV & \\
\hline 9-41 & S. 12: (1) 116, (1) 117, (2) 72, (2) 93, (2) 132. & \[
14-68
\] & s. 12: (2) 22 , (2) 72. \\
\hline & & \[
69
\] & \[
\text { s.12: (2) } 22 \text {, (2) } 72 \text {; BL: 575-79. }
\] \\
\hline \multicolumn{2}{|l|}{ST PAUL ST} & 74 & s. 12: (2) 22, (2) 72 : BL: 575-79. \\
\hline 19-39 & s. 12: (2) 72, (2) 96, (2) 132. & & \\
\hline \multicolumn{2}{|l|}{\multirow[b]{2}{*}{ST PAUL'S SO}} & STANLEY AV & \\
\hline & & \[
5-20
\] & s. 12: (2) 72, (2) 91. \\
\hline & & STANLEY TER & \\
\hline \multicolumn{2}{|l|}{ST THCMAS ST} & 2-12 & s. 12: (2) 72, (2) 91. \\
\hline \[
\begin{aligned}
& 1 \\
& 4-8
\end{aligned}
\] & \[
\begin{aligned}
& \text { s.12: (2) } 72, \text { (2) } 132 \text {; BL: } 850-79,918-79 . \\
& \text { s. 12: (2) } 72, \text { (2) } 132 .
\end{aligned}
\] & 70-98 & \[
\begin{aligned}
& \text { S. 12: (2) } 72 \text {, (2) } 91 ; \text { s. } 13: 252-74: \text { BL: } 252-74 \text {, } \\
& 399-74,301-75,453-75 \text {. }
\end{aligned}
\] \\
\hline 11 & s. 12: i2) 72, (2) 132; BL: 372-79. & & \\
\hline 16 & s.12: (2) 132. & & \\
\hline 23 & s.12: (2) 72, (2) 132. & \[
\frac{\text { STANTON AV }}{1-20}
\] & \\
\hline \multicolumn{4}{|l|}{STACY ST} \\
\hline - - & No Exceptions. & \[
\frac{\text { STATION ST }}{7}
\] & (2) 132. \\
\hline \multicolumn{4}{|l|}{STADIUM RD} \\
\hline 2-50 & No Exceptions. & STEPHANIE ST & \\
\hline & & 3 & S.12: (1) 116, (1) 117. (2) 72, (2) 93, (2) 132. \\
\hline \multicolumn{2}{|l|}{STAFFJRD ST} & 10 & s.12: (1) 116, (1) 117, (2) 92, (2) 93, (2) 132. \\
\hline 17-21 & s. 12: (2) 72, (2) 91. & 50 & s.12: (1) 116, (1) 117, (2) 92, (2) 93, (2) 132: \\
\hline 23-29 & No Exceptions. & & 8L: 22752. \\
\hline \(31-43\) & s.12: (2) 72, (2) 91. & & \\
\hline 44 & No Exceptions. & & \\
\hline 45-70 & s.12: (2) 72 , (2) 91. & STEPHENSON AV & \\
\hline 71 & s.12: (2) 72, (2) 91; s.13: 252-74; BL: 252-74, & 1-57 & s. 12: (2) 72. \\
\hline & 399-74, 301-75, 453-75. & 61 & No Exceptions. \\
\hline \(72-75\) & No Exceptions. & 78-110R & S. 12: (2) 72. \\
\hline 73-75 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 91: \text { s. 13: } 252-74 \text {; 8L: } 252-74 \text {, } \\
& 399-74,301-75,453-75 \text {. }
\end{aligned}
\] & 111
\(112-136\) & s. 12: (2) 72: BL: 269-78. \\
\hline & 399-74, 301-75, 453-75. & 112-136 & s.12: (2) 72. \\
\hline 76 & s.12: (1) 70. & & s.12: (2) 72; BL: 381-82. \\
\hline 77-79 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 91 ; \text { s. 13: } 252-74 \text {; } 8 \mathrm{~L}: 252-74 \text {, } \\
& 399-74,301-75,453-75 \text {. }
\end{aligned}
\] & \[
\begin{aligned}
& 140-144 \\
& 155-165
\end{aligned}
\] & s. 12: (2) 72. No Exceptions. \\
\hline \multirow[t]{2}{*}{80
81} & No Exceptions. & & \\
\hline & \[
\begin{aligned}
& \text { s. 12: (2) } 72 \text {, (2) } 91 ; \text { s. 13: } 252-74 \text {; 8L: 252-74, } \\
& 399-74,301-75,453-75 \text {. }
\end{aligned}
\] & STERLING RD & \\
\hline 82 & s.12: (2) 72 , (2) 91. & 13-278 & No Exceptions. \\
\hline 83 & \[
\begin{aligned}
& \text { s. 12: (2) } 72 \text {, (2) } 91 \text {; s. 13: 252-74; BL: } 252-74 \text {, } \\
& 399-74,301-75,453-75 \text {. }
\end{aligned}
\] & & \\
\hline 84 & s.12: (2) 72 , (2) 91. & STEWART ST & 5.12: (1) 88 (2) 81 (2) 132 \\
\hline 85 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 91 ; \text { s. 13: } 252-74 \text {; 8L: 252-74, } \\
& 399-74,301-75,453-75 .
\end{aligned}
\] & \(7-32\)
\(46-56\) & \[
\begin{array}{llll}
\text { s. 12: (1) } 88, & (2) 81,(2) \\
\text { s.12: (2) } 72, & (2) & 132 .
\end{array}
\] \\
\hline 86 & s.12: (2) 72 , (2) 91. & 60 & s.12: (1) 88, (2) 132. \\
\hline 87 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 91: \text { s. 13: } 252-74 \text {; 8L: 252-74, } \\
& 399-74,301-75,453-75 \text {. }
\end{aligned}
\] & & \\
\hline \[
\begin{aligned}
& 88 \\
& 89
\end{aligned}
\] &  & \(\frac{\text { STIBBARD AV }}{1-119}\) & \\
\hline 89 & \[
\begin{aligned}
& \text { s. 12: (2) } 72 \text {, (2) } 91 ; \text { s. 13: 252-74; BL: 252-74, } \\
& 399-74,301-75,453-75 .
\end{aligned}
\] & 1-119 & \[
\begin{aligned}
& \text { s.12: (2) 118, (2) 119: BL: 154-72, 344-73, } \\
& 739-80 \text {. }
\end{aligned}
\] \\
\hline 90 & s.12: (2) 72, (2) 91. & 120 & S.12: (1) 69, (2) 72, (2) 118, (2) 119 ; \\
\hline 91 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 91 ; \text { s. 13: } 252-74 \text {; 8L: } 252-74 \text {, } \\
& 399-74,301-75,453-75 \text {. }
\end{aligned}
\] & & \begin{tabular}{l}
s. 13: 149-78, 598-78, 728-78, \(326-80\); \\
8L: 154-72, 344-73, 149-78, 598-78, 728-78,
\end{tabular} \\
\hline 92-92A & s.12: (2) 72 , (2) 91. & & 326-80, 739-80. \\
\hline 93 & ```
s.12: (2) 72, (2) 91; s.13: 252-74; BL: 252-74,
399-74, 301-75, 453-75.
``` & 123-129 & \[
\begin{aligned}
& \text { s. 12: (2) 118, (2) 119; BL: 154-72, 344-73, } \\
& 739-80 \text {. }
\end{aligned}
\] \\
\hline 94 & \[
\text { s.12: (2) } 72, \text { (2) } 91 .
\] & 130-134 & \[
\text { s. 12: (1) } 69, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119
\] \\
\hline 95 & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 91 ; \text { s. 13: } 252-74 \text {; } 8 L: 252-74 \text {, } \\
& 399-74,301-75,453-75 \text {. }
\end{aligned}
\] & & \begin{tabular}{l}
s. 13: 149-78, \(598-78,728-78,326-80\) : \\
8L: 154-72, \(344-73,149-78,598-78,728-78\),
\end{tabular} \\
\hline 96 & \[
\text { s. 12: (2) } 72, \text { (2) } 91 .
\] & & \[
326-80, \quad 739-80 .
\] \\
\hline \(97-99\)
100 & \begin{tabular}{l}
```

s.12: (2) 72, (2) 91; s.13: 252-74; 8L: 252-74, 399-74, 301-75, 453-75. <br>
No Exceptions.

```
\end{tabular} & 140-144 & \[
\begin{aligned}
& \text { s. } 12: \text { (1) } 69, \text { (2) } 72, \text { (2) } 118, \text { (2) } 119 \text {; } \\
& \text { s. } 13: 149-78,598-78,728-78,326-80 \text {; } \\
& \text { BL: } 154-72,344-73,739-80 .
\end{aligned}
\] \\
\hline 100 & No Exceptions. & 148-156 & \[
\begin{aligned}
& \text { BL: 154-72, } 344-73,739-80 . \\
& \text { s. 12: (2) 118, (2) } 119 ; \text { BL: } 154-72,344-73 \text {, } \\
& 739-80 .
\end{aligned}
\] \\
\hline
\end{tabular}



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\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline \multicolumn{2}{|l|}{\multirow[t]{2}{*}{\(\frac{\text { WALLACE AV }}{3-175}\) s. 12. (2) 72}} & \multirow[t]{4}{*}{\[
\frac{\text { WANOA RO }}{12-58}
\]} & \multirow{4}{*}{S. 12: (2) 72.} \\
\hline 3-175 & & & \\
\hline 176 & s. 12: (1) 167 , (2) 124. & & \\
\hline 177 & s.12: (2) 72. & & \\
\hline 178 & s. 12: (1) 167, (2) 124. & WANLESS AV & \\
\hline 179 & s. 12: (2) 72. & 25-249 & s. 12: (2) 72, (2) 8: BL: \(154-72,344-73,739-80\). \\
\hline 180-186 & 124. & 250 & BL: 154-72, 344-73, 739-80. \\
\hline 193-223 & s. 12: (2) 72. & 251 & \multirow[t]{2}{*}{S. 12: (2) 72 , (2) 8; BL: \(154-72,344-73,739-80\).} \\
\hline 224 & No Exceptions. & & \\
\hline 225-227 & 5. 12: (2) 72. & & \\
\hline 229 & No Exceptions. & \multicolumn{2}{|l|}{WANLESS CR} \\
\hline 258 & 5.12: (1) 173 , (2) 125. & 1-51 & \multirow[t]{2}{*}{} \\
\hline 274 & s. 12: (1) 173 , (2) 72. & \multirow[t]{2}{*}{65-99} & \\
\hline 275 & S. 12: (1) 173, (2) 125. & & \[
\text { s. 12: (2) } 72 \text {, (2) } 8 \text {; BL: } 154-72,344-73,739-80 .
\] \\
\hline 276-350 & s. 12: (1) 173, (2) 72. & & \\
\hline 351 & s. 12: (1) 171, (1) 173, (2) 125. & \multicolumn{2}{|l|}{WARO ST} \\
\hline 352-360 & s. 12: (1) 173, (2) 72. & 1-49 & S. 12: (2) 72. \\
\hline 362-371 & S. 12: (1) 171, (1) 173, (2) 125. & 50 & No Exceptions. \\
\hline & & \[
\begin{aligned}
& 51-77 \\
& 80-90
\end{aligned}
\] & \[
\text { s. 12: (2) } 72 \text {. }
\] No Exceptions. \\
\hline \multicolumn{4}{|l|}{WALLER AV} \\
\hline & No Exceptions. & & \\
\hline & & \[
\frac{\text { WAROELL ST }}{14-88}
\] & s. 12: (2) 72. \\
\hline \multicolumn{4}{|l|}{WALMER RO} \\
\hline 10-22 & S. 12: (1) 37, (2) 53, (2) 72, (2) 132. & \multicolumn{2}{|l|}{\multirow[t]{2}{*}{WARREN RO}} \\
\hline 27
\(30-31\) & S. 12: (1) 11, (1) 37, (2) 53, (2) 72, (2) 132. & & \\
\hline 30-31 & s. 12: (1) 37, (2) 53, (2) 72, (2) 132. & 1-21 & S. 12: (1) 85 , (2) 66, (2) 72. \\
\hline 33 & s. 12: (2) 132. & 26 & s. 12: (2) 66, (2) 72. \\
\hline 34 & s. 12: (1) 37 , (2) 53 , (2) 72, (2) 132. & 33-72 & s. 12: (1) 85, (2) 66, (2) 72. \\
\hline 35 & s. 12: (2) 53, (2) 72, (2) 73, (2) 132. & 73-78 & S. 12: (1) 2 , (1) 26, (1) 45 , (2) 10 , (2) 9 . \\
\hline 38-44 & s. 12: (2) 53, (2) 72, (2) 132. & 82 & \multirow[t]{2}{*}{s. 12: (1) 2 , (1) 27 , (1) 45 , (2) 10 , (2) 28 , (2) 9 .} \\
\hline 45 & s. 12: (1) 12, (2) 53, (2) 72, (2) 132. & & \\
\hline 50-185 & 5. 12: (2) 53, (2) 72, (2) 132. & 90 & S. 12: (1) 2 , (1) 26, (1) 45 , (2) 9. \\
\hline 235-250 & 5. 12: (1) 52. & 96-198 & s.12: (2) 48. \\
\hline 311-329 & S. 12: (2) 49, (2) 50, (2) 72. & 205 & 5. 12: (2) 59. \\
\hline 330 & No Exceptions. & 235 & \multirow[t]{2}{*}{s.12: (2) 59; BL: 291-68.} \\
\hline 333-394 & 5. 12: (2) 49, (2) 50, (2) 72. & & \\
\hline 400 & s. 12: (1) 2 , (1) 26 , (1) 45 , (2) 9. & & \\
\hline 407-407R & 5.12: (2) 72. & \multicolumn{2}{|l|}{WASCANA AV} \\
\hline & & \(7^{1-6}\) & \\
\hline \multicolumn{2}{|l|}{WALMSLEY BLVO} & & \[
\begin{aligned}
& \mathbf{s . 1 2 : ~ ( 2 ) ~} 72, \text { (2) } 132,(2) 156 ; \text { s. } 13: 532-78, \\
& 39-80,696-81,59-82,546-83 ; \text { BL: } 532-78,39-80,
\end{aligned}
\] \\
\hline 1-101 & S. 12: (2) 72 , (2) \(142 ;\) s. 12 A . & 8-24 & \[
\begin{aligned}
& \text { 696-81, } 59-82,546-83 . \\
& \text { 5. 12: (2) } 72 \text {, (2) } 132 \text {, (2) } 156 .
\end{aligned}
\] \\
\hline & & \multirow[t]{2}{*}{25} & \multirow[t]{2}{*}{\[
\begin{aligned}
& \text { 5.12: (2) } 72, \text { (2) } 132, \text { (2) } 156 ; \text { 5. } 13: 532-78 \text {, } \\
& 39-80,696-81, ~ 59-82,546-83 ; \text { BL: } 532-78,39-80 \text {, }
\end{aligned}
\]} \\
\hline \multicolumn{2}{|l|}{WALNUT AV} & & \\
\hline 83. & No Exceptions. & 26 & 5. 12: (2) 72, (2) 132, (2) 156. \\
\hline 93-101 & 5.12: (2) 72, (2) 91. & 27 & \multirow[t]{2}{*}{s. 12: (2) 72, (2) 132, (2) 156; s. 13: 532-78, 39-80, 696-81, 59-82, 546-83; BL: 532-78, 39-80,} \\
\hline 103 & s. 12: (1) \(129,(6)\). & & \\
\hline 107-111 & 5. 12: (2) 72, (2) 91. & & \multirow[t]{3}{*}{\begin{tabular}{l}
696-81, 59-82, 546-83. \\
s. 12: (2) 72, (2) 132, \\
(2) 156 . \\
s. 12: (2) 72, (2) 132 , (2) 156; s. 13: 532-78, \\
39-80, 696-81, 59-82, 546-83; BL: 532-78, 39-80,
\end{tabular}} \\
\hline 113-198 & No Exceptions. & \multirow[t]{2}{*}{28
29} & \\
\hline & & & \\
\hline \multicolumn{2}{|l|}{WALPOLE AV} & & \multirow[t]{2}{*}{\begin{tabular}{l}
696-81, 59-82, 546-83. \\
S. 12: (2) 72, (2) 132, (2) 156.
\end{tabular}} \\
\hline 6-56 & s. 12: (2) 72. & 30 & \\
\hline 66 & s. 12: (2) 72; BL: 675-84. & \multirow[t]{3}{*}{31} & \multirow[t]{3}{*}{```
s.12: (2) 72, (2) 132, (2) 156; s.13: 532-78,
39-80, 696-81, 59-82, 546-83; BL: 532-78, 39-80,
696-81, 59-82, 546-83.
```} \\
\hline 78-123 & s.12: (2) 72. & & \\
\hline & & & \\
\hline \multicolumn{2}{|l|}{\multirow{3}{*}{\(\frac{\text { WALTER ST }}{3-28}\) S. 12: (2) 72.}} & 32 & s. 12: (2) 72 , (2) 132 , (2) 156. \\
\hline & & 33 & s. 12: (2) 72, (2) 132 , (2) 156; s. 13: 532-78, 39-80, 696-81, 59-82, 546-83; BL: 532-78, 39-80, 696-81, 59-82, 546-83. \\
\hline & & \multirow[t]{2}{*}{34
35} & s.12: (2) 72 , (2) 132 , (2) 156. \\
\hline \multicolumn{2}{|l|}{\multirow[t]{2}{*}{WALTON ST \({ }^{9-39}\) s. 12: (2) 132: BL: \(440-85\)}} & & \multirow[t]{2}{*}{\[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) 132, (2) 156; } 5.13: 532-78 \text {, } \\
& 39-80,696-81,59-82,546-83 \text {; BL: } 532-78,39-80 \text {, } \\
& 696-81,59-82,546-83 .
\end{aligned}
\]} \\
\hline & s. 12: (2) 132; BL: \(440-85\).
s. 12.
s. & 35 & \\
\hline 55-67 & \(\begin{array}{llll}\text { s. 12: (2) } 132 . \\ \text { s. 12: } & \text { (2) 111, } & \text { (2) } 132 .\end{array}\) & 36 & S. 12: (2) 72, (2) 132, (2) 156. \\
\hline 85-87 & s. 12: (2) 132. & \multirow[t]{3}{*}{37} & \multirow[t]{2}{*}{\[
\begin{aligned}
& \text { S. 12: (2) 72, (2) 132, (2) 156; s. 13: 532-78, } \\
& 39-80,696-81,59-82,546-83 ; \text { BL: } 532-78,39-80 \text {, } \\
& 696-81,59-82,546-83 .
\end{aligned}
\]} \\
\hline 95 & s.12: (1) 51, (2) 132; BL: 21849. & & \\
\hline & & & \begin{tabular}{l}
696-81, 59-82, 546-83. \\
s. 12: (2) 72, (2) 132, (2) 156.
\end{tabular} \\
\hline
\end{tabular}




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\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline \multicolumn{2}{|l|}{WILLIAMSON RD} & \multicolumn{2}{|l|}{WINCHESTER ST (Continued)} \\
\hline \multicolumn{2}{|l|}{6 No Exceptions.} & \multicolumn{2}{|l|}{\multirow[t]{2}{*}{200-201 S.12: (2) 132.}} \\
\hline 7-24 & S. 12: (2) 72. & & \\
\hline \multicolumn{2}{|l|}{48 No Exceptiens.} & \multicolumn{2}{|l|}{\multirow[b]{2}{*}{WINDERMERE AV}} \\
\hline 49 & S. 12: (2) 72. & & \\
\hline 50 & No Exceptions. & \multirow[t]{2}{*}{\(3-6\)
\(465-752\)} & No Exceptions. \\
\hline 51 & s. 12: (2) 72. & & S. 12: (2) 72. \\
\hline 52 & No Exceptions. & \multirow[t]{2}{*}{465-752} & \\
\hline \multirow[t]{3}{*}{\[
\begin{aligned}
& 53-55 \\
& 56-\quad 66
\end{aligned}
\]} & s.12: (2) 72. & & \\
\hline & No Exceptions. & \multirow[t]{2}{*}{\(\frac{\text { WINDERMERE }}{\sim}\)} & \\
\hline & & & No Exceptions. \\
\hline \multicolumn{2}{|l|}{WILLIS ST} & & \\
\hline - - & No Exceptions. & WINOSOR ST & \\
\hline & & 11-12 & S. 12: (1) \(87,(1) 88\), (1) 135, (1) \(140,(2) 132\). \\
\hline \multicolumn{2}{|l|}{WILLISON PL} & \multicolumn{2}{|l|}{\multirow[b]{2}{*}{WINEVA AV}} \\
\hline -- & No Exceptions. & & \\
\hline & & \[
\begin{array}{r}
2-121 \\
140-238
\end{array}
\] & \[
\begin{aligned}
& \text { s. 12: (2) } 72, \text { (2) } 106 . \\
& \text { s. 12: (2) } 72 .
\end{aligned}
\] \\
\hline \multicolumn{2}{|l|}{WILLISON SQ} & & \\
\hline 7-11 & S. 12: (1) 118, (2) 132. & & \\
\hline 16 & 5. 12: (2) 72, (2) 132. & \multirow[t]{2}{*}{WINGATE PL} & \\
\hline & & & No Exceptions. \\
\hline \multicolumn{2}{|l|}{WILLOW AV} & & \\
\hline 2 & No Exceptions. & \multicolumn{2}{|l|}{WINNIFREO AV} \\
\hline 23-80 & S. 12: (2) 72, (2) 106; BL: 423-80. & - & S. 12: (2) 72. \\
\hline 82-331 & s. 12: (2) 72. & 2 & No Exceptions. \\
\hline & & 3 & s. 12: (2) 72. \\
\hline & & 4 & No Exceptions. \\
\hline \multicolumn{2}{|l|}{WILLOW AV (ISLANO)} & 5 & S. 12: (2) 72. \\
\hline 1-11 & S.12: (2) 72; BL: 615-82. & 6 & No Exceptions. \\
\hline & & 7 & s. 12: (2) 72. \\
\hline & & 8 & No Exceptions. \\
\hline \multicolumn{2}{|l|}{WILLOWBANK BLVD} & 9 & S. 12: (2) 72. \\
\hline 14-90 & S. 12: (2) 72, (2) 118, (2) 119; s. 13: 357-73; & 10 & No Exceptions. \\
\hline & 8L: 357-73. & 11 & s.12: (2) 72. \\
\hline & & 12 & No Exceptions. \\
\hline \multicolumn{2}{|l|}{\multirow[b]{2}{*}{WILSON PARK RO}} & 13 & S. 12: (2) 72. \\
\hline & & 14 & No Exceptions. \\
\hline 2-84 & S. 12: (2) 70 , (2) 72, (2) 74 , (2) 75. & 15 & S. 12: (2) 72. \\
\hline 85 & S. 12: (2) 70, (2) 72, (2) 74, (2) 75; & 16 & No Exceptions. \\
\hline & 8L: \(110-85\). & 17 & S.12: (2) 72. \\
\hline 86-88 & s. 12: (2) 70 , (2) \(72,(2) 74\), (2) 75. & 18 & No Exceptions. \\
\hline & & 19 & S. 12: (2) 72. \\
\hline & & 20 & No Exceptions. \\
\hline WILTON ST & & 21 & S. 12: (2) 72. \\
\hline 133 & S. 12; (2) 72, (2) 132; BL: 515-76, 576-76, & 22 & No Exceptions. \\
\hline & 677-76, 24-77, 116-82. & 23-23\% & S. 12: (2) 72. \\
\hline & &  & No Exceptions. \\
\hline \multicolumn{4}{|l|}{WILTSHIRE AV} \\
\hline 1 & No Exceptions. & & \\
\hline 6 & S.12: (2) 72. & WINONA OR & \\
\hline \(7{ }^{7}\) & No Exceptions. & 11 & S. 12: (2) 72: 8L: 21-74, 168-80, 691-80. \\
\hline 8-10 & S. 12: (2) 72. & 14-16 & No Exceptions. \\
\hline 11 & No Exceptions. & 18-213 & s. 12: (2) 72. \\
\hline 12-18 & S. 12: (2) 72. & & \\
\hline 19-38 & No Exceptions.
\[
\text { s. 12: (2) } 72 \text {. }
\] & WINTHORPE RD & \\
\hline 39 & No Exceptions. & 2-55 & No Exceptions. \\
\hline 40-106 & s. 12: (2) 72. & 56-62. & s.12: (2) 72. \\
\hline 120-140 & No Exceptions. & & \\
\hline & & WITHROW AV & \\
\hline \multicolumn{2}{|l|}{WINCHESTER ST} & \multirow[t]{3}{*}{1-306} & \multirow[t]{3}{*}{s. 12: (2) 72.} \\
\hline 2-77 & S. 12: (2) 72, (2) 132. & & \\
\hline 80 & s. 12: (2) 72, (2) 132; 8L: 88-78, & & \\
\hline 81-124 &  & WITHROW ST & \\
\hline 125 & s. 12: (2) 72, (2) 132: 8L: 109-75. & 2-20 & S. 12: (2) 72; 8L: 615-82. \\
\hline 125\% & s. 12: (2) 72, (2) 132; BL: 110-75. & & \\
\hline 126-162 & s. 12: (2) 72, (2) 132. & & \\
\hline
\end{tabular}

\section*{INDEX OF EXCEPTIONS}

\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
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\hline 81 & No Exceptions. & 731 & s. 12 : (2) 128, (2) 132; BL: 521-80. \\
\hline 88-110 & BL: 828-80. & 750-765 & s. 12: (2) 128, (2) 132. \\
\hline & & 767 & s. 12: (1) 82, (2) 128, (2) 132. \\
\hline & & 768-770 & s. 12: (2) 128, (2) 132. \\
\hline WYNDHAM ST & & 771 & s. 12: (1) 82, (2) 128, (2) 132. \\
\hline 1-55 & s. 12: (2) 72. & 774-784 & s. 12: (2) 128, (2) 132. \\
\hline & & 786 & s. 12: (2) 128, (2) 132; BL: \(274-80\). \\
\hline & & 789 & s. 12: (2) 128, (2) 132; BL: 114-74, 246-74, \\
\hline \multicolumn{2}{|l|}{YARMOUTH GONS} & & 456-76. \\
\hline 2-45 & s. 12: (2) 72. & 813-837 & S. 12: (2) 128, (2) 132. \\
\hline & & 837 R & s. 12: (2) \(132 ;\) s. 13: \(16110,16159\). \\
\hline & & 838-846 & s. 12: (2) 128 , (2) 132. \\
\hline \multicolumn{2}{|l|}{YARMOUTH RO} & 848 & s. 12: (2) 128 , (2) 132, (6). \\
\hline 3-223 & s. 12: (2) 72. & 852 - 876 & s. 12: (2) 128, (2) 132. \\
\hline & & 877 & \[
\begin{aligned}
& \text { s. 12: (2) 128, (2) 132: BL: 756-77, 746-79, } \\
& 257-80 \text {, } 559-82 \text {. }
\end{aligned}
\] \\
\hline \multicolumn{2}{|l|}{YONGE BLVO} & 878 & s. 12: (2) 128, (2) 132; BL: 667-83. \\
\hline & S. 12: (1) 126, (2) 107; BL: 154-72, 344-73, & 885-889 & S. 12: (2) 128, (2) 132. \\
\hline & 739-80. & 890 & s. 12: (2) 128, (2) 132; BL: 839-78, 202-79. \\
\hline \multirow[t]{3}{*}{12-71} & S.12: (2) 72, (2) 8; BL: 154-72, 344-73, 739-80. & 891-895 & S. 12: (2) 128, (2) \(132 . \mathrm{BL}\), \(839-78\), 202-79 \\
\hline & & 900 & s. 12: (2) 128, (2) 132; BL: 839-78, 202-79. \\
\hline & & 901-931 & s. 12: (2) 128, (2) 132. \\
\hline \multicolumn{2}{|l|}{YONGE ST} & 942 & S. 12: (2) 128, (2) 132; BL: 413-78, 679-79, \\
\hline 1 & S. 12: (2) 72, (2) 132. & & 280-80. \\
\hline 15R- 17R & s. 12: (2) 132. & 950 & S. 12: (2) 128, (2) 132; BL: 22031. \\
\hline 30-92 & s. 12: (2) 128, (2) 132. & 955 & s. 12: (2) 128. \\
\hline 92 R & s. 12: (2) 132. & 1000 & s. 12: (2) 128, (2) 132. \\
\hline 94-99 & S. 12: (2) 128, (2) 132. & 1008 & s. 12: (2) 72, (2) 132. \\
\hline 102 & S. 12: (2) 128, (2) 132; BL: 503-84. & 1009 & s. 12: (2) 72, (2) 128. \\
\hline 103 & s. 12: (2) 128, (2) 132. & 1010-1020 & S. 12: (2) 128, (2) 132. \\
\hline 106 & s. 12: (2) 128, (2) 132; BL: 503-84. & 1027 & s. 12: (2) 72, (2) 128. \\
\hline 107-149 & s. 12: (2) 128, (2) 132. & 1046 & s. 12: (2) 128, (2) 132. \\
\hline 163-171 & s. 12: (2) 128 , (2) 132; BL: \(670-85,749-85\). & 1047-1055 & s. 12: (2) 72, (2) 128. \\
\hline 173 & s. 12: (1) 109, (2) 128, (2) 132. & 1058-1066 & s. 12: (2) 128, (2) 132. \\
\hline 176 & s. 12: (2) 128, (2) 132. & 1067 & s. 12: (2) 72, (2) 128. \\
\hline 177-185 & s. 12: (1) 109, (2) 128, (2) 132. & 1068-1070 & s. 12: (2) 128, (2) 132. \\
\hline 189 & s. 12: (2) 128, (2) 132; BL: 30-83. & 1073-1077 & s. 12: (2) 72, (2) 128. \\
\hline 193-197 & s. 12: (2) 128, (2) 132. & 1086 & s. 12: (2) 128, (2) 132. \\
\hline 197 R & s. 12: (2) 132. & 1091 & s. 12: (2) 72, (2) 128. \\
\hline 201-367 & s. 12: (2) 128, (2) 132. & 1094 & S. 12: (2) 128, (2) 132. \\
\hline 368 & s. 12: (2) 128, (2) 132, (6). & 1095-1097A & S. 12: (2) 72, (2) 128. \\
\hline 369-382 & s. 12: (2) 128, (2) 132. & 1098 & s. 12: (2) 128, (2) 132. \\
\hline \multirow[t]{2}{*}{384} & S. 12: (2) 128, (2) 132; BL: \(840-78,41-79\), & 1099 & s. 12: (2) 72, (2) 128. \\
\hline & 245-79, 834-79. & 1100 & S. 12: (2) 128, (2) 132. \\
\hline \multirow[t]{2}{*}{396} & S. 12: (2) 128, (2) 132.
S. \(12:\) (2) 128, (2) 132 ; BL: \(840-78,41-79\), & 1101
1102 & s. 12: (2) 72, (2) 128.
s. \(12:\) (2) \(128, \quad(2) 132\). \\
\hline & 245-79, 834-79. & 1103 & s. 12: (2) 72, (2) 128. \\
\hline 399-403 & S. 12: (2) 128, (2) 132. & 1104-1106 & s. 12: (2) 128, (2) 132. \\
\hline 404-406 & s. 12: (2) 128, (2) 132; BL: \(840-78,41-79\),
245-79, 834-79. & 1107
11078 & s. 12: (2) 72, (2) 128. \\
\hline 407-409 & S.12: (2) 128, (2) 132. & 1108 & S. 12: (2) 128 , (2) 132. \\
\hline 415 & S. 12: (2) 128, (2) 132, (2) 149; BL: 111-72. & 1109 & s.12: (2) 72, (2) 128. \\
\hline 423 - 431 & S.12: (2) 128, (2) 132, (2) 149. & 1110-1130 & s. 12: (2) 128 , (2) 132. \\
\hline 433-441 & s.12: (2) 128, (2) 132. & 1131-1131R & s. 12: (2) 72 ; s. 12 A . \\
\hline 444 & \[
\begin{aligned}
& \text { s. 12: (2) 128, (2) } 132 \text {; BL: } 840-78,41-79 \text {, } \\
& 245-79,834-79 \text {. }
\end{aligned}
\] & \[
\begin{aligned}
& 1132 \\
& 1133
\end{aligned}
\] & \[
\begin{aligned}
& \text { s. } 12:(2) 128,(2) 132 . \\
& \text { s. } 12 \mathrm{~A} ;
\end{aligned}
\] \\
\hline 450-470 & s. 12: (2) 128, (2) 132. & 1134-1140 & s. 12: (2) 72, (2) 128, (2) 132. \\
\hline 475 & s. 12: (1) 9, (2) 11, (2) 128, (2) 132. & 1148-1154 & s. 12: (2) 128, (2) 132. \\
\hline 478-500 & s. 12: (2) 128 , (2) 132. & 1155 & s. 12A; BL: 286-83. \\
\hline 501 & s. 12: (2) 128, (2) 132, (2) 160; BL: 511-82,
488-85. & \[
\begin{array}{ll}
1156-1172 \\
1174-1176
\end{array}
\] & \[
\begin{array}{lll}
\text { s. 12: (2) } 128, & (2) 132 . \\
\text { s. 12: (2) } 72, & \text { (2) } 128, & \text { (2) } 132 .
\end{array}
\] \\
\hline 502A-538 & s. 12: (2) 128, (2) 132. & 1177 & s.12A; BL: 286-83. \\
\hline 538 R & s. 12: (2) 132. & 1190 & s. 12 A . \\
\hline 540-552R & s. 12: (2) 128, (2) 132. & 1196 & BL: 565-80. \\
\hline 555 - 518 & s. 12: (2) 128, (2) 132; BL: 284-68. & 1202-1303 & s. 12A. \\
\hline 556-618 & s. 12: (2) 128 , (2) 132. & 1320 & s. 12: (2) \(72 ;\) s.12A. \\
\hline 619 & s. 12: (2) 128 , (2) 132; BL: 436-75. & 1331-1360 & s. 12A. \\
\hline 620-725 & s. 12: (2) 128, (2) 132. & 1365 & s. 12A; BL: 346-77. \\
\hline 727 & s. 12: (2) 128, (2) 132; BL: 521-80. & 1366-1406 & s. 12 A . \\
\hline 728 & s.12: (2) 128, (2) 132. & 1407-1409 & s.12: (2) \(30 ;\) s. 12 A . \\
\hline 729 & s.12: (2) 128, (2) 132; BL: 521-80. & 1414 & s. 12A. \\
\hline 730 & s.12: (2) 128, (2) 132; BL: 22910, 223-67. & 1417 & s.12: (2) \(30 ;\) s. 12 A . \\
\hline
\end{tabular}

\begin{tabular}{|c|c|c|c|}
\hline Addresses & Exceptions & Addresses & Exceptions \\
\hline YONGE ST (Con & tinued) 165 (2) 119 (2) 119, BL: 154-72 & YONGE ST (C & (inued) 165 (2) 118 (2) 119: 81: 154-72 \\
\hline 2468-2470 & ```
s.12: (1) 166, (2) 118, (2) 119; BL: 154-72,
344-73, 739-80.
``` & & s. 12: (1) 166, (2) 118, (2) 119; BL: 154-72, 344-73, 739-80. \\
\hline 2471 & s. 12: (1) 166, (2) 118 , (2) 119. & 2598 & S. 12: (1) 126, (2) 107: BL: 154-72, 344-73, \\
\hline 2472 & \[
\begin{aligned}
& \text { S. 12: (1) 166, (2) } 118 \text {, (2) 119: BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] & 2599-2603 & 739-80. \({ }^{\text {S. 12: (1) 166, (2) 118, (2) 119; EL: } 154-72,}\) \\
\hline 2473 & s. 12: (1) 166, (2) 118, (2) 119. & & 344-73, 739-80. \\
\hline 2476 & \[
\begin{aligned}
& \text { S. 12: (1) } 166 \text {, (2) } 118 \text {, (2) 119; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] & 2606 & \[
\begin{aligned}
& \text { S. 12: (1) 126, (2) 107; BL: 154-72, 344-73, } \\
& 739-80 \text {. }
\end{aligned}
\] \\
\hline 2479 & S. 12: (1) 166, (2) 118, (2) 119. & 2607 & S. 12: (1) 166, (2) 118, (2) 119; BL: 154-72, \\
\hline 2480 & \[
\begin{aligned}
& \text { s. 12: (1) } 166 \text {, (2) } 118 \text {, (2) 119; BL: 154-72, } \\
& 344-73 \text {, } 739-80 \text {. }
\end{aligned}
\] & 2610 & \begin{tabular}{l}
\[
344-73,739-80 .
\] \\
s. 12: (1) 126, (2) 107; BL: 154-72, 344-73,
\end{tabular} \\
\hline 2481 & S. 12: (1) 166, (2) 118, (2) 119. & & 739-80. \\
\hline 2482 & \[
\begin{aligned}
& \text { S. 12: (1) 166, (2) 118, (2) 119; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] & 2611 & \[
\begin{aligned}
& \text { S. 12: (1) 166, (2) 118, (2) 119; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] \\
\hline 2485-2485A & S. 12: (1) 166, (2) 118, (2) 119. & 2614 & s. 12: (1) 126, (2) 107; BL: \(154-72,344-73\), \\
\hline 2488-2490 & \[
\begin{aligned}
& \text { 5. 12: (1) } 166 \text {, (2) } 118 \text {, (2) } 119 \text {; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] & 2615 & \begin{tabular}{l}
\[
739-80 .
\] \\
s.12: (1) 166, (2) 118, (2) 119; BL: 154-72,
\end{tabular} \\
\hline 2493-2501 & S. 12: (1) 166, (2) 118, (2) 119. & & 344-73, 739-80. \\
\hline 2506 & \[
\begin{aligned}
& \text { S. } 12 \text { : (1) } 166 \text {, (2) } 118 \text {, (2) } 119 \text {; EL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] & 2616 & \[
\begin{aligned}
& \text { s.12: (1) 126, (2) 107; BL: 154-72, 344-73, } \\
& \text { 739-80. }
\end{aligned}
\] \\
\hline 2507-2509 & S. 12: (1) 166, (2) 118, (2) 119. & 2619 & S. 12: (1) 166, (2) 118, (2) 119; BL: 154-72; \\
\hline 2511 & S. 12: (1) 166, (2) 118, (2) 119; BL: 154-72, 344-73, 739-80. & 2620-2624 & s.12: (1) 126, (2) 107; BL: 154-72, 344-73, \\
\hline 2512 & S. 12: (1) 68, (1) 166 , (2) 112 , (2) 118, (2) 119; EL: 154-72, 344-73, 739-80. & 2625 & \begin{tabular}{l}
739-80. \\
s.12: (1) 166, (2) 118, (2) 119; BL: 154-72,
\end{tabular} \\
\hline 2512R & \begin{tabular}{l}
s. 12: (1) \(68,(1) 166,(2) 72,(2) 112,(2) 118\), \\
(2) 119: s. 13: 636-77, 727-78, 326-80, 327-80; \\
BL: 154-72, 344-73, 739-80.
\end{tabular} & 2626 & \[
\begin{aligned}
& 344-73,739-80 . \\
& \text { s. 12: (1) 126, (2) 107; BL: 154-72, } 344-73 \text {, } \\
& 739-80 .
\end{aligned}
\] \\
\hline 2515-2529 & \[
\begin{aligned}
& \text { s. 12: (1) } 166 \text {, (2) } 118 \text {, (2) } 119 \text {; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] & 2627 & S. 12: (1) 166, (2) 118 , (2) 119; BL: 154-72,
\(344-73,739-80\). \\
\hline 2532 & s.12: (1) \(163,(1) 164,(1) 166,(2) 118\), (2) 119; EL: 154-72, 344-73, 739-80. & 2628 & \[
\begin{aligned}
& \text { S. 12: (1) 126, (2) 107; BL: 154-72, 344-73, } \\
& \text { 739-80. }
\end{aligned}
\] \\
\hline 2533-2563 & \[
\begin{aligned}
& \text { s. 12: (1) 166, (2) } 118 \text {, (2) 119; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] & 2629 & S. 12: (1) 166, (2) 118, (2) 119; BL: 154-72, 344-73, 739-80. \\
\hline 2564 & \[
\begin{aligned}
& \text { s. 12: (1) 126, (2) 107: BL: } 154-72,344-73 \text {, } \\
& 739-80 \text {. }
\end{aligned}
\] & 2630 & \[
\begin{aligned}
& \text { S. 12: (1) } 126 \text {, (2) 107; BL: } 154-72,344-73 \text {, } \\
& 739-80 .
\end{aligned}
\] \\
\hline 2565 & ```
s.12: (1) 166, (2) 118, (2) 119; BL: 154-72,
344-73, 739-80, 280-84.
``` & 2631-2633 & \[
\begin{aligned}
& \text { S. 12: (1) 166, (2) } 118 \text {, (2) 119; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] \\
\hline 2566-2576 & \[
\begin{aligned}
& \text { s. 12: (1) 126, (2) 107; BL: 154-72, } 344-73 \text {, } \\
& 739-80 \text {. }
\end{aligned}
\] & 2636 & \[
\begin{aligned}
& \text { s. 12: (1) } 126 \text {, (2) 107; BL: 154-72, } 344-73 \text {, } \\
& 739-80 \text {. }
\end{aligned}
\] \\
\hline 2577 & \[
\begin{aligned}
& \text { S. 12: (1) 166, (2) 118, (2) 119; BL: 154-72, } \\
& \text { 344-73, } 739-80 \text {. }
\end{aligned}
\] & 2637 & \[
\begin{aligned}
& \text { s. 12; (1) } 166 \text {, (2) 118, (2) 119; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] \\
\hline 2578 & ```
S.12: (1) 126, (2) 107; BL: 154-72, 344-73,
``` & 2638 & \[
\begin{aligned}
& \text { s. 12: (1) 126, (2) 107; BL: 154-72, 344-73, } \\
& 739-80 \text {. }
\end{aligned}
\] \\
\hline 2579 & \[
\begin{aligned}
& \text { S. } 12 \text {; (1) } 166, \text { (2) } 118 \text {, (2) } 119 \text {; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] & 2643 & \[
\begin{aligned}
& \text { S. 12: (1) 166, (2) 118, (2) 119; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] \\
\hline 2580 & \[
\begin{aligned}
& \text { S. 12: (1) 126, (2) 107; BL: 154-72, 344-73, } \\
& 739-80 \text {. }
\end{aligned}
\] & 2644 & \[
\begin{aligned}
& \text { s. 12: (1) 126, (2) 107; BL: 154-72, 344-73, } \\
& 739-80 \text {. }
\end{aligned}
\] \\
\hline 2581 & s. 12: (1) 166, (2) 118, (2) 119; BL: 154-72, 344-73, 739-80. & 2645-2647 & s. 12: (1) 166, (2) 118, (2) 119; BL: 154-72, 344-73, 739-80. \\
\hline 2582 & \[
\begin{aligned}
& \text { S. 12: (1) 126, (2) 107; BL: } 154-72,344-73 \text {, } \\
& 739-80 \text {. }
\end{aligned}
\] & 2648 & \[
\begin{aligned}
& \text { S. 12: (1) 126, (2) 107; BL: } 154-72,344-73 \text {, } \\
& 739-80 .
\end{aligned}
\] \\
\hline 2583 & ```
s.12: (1) 166, (2) 118, (2) 119; BL: 154-72,
344-73, 739-80.
``` & 2649-2651 & ```
s. 12: (1) 166, (2) 118, (2) 119; EL: 154-72,
344-73, 739-80.
``` \\
\hline 2584 & ```
s.12:(1) 126, (2) 107; BL: 154-72, 344-73,
739-80.
``` & 2652 & ```
s.12: (1) 126, (2) 107; BL: 154-72, 344-73, 739-80.
``` \\
\hline 2585 & s. 12: (1) 166, (2) 118, (2) 119; BL: 154-72, 344-73, 739-80. & 2655 & ```
S.12: (1) 166, (2) 118, (2) 119; BL: 154-72,
344-73, 739-80.
``` \\
\hline 2586 & \[
\begin{aligned}
& \text { S. 12: (1) 126, (2) 107; BL: 154-72, 344-73, } \\
& 739-80 \text {. }
\end{aligned}
\] & 2656 & \[
\begin{aligned}
& \text { S. 12: (1) 126, (2) 107; BL: } 154-72,344-73 \text {, } \\
& 739-80 \text {. }
\end{aligned}
\] \\
\hline 2587 & ```
5.12: (1) 166, (2) 118, (2) 119; BL: 154-72,
344-73, 739-80.
``` & 2657 & \[
\begin{aligned}
& \text { s. 12: (1) } 166 \text {, (2) } 118 \text {, (2) } 119 \text {; BL: 154-72, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] \\
\hline 2588 & \[
\begin{aligned}
& \text { S. 12: (1) 126, (2) 107; BL: 154-72, 344-73, } \\
& 739-80 \text {. }
\end{aligned}
\] & 2658-2664 & \[
\begin{aligned}
& \text { s. 12: (1) 126, (2) 107; BL: } 154-72,344-73 \text {, } \\
& \text { 739-80. }
\end{aligned}
\] \\
\hline 2589 & \[
\begin{aligned}
& \text { S. 12: (1) 166, (2) } 118 \text {, (2) } 119 \text {; BL: } 154-72 \text {, } \\
& 344-73,739-80 \text {. }
\end{aligned}
\] & 2665 & \[
\begin{aligned}
& \text { s. 12: (1) } 166 \text {, (2) } 118 \text {, (2) 119; BL: 154-72, }
\end{aligned}
\] \\
\hline 2590 & \[
\begin{aligned}
& \text { S. 12: (1) } 126, \text { (2) 107; BL: } 154-72,344-73 \text {, } \\
& 739-80 \text {. }
\end{aligned}
\] & 2666-2668 & \[
\begin{aligned}
& \text { s. 12: (1) } 126 \text {, (2) 107; BL: } 154-72,344-73 \text {, } \\
& \text { 739-80. }
\end{aligned}
\] \\
\hline 2591 & ```
s.12: (1) 166, (2) 118, (2) 119; BL: 154-72,
344-73, 739-80.
``` & \[
\begin{aligned}
& 2672 \\
& 2674-2900
\end{aligned}
\] & \[
\begin{aligned}
& \text { s. } 12 \text { : (2) } 107 \text {; BL: } 154-72,344-73,739-80 \text {. } \\
& \text { s. 12: (1) } 126 \text {, (2) } 107 \text {; BL: } 154-72,344-73 \text {, }
\end{aligned}
\] \\
\hline 2592-2596 & \[
\begin{aligned}
& \text { s. 12: (1) } 126 \text {, (2) 107; BL: 154-72, } 344-73 \text {, } \\
& 739-80 \text {. }
\end{aligned}
\] & 2901 & \[
\begin{aligned}
& 739-80 \text {. } \\
& \text { BL: } 154-72,344-73,739-80 .
\end{aligned}
\] \\
\hline
\end{tabular}


\title{
Department of the City Clerk
}

Roy V. Henderson / City Clerk

Barbara Caplan / Deputy City Clerk

Records and Archives Division

Robert A. Halifax / Director of Records and City Archivist
392-7042

August 15, 1986
```

Mayor and Members of City Council
c/o City Clerk's Office
Main Floor
City Hall
Dear Mr. Mayor and Members of City Council:
Re: By-law No. 438-86
I enclose copy of Declaration dated July 25, 1986
pursuant to subsection 20 of Section 34 of the
Planning Act.
Yours truly,

```
```

    Vuta L Russell (tan)
    ```
    Vuta L Russell (tan)
Director of Records
Director of Records
and City Archivist
and City Archivist
CB:CR
ENCL.
\begin{tabular}{ll} 
Copies to: & Buildings and Inspections Department (2) \\
& Planning and Development Department \\
& Toronto Assessment Commissioner \\
& SecretaryrTreasurer, Committee of Adjustment \\
& City Surveyor \\
& Department of Public Works \\
& Ms. S. Pollard \\
& City Solicitor (3) \\
& Ministry of Municipal Affairs \\
& Metro Planning
\end{tabular}
```

```
In The Matter Of A Declaration
under Subsection 34(20) of
the Planning Act, }198
- and -
In The Matter Of
By-law No. 438-86
Of The City of Toronto
```

I, BARBARA CAPLAN, of the City of Toronto, in the Municipality of Metropolitan Toronto, being the Deputy City Clerk for the Corporation of the City of Toronto, solemnly declare that the notice of passing of Bylaw No. 438-86 of the City of Toronto, passed by Council of the City of Toronto on the 16 th day of June, 1986 , was given in the manner and in the form and to the persons and agencies prescribed by the regulations made by the Lieutenant Governor-in-Council under Section 69 of the Planning Act, 1983, and within the time prescribed by Subsection 34(17) of the Planning Act, 1983.

I hereby further solemnly declare that no notice of appeal respecting such Bylaw was filed by any person with the City Clerk by the $2 l$ st day of July, 1986, being the last date allowed for appeal under Subsection 34(18) of the Planning Act, 1983.

I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED BEFORE ME ) at the City of Toronto ) in the Municipality of ) Metropolitan Toronto ) $\begin{array}{ccc}\text { this } 25 t h & \text { day of } \\ \text { Perl } & 1986\end{array}$

A Commissioner, etc.


INA MAY THOMPSON, a Commissioner, sta Judicial District of York, for the Corporation of the Ciskef Torontey. wires March 14; Attis
*10 DOCUMENT 000978
*20 FOLDER 438-86
copy
Original
*30 AGENCY Ontario Municipal Board-OEder
Ministry of Municipal Affairs Order
Ministry of Municipal Affairs and-Housing OrderMinistry of Housing Order

Duty city clerk's Sectificication

Dated July 25, 1986.

Entered in Order Book No.
on

$$
438-86
$$










DISTRICT
MAP
2 50F-321 CITY OF TORONTO ZONING BY-LAW APPENDIX 'A'




(




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> METRIC MEASUREMENTS SHOWN ON THIS MAP ARE IN METESS AND MAY BE CONVERTED TO FEET BY

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\end{array}
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measurements shown on this Map are in metres ano may日E CONVERTEO TO FEET
DIVIDING AY 0.304 a
no





PAUL C. HARRIS
JOHN A. PATON
ASSISTANT DEPUTY CITY SOLICITORS


CITY HALL
TORONTO M5H 2N2

| SOLICITORS |  |
| :--- | :--- |
| W.E. WARD | H. PASTUSZAK |
| R. MORI | W.V. HAWRYLIW |
| L.N. BOAKE | S. EMERSON |
| J.D. PHILLIPS | D.M. MORRELL |
| A.A. WERETELNYK | A.M. GORDON |
| P.L. GORDON | T. YAO |
| A.T. KOWALISHIN | T.H. MURPHY |
| C.M. CAMERON | D.B. LEBSON |
| R.D. BALFOUR | S.M. BRADLEY |
| S.L. UNGAR | J. DE FALCO |

Please reply attention of:
Mr. P.C. Harris
Telephone:
392-7226

July 24, 1986.

Roy V. Henderson, Esq. City Clerk
2nd Floor
CITY HALL.

## . 0

Dear Sir:

Re: Declaration respecting By-law No. 438-86
Since no objection has been filed to the above By-law, and since By-law No. 424-86, being O.P.A. No. 371 has received Ministerial approval on July 22, 1986, I enclose a form of declaration pursuant to subsection 20 of Section 34 of the Planning Act, 1983 for your signature.

The original declaration should be placed with the original By-law in your possession. Copies should be sent to the various officials who normally receive copies of Orders approving By-laws, and three copies should be sent to me.

Yours truly,

for Dennis Y. Perlin City Solicitor.

PCH/olm

Encl.


[^0]:    ——— BOUNDARY OF THE AREA REFERRED TO

[^1]:    - BOUNDARY OF THE AREA REFERRED to as "trefann court"
    

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    SURVEY AND MAPPING SECTION
    SURVE AMD mapping section
    

[^2]:    2.2 metres
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