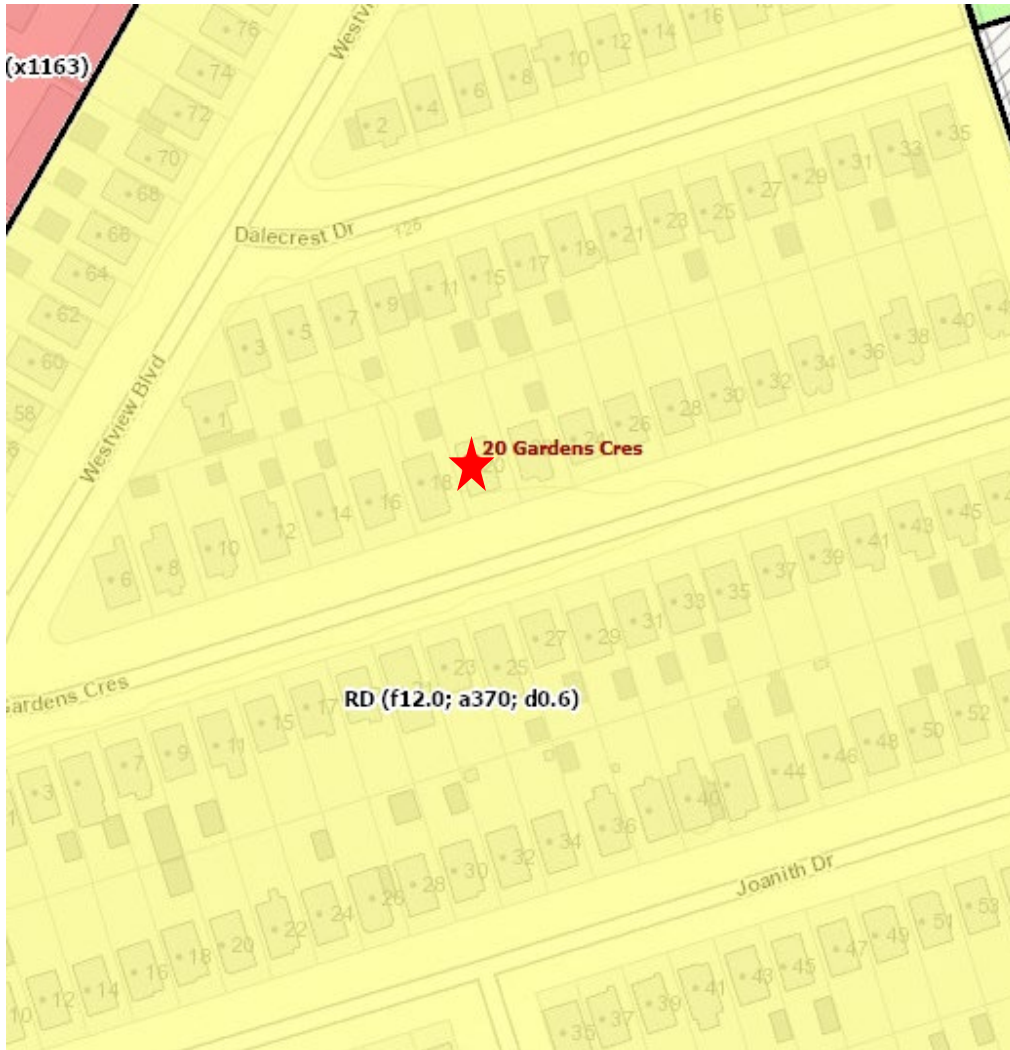


# Zoning Map

20 Gardens Cres, Toronto



RD– Residential Detached Zone

# Office Consolidation

## **CITY OF TORONTO - Zoning By-law**

### **BY-LAW NO. 569-2013**

Last updated: July 31, 2023

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

\*\*\*\*\*

OLT/LPAT/OMB File: PL130592

This office consolidation includes all Ontario Land Tribunal/Local Planning Appeal Tribunal/Ontario Municipal Board (OLT/LPAT/OMB) decisions issued up to the date of consolidation.

#### Explanatory Note:

The portions of this By-law that are highlighted bright yellow were originally enacted by City Council May 9, 2013 and are under appeal to the OLT/LPAT/OMB and are not in full force and effect.

The portions of this By-law that are shaded dark yellow identify amendments enacted by City Council after May 9, 2013 which are under appeal to the OLT/LPAT/OMB and are not in full force and effect.

The portions of this By-law that are shaded blue identify amendments enacted by City Council after May 9, 2013 which are not in full force and effect.

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### **Volume 1 of 3**

ORIGINALLY ENACTED BY CITY COUNCIL May 9, 2013

## 1.40 Zones and Zone Categories

### 1.40.10 Residential Zone Category

(1) Residential Zones

The zones in the Residential Zone category are:

ZONE NAME	ZONE SYMBOL
Residential	R
Residential Detached	RD
Residential Semi-Detached	RS
Residential Townhouse	RT
Residential Multiple	RM

(2) Purpose of the Residential Zone Category

The Residential Zone category permits uses associated primarily with the Neighbourhoods designation in the Official Plan. This zone category includes a range of **residential building** types in different zones. The **residential building** types identified in the Residential Detached (RD), Residential Semi-Detached (RS) and Residential Townhouse (RT) zones reflect the historical development patterns in an area, however, a range of **residential building** types are permitted and form the physical context. The zones within this category also include permission for **parks** and local institutions. [ By-law: 474-2023 ]

(3) Purpose of the Zones in the Residential Zone Category

The purpose of each zone in the Residential Zone category is as follows:

(A) Residential (R)

The purpose of the R zone is to provide areas for a variety of **residential building** types, including **detached houses, semi-detached houses, townhouses, duplexes, triplexes, fourplexes and apartment buildings.**

(B) The purpose of the RD zone is to provide areas for **detached houses, duplexes, triplexes and fourplexes.** [ By-law: 474-2023 ]

(C) The purpose of the RS zone is to provide areas for **detached houses, semi-detached houses, duplexes, triplexes and fourplexes.** [ By-law: 474-2023 ]

(D) The purpose of the RT zone is to provide areas for **detached houses, semi-detached houses, townhouses, duplexes, triplexes and fourplexes.** [ By-law: 474-2023 ]

(E) Residential Multiple (RM)

The purpose of the RM zone is to provide areas for **detached houses, semi-detached houses, duplexes, triplexes, fourplexes, and low-rise apartment buildings.**

### 1.40.15 Residential Apartment Zone Category

(1) Residential Apartment Zones

The zones in the Residential Apartment Zone category are:

ZONE NAME	ZONE SYMBOL
Residential Apartment	RA
Residential Apartment Commercial	RAC

(2) Purpose of the Residential Apartment Zone Category

The Residential Apartment Zone category permits uses associated with the Apartment Neighbourhoods designation in the Official Plan. This zone category includes **apartment buildings, parks, local institutions and small scale retail.**

(3) Purpose of the Zones in the Residential Apartment Zone Category

## 10.20 Residential Detached Zone (RD)

### 10.20.1 General

#### 10.20.1.10 Interpretation

(1) Application of This Section

The regulations in Section 10.20 apply to all lands, uses, **buildings** and **structures** in the RD zone.

#### 10.20.20 Permitted Uses

##### 10.20.20.10 Permitted Use

(1) Use - RD Zone

The following uses are permitted in the RD zone:

**Dwelling Unit** in a permitted **residential building** type in Clause 10.20.20.40.

**Municipal Shelter**

**Park** [ By-law: 545-2019 ]

##### 10.20.20.20 Permitted Use - with Conditions

(1) Use with Conditions - RD Zone

The following uses are permitted in the RD zone if they comply with the specific conditions associated with the reference number(s) for each use in Clause 10.20.20.100:

Ambulance Depot (1)

**Cogeneration Energy** (2)

**Community Centre** (3)

**Day Nursery** (4)

Fire Hall (1)

**Garden Suite** (17)

**Group Home** (5)

**Home Occupation** (6)

**Laneway Suite** (16)

Library (3)

**Multi-tenant House** (18)

**Place of Worship** (8)

Police Station (1)

**Private Home Daycare** (9)

**Public Utility** (10, 11)

**Renewable Energy** (2)

**Secondary Suite** (12)

**Seniors Community House** (13)

**Short-term Rental** (15)

**Transportation Use** (14)

[By-law 1453-2017]

[By-law: 545-2019]

[By-law: 1210-2019]

[By-law: 101-2022] [ By-law: 156-2023 ]

##### 10.20.20.40 Permitted Building Types

(1) Permitted Residential Building Types - RD Zone

In the RD zone, a **dwelling unit** is permitted in the following **residential building** types:

- (A) **Detached House**;
- (B) **Duplex**;
- (C) **Triplex**; and
- (D) **Fourplex**. [ By-law: 474-2023 ]

(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **duplex**, **triplex** or **fourplex** is a permitted **residential building** type if it complies with the regulations for the RD zone and all other requirements of this By-law, or is authorized by a Section 45 Planning Act minor variance. [ By-law: 474-2023 ]

### 10.20.20.100 Conditions

(1) Ambulance Depot, Fire Hall or Police Station

In the RD zone, an ambulance depot, a fire hall or a police station must be on a **lot** that:

- (A) fronts on a major **street** on the Policy Areas Overlay Map; or
- (B) fronts on a **street** which intersects a major **street** on the Policy Areas Overlay Map, and is no more than 250 metres from that intersection.

(2) Cogeneration Energy Production or Renewable Energy Production

In the RD zone, **cogeneration energy** production or **renewable energy** production must be in combination with another permitted use on the **lot**, and comply with all Municipal, Provincial and Federal by-laws, statutes and regulations.

(3) Community Centre or Library

In the RD zone, a **community centre** or a library must:

- (A) be operated by, or on behalf of, the City of Toronto;
- (B) be on a **lot** with a **lot area** of 1500 square metres or less; and
- (C) have a **front lot line** or **side lot line** abutting:
  - (i) a major **street** on the Policy Areas Overlay Map, or
  - (ii) a **street** which intersects a major **street** on the Policy Areas Overlay Map, and the **lot** is located, in whole or in part, within 80.0 metres of that intersection.

(4) Day Nursery

A **day nursery** in the RD zone must comply with the specific use regulations in Section 150.45.

(5) Group Home

A **group home** in the RD zone must comply with the specific use regulations in Section 150.15.

(6) Home Occupation

A **home occupation** in the RD zone must comply with the specific use regulations in Section 150.5.

(8) **Place of Worship**

In the RD zone, a **place of worship** must:

- (A) comply with the specific use regulations in Section 150.50;
- (B) be on a **lot** with:
  - (i) a **front lot line** or **side lot line** abutting a major **street** on the Policy Areas Overlay Map;
  - (ii) a **lot area** of at least 2,000 square metres; and
  - (iii) a **lot frontage** of at least 30 metres; and
- (C) be in a **building** with no more than 2,000 square metres of **gross floor area**; and
- (D) a **lawfully existing place of worship** is exempt from the requirements of regulation 10.20.20.100(8) (B) and (C).

(9) Private Home Daycare

A children's play area for a **private home daycare** in the RD zone:

- (A) must be fenced; and
- (B) may not be located in the **front yard** or a **side yard** abutting a **street**.

(10) Public Utility

In the RD zone, a **public utility** may not be:

- (A) a sewage treatment plant;
- (B) a water filtration plant; or
- (C) an above-ground water reservoir.

(11) Public Utility

In the RD zone, a **public utility** must be enclosed by walls and comply with the permitted maximum **lot coverage**, required minimum **building setbacks** and permitted maximum height for a **building** in the RD zone if it is:

- (A) a hydro electrical transformer station; or [ By-law: OMB PL130592 February 7, 2017 ]
- (B) a natural gas regulator station.

(12) Secondary Suite

A **secondary suite** in the RD zone must comply with the specific use regulations in Section 150.10.

(13) Seniors Community House

A **seniors community house** in the RD zone must comply with the specific use regulations in Section 150.30.

(14) Transportation Use

A **building** or **structure** on a **lot** in the RD zone and used as a **transportation use** must comply with all requirements for a **building** on that **lot**.

(15) Short-term Rental

A **short-term rental** in the RD zone must comply with the specific use regulations in Section 150.13. [ By-law: 1453-2017 ]

(16) Laneway Suite

A **laneway suite** in the RD zone must comply with the specific use regulations in Section 150.8. [ By-law: 1210-2019 ]

(17) Garden Suite

A **garden suite** in the RD zone must comply with the specific use regulations in Section 150.7. [ By-law: 101-2022 ]

(18) Multi-tenant House

A **multi-tenant house** in the RD zone must comply with the specific use regulations in Section 150.25. [ By-law: 156-2023 ]

### 10.20.30 Lot Requirements

#### 10.20.30.10 Lot Area

(1) Minimum Lot Area

In the RD zone:

- (A) if a zone label includes the letter "a", on the Zoning By-law Map, the numerical value following the letter "a" is the required minimum **lot area**, in square metres; and
- (B) if the zone label does not include an "a" value on the Zoning By-law Map, the required minimum **lot area**, in square metres, is the required minimum **lot frontage** multiplied by 30 metres.

#### 10.20.30.20 Lot Frontage

(1) Minimum Lot Frontage

In the RD zone:

- (A) if a zone label includes the letter "f", as on the Zoning By-law Map, the numerical value following the letter "f" is the required minimum **lot frontage**, in metres; and
- (B) if the zone label does not include an "f" value on the Zoning By-law Map, the required minimum **lot frontage** is 12.0 metres.

### 10.20.30.40 Lot Coverage

(1) Maximum Lot Coverage

In the RD zone:

- (A) if a **lot** is in an area with a numerical value on the Lot Coverage Overlay Map, that numerical value is the permitted maximum **lot coverage**, as a percentage of the **lot area**; and
- (B) if a **lot** is not in an area with a numerical value on the Lot Coverage Overlay Map, no **lot coverage** applies.

### 10.20.40 Principal Building Requirements

#### 10.20.40.1 General

(1) Application of this Article

The regulations in Article 10.20.40 apply to **buildings** or **structures** in the RD zone, other than **ancillary buildings** or **structures** which are subject to Article 10.5.60.

(2) Number of Residential Buildings on a Lot

A maximum of one **residential building** is permitted on a **lot** in the RD zone.

(3) Building Orientation to a Street - Buildings with Dwelling Units

In the RD zone, a **building**, or an addition which is not attached above-ground to the original part of a **building**, is not permitted if:

- (A) it has **dwelling units** and is in the rear of another **building** or the original part of the same **building**;  
or
- (B) it is in front of a **building**, or the original part of the same **building**, with **dwelling units**, so as to produce the condition of a **building** with **dwelling units** in the rear of another **building**.

#### 10.20.40.10 Height

(1) Maximum Height

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

- (A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
- (B) if the **lot** is in an area with no numerical value following the letters "HT" on the Height Overlay Map, 10.0 metres; and
- (C) despite (A) above, the permitted maximum height for a **duplex**, **triplex**, or **fourplex** is the greater of:
  - (i) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
  - (ii) 10.0 metres. [ By-law: 474-2023 ]

(2) Maximum Height of Specified Pairs of Main Walls

In the RD zone, the permitted maximum height of the exterior portion of **main walls** for a permitted **residential building** is the higher of 7.0 metres above **established grade** or 2.5 metres less than the permitted maximum height in regulation 10.20.40.10(1), for either (A) or (B) below:

- (A) all side **main walls**, for at least 70 percent of the total width of each side **main wall**; or
- (B) all front **main walls** and all rear **main walls**, for at least:
  - (i) 60 percent of the total width of all front **main walls** and all rear **main walls** if the **building** is on a **lot** with a **lot frontage** of 12.0 metres or more;
  - (ii) 50 percent of the total width of all front **main walls** and all rear **main walls** if the **building** is on a **lot** with a **lot frontage** greater than 7.5 metres and less than 12.0 metres; and
  - (iii) 40 percent of the total width of all front **main walls** and all rear **main walls** if the **building** is on a **lot** with a **lot frontage** of 7.5 metres or less. [ By-law: 474-2023 ]

(3) Maximum Number of Storeys

The permitted maximum number of **storeys** in a **building** on a **lot** in the RD zone is:

- (A) the numerical value following the letters "ST" on the Height Overlay Map;
- (B) if the **lot** is in an area with no numerical value following the letters "ST" on the Height Overlay Map, the number of **storeys** is not limited by this regulation; and
- (C) the permitted maximum number of **storeys** in a **building** on a **lot** in regulation (A) does not apply to a **duplex, triplex or fourplex**. [ By-law: 474-2023 ]

(4) Maximum Height of Main Walls of a Residential Building with a Flat or Shallow Roof

Subject to regulation 10.20.40.10(1), if a permitted **residential building** in the RD zone has a roof with a slope of less than 1.0 vertical units for every 10.0 horizontal units for more than 50 percent of the total horizontal roof area:

- (A) despite regulation 10.20.40.10(2), the permitted maximum height of all **main walls** is the higher of 7.2 metres above **established grade** or 2.5 metres less than the permitted maximum height in regulation 10.20.40.10(1); and
- (B) despite (A) above, additional **main walls** are permitted to be located above the maximum height of all **main walls** permitted in (A) above, provided all the additional front **main walls** and rear **main walls** located above the **main walls** permitted in (A) above are set back a minimum of 1.4 metres from the front **main walls** and rear **main walls** permitted in (A). [ By-law: 474-2023 ]

(5) Exemption for Parapet on a Residential Building with a Flat or Shallow Roof

A parapet on a **residential building** in the RD zone may exceed the permitted maximum **main wall** height in regulation 10.20.40.10(4) by a maximum of 0.3 metres. [ By-law: 474-2023 ]

(6) Height of Main Pedestrian Entrance

In the RD zone, for a **residential building**, the elevation of the lowest point of a main pedestrian entrance through the **front wall** or a side **main wall** may be no higher than 1.2 metres above **established grade**. [ By-law: 474-2023 ]

(7) Width of Dormers in a Roof Above a Second Storey or Higher

In the RD zone, on a **residential building** with two or more **storeys**, the walls of a dormer are not **main walls** if:

- (A) the face of the dormer is in a roof directly above a part of a **main wall** that does not exceed the permitted maximum **main wall** height; and
- (B) the total width of the faces of the dormers in the roof described in (A) above is no greater than 40 percent of the width of the parts of the **main walls** that do not exceed the permitted maximum **main wall** height, measured at the level of the uppermost **storey** below the roof. [ By-law: 474-2023 ]

(8) Exclusion of Certain Floor Area Within an Attic Space as a Storey

In the RD zone, where a floor area meets the conditions set out in regulation 10.5.40.40(1), this space is not a **storey** if it is used for housing or maintaining mechanical equipment for the **building** and the floor area does not exceed 20 square metres.

## 10.20.40.11 Height Exemptions

(1) Alterations to the Roof of Lawfully Existing Buildings in an RD Zone

In addition to the requirements of regulation 10.5.40.11(3), if a **lawfully existing building** in the RD zone is a **residential building**, the altered roof may not have a slope less than 1.0 vertical units for every 4.0 horizontal units for more than 50 percent of the total horizontal roof area. [ By-law: 474-2023 ]

#### 10.20.40.20 Building Length

(1) Maximum Building Length if Required Lot Frontage is in Specified Range

In the RD zone with a required minimum **lot frontage** of 18.0 metres or less, the permitted maximum **building length** for a permitted **residential building** is 17.0 metres. [ By-law: 474-2023 ]

(2) One Storey Extension to Building Length if Required Lot Frontage is in Specified Range

In the RD zone, despite regulation 10.20.40.20(1), on a **lot** with a required minimum **lot frontage** of more than 12.0 metres to 18.0 metres, a **detached house** may extend beyond the permitted maximum **building length** by a maximum of 2.0 metres, if the extended part:

- (A) has a maximum height of 5.0 metres and one **storey**;
- (B) is no wider than 50% of the width of the **building** at its widest point; and
- (C) is at least 3.0 metres from each **side lot line**.

(3) Maximum Building Length for a Duplex, Triplex or Fourplex if Lot Frontage and Lot Depth is in Specified Range

Despite regulation 10.20.40.20(1), in the RD zone, a **duplex**, **triplex** or **fourplex** may have a permitted maximum **building length** of 19.0 metres if the **lot**:

- (A) has a **lot depth** of 36.0 metres or greater and a **lot frontage** of less than 10.0 metres; or
- (B) has a **lot depth** of 40.0 metres or greater and a **lot frontage** of 10.0 metres or greater. [ By-law: 474-2023 ]

#### 10.20.40.30 Building Depth

(1) Maximum Building Depth if Required Lot Frontage is in Specified Range

In the RD zone with a required minimum **lot frontage** of 18.0 metres or less, the rear **main wall** of a **detached house**, not including a one **storey** extension that complies with regulation 10.20.40.20(2), may be no more than 19.0 metres from the required **front yard setback**.

(2) Maximum Building Depth for a Duplex, Triplex or Fourplex if Lot Frontage and Lot Depth is in Specified Range

In the RD zone, a **duplex**, **triplex** or **fourplex** may have a permitted maximum **building depth** of 19.0 metres if the **lot**:

- (A) has a **lot depth** of 36.0 metres or greater and a **lot frontage** of less than 10.0 metres; or
- (B) has a **lot depth** of 40.0 metres or greater and a **lot frontage** of 10.0 metres or greater. [ By-law: 474-2023 ]

#### 10.20.40.40 Floor Area

(1) Floor Space Index

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

- (A) the numerical value following the letter "d" in the zone label on the Zoning By-law Map; or
- (B) if the zone label does not include a "d" value on the Zoning By-law Map, the permitted maximum floor space index is 0.6; and
- (C) the permitted maximum floor space index in regulations (A) and (B) above do not apply to a **duplex**, **triplex** or **fourplex**. [ By-law: 474-2023 ]

(1) Floor Space Index

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

- (A) the numerical value following the letter "d" in the zone label on the Zoning By-law Map; or
- (B) if the zone label on the Zoning By-law Map does not include a "d" value on the Zoning By-law Map, the floor space index is not limited by this regulation; and
- (C) the permitted maximum floor space index in regulation (A) above does not apply to a **duplex, triplex or fourplex**. [ By-law: 66-2024 Enacted ]

#### 10.20.40.50 Decks, Platforms and Amenities

(1) Platforms at or Above the Second Storey of a Detached House

In the RD zone, a platform such as a deck or balcony with access from the second **storey** or above of a **detached house** must comply with the following:

- (A) there may be no more than a total of four platforms, and no more than one on each of the front, rear and each side of the **detached house**; and
- (B) the maximum area of each platform is 4.0 square metres.

(2) Interpretation of Platform Walls

In the RD zone, if an area is not subject to **lot coverage**, in addition to regulation 10.5.40.50(1) the exterior sides of a **lawfully existing** platform that was **lawfully** enclosed in compliance with the former City of Toronto By-law 438-86 are not **main walls**.

(3) Platforms at or Above the Second Storey of a Duplex, Triplex or Fourplex

In the RD zone, platforms such as a deck or balcony, with access from the second **storey** or above of a **duplex, triplex or fourplex** must comply with the following:

- (A) there may be no more than a total of 2 platforms for each **dwelling unit**, and no more than one on each of the front and rear sides of the **dwelling unit**; and
- (B) a platform permitted in (A) above for a **duplex, triplex or fourplex** on a **corner lot** may also be located on a **main wall** of a **dwelling unit** facing a **street**. [ By-law: 474-2023 ]

#### 10.20.40.70 Setbacks

(1) Minimum Front Yard Setback

If regulation 10.5.40.70(1) does not apply, the required minimum **front yard setback** in the RD zone is 6.0 metres.

(2) Minimum Rear Yard Setback

The required minimum **rear yard setback** in the RD zone is the greater of:

- (A) 7.5 metres; or
- (B) 25% of the **lot depth**.

(3) Minimum Side Yard Setback

The required minimum **side yard setback** in the RD zone is:

- (A) 0.6 metres if the required minimum **lot frontage** is less than 6.0 metres;
- (B) 0.9 metres if the required minimum **lot frontage** is 6.0 metres to less than 12.0 metres;
- (C) 1.2 metres if the required minimum **lot frontage** is 12.0 metres to less than 15.0 metres;
- (D) 1.5 metres if the required minimum **lot frontage** is 15.0 metres to less than 18.0 metres;
- (E) 1.8 metres if the required minimum **lot frontage** is 18.0 metres to less than 24.0 metres;
- (F) 2.4 metres if the required minimum **lot frontage** is 24.0 metres to less than 30.0 metres; and
- (G) 3.0 metres if the required minimum **lot frontage** is 30.0 metres or greater.

(4) Shifting Minimum Side Yard if Required Lot Frontage is in Specified Range

Despite regulation 10.20.40.70(3), for a **lot** in the RD zone with a required minimum **lot frontage** of 12.0 metres to less than 18.0 metres, the required minimum **side yard setback** on one side of a permitted **residential building**, may be reduced by a maximum of 0.3 metres if the required minimum **side yard**

**setback** on the other side of the permitted **residential building** is increased by the same amount. [ By-law: 474-2023 ]

(5) Larger Minimum Side Yard Beyond Specified Depth if Required Lot Frontage is Over 18.0 Metres

Despite regulation 10.20.40.70(3), for a **lot** in the RD zone with a required minimum **lot frontage** greater than 18.0 metres, the required minimum **side yard setback** is 7.5 metres for any portion of a **building** that is farther from the **front lot line** than the lesser of:

- (A) 17.0 metres from the front **main wall** of the **building**; or
- (B) 19.0 metres from the required **front yard setback**.

(6) Minimum Side Yard Abutting a Street for Specified Corner Lots

Despite regulation 10.20.40.70(3) and (4), for a **corner lot** in the RD zone, the required minimum **side yard setback** from a **side lot line** abutting a **street** is 3.0 metres, if:

- (A) the required minimum **lot frontage** for the **corner lot** is 12.0 metres or more; and
- (B) there is an adjacent **lot** fronting on the **street** abutting the **side lot line** of the **corner lot**.