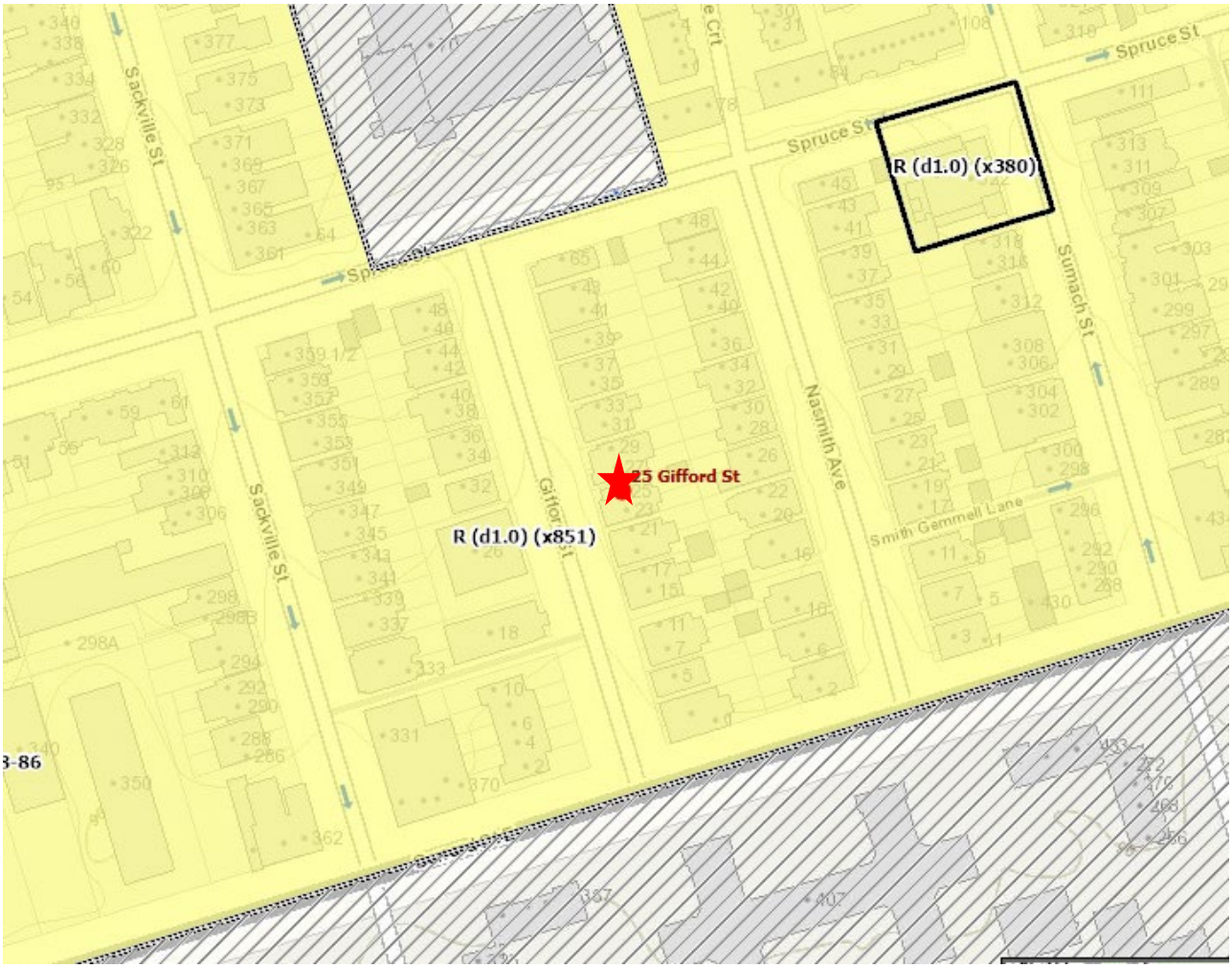
Zoning Map

25 Gifford St, Toronto



R - Residential

CLOSE WINDOW

The new City-wide Zoning By-law 569-2013 was enacted on May 9, 2013. It has been appealed under section 34(19) of the Planning Act. Even though it is under appeal, the City's Chief Building Official and the Committee of Adjustment will apply the new By-law to applications filed after its enactment. Please consult with your advisors to determine whether the new by-law has any impact.
Amendments to By-law 569-2013 have been incorporated into this office consolidation. The original by-law and its amendments are with the City Clerk's office.

Zoning By-law No. 569-2013, as amended (office consolidation), is available in PDF format from the Zoning By-law 569-2013 homepage

City of Toronto Zoning By-law 569-2013, as amended (Office Consolidation)
Version Date: July 31, 2024

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Chapter 10 Residential

10.5 Regulations Applying to the Residential Zone Category

10.5.1 General

10.5.1.10 Interpretation

(1) Application of General Regulations Section

The regulations in Section 10.5 apply to all lands, uses, **buildings** and **structures** in the Residential Zone category.

(2) Interpretation of the Residential Zone Symbol

The zone symbol on the Zoning By-law Map for zones in the Residential Zone category consists of the letters R, RD, RS, RT or RM, indicating the primary land use permitted in the respective zone.

(3) Interpretation of the Zone Label

In the Residential Zone category, the letters following the zone symbol in the zone label have the following meaning:

(A) the letter "f" and a numerical value indicates the required minimum **lot frontage** in metres;

(B) the letter "a" and a numerical value indicates the required minimum **lot area** in square metres;

(C) the letters "au" and a numerical value indicates the required minimum **lot area** for each **dwelling unit** on a **lot**, in square metres;

(D) the letter "u" and a numerical value indicates the permitted maximum number of **dwelling units** on a **lot**; and

(E) the letter "d" and a numerical value indicates the permitted maximum floor space index for a **lot**.

10.5.20 Permitted Uses

10.5.20.1 General

(1) Lawfully Existing Public School, Private School

A **lawfully existing public school** or **private school** on a **lot** in the Residential Zone category is permitted on that **lot**, and:

(A) any expansion or addition to the **lawfully existing public school** or **private school building** must comply with Section 150.48 and the requirements for the zone in which the **lot** is located; and

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(B) the **lawfully existing public school** or **private school** may be replaced with a new school **building** that complies with Section 150.48 and the requirements for the zone in which the **lot** is located.

10.5.20.40 Conversion of Lawfully Existing Buildings

(1) Conversion of Detached House to a Duplex, Triplex or Fourplex

In the Residential Zone category, a **detached house** may be converted to a **duplex**, **triplex** or **fourplex** through the construction of additional **dwelling units**, and:

(A) if the original **building** was constructed prior to May 15, 2023, it may continue to be considered as a **lawfully existing building** provided the additional **dwelling units** are contained entirely within the **lawfully existing building**, subject to regulations 10.5.20.40(4) and (5). [By-law: 474-2023]

(2) Conversion of a Portion of a Semi-Detached House to Multiple Dwelling Units

In the Residential Zone category, a portion of a **semi-detached house** located on one **lot** may be converted to contain up to four **dwelling units** and may continue to be considered as a **semi-detached** house despite the **building** type definitions in Chapter 800, provided:

(A) the original **building** was constructed prior to May 15, 2023 and the additional **dwelling units** are contained entirely within the **lawfully existing building**, subject to regulations 10.5.20.40(4) and (5);

(B) The remaining portion of the **semi-detached house** located on an adjacent **lot** and within the same **semi-detached house** that is not subject to the conversion are considered to be located within the original **building** type for the purposes of applying the standards contained within this by-law;

(C) For the purpose of regulations 10.10.40.10(1), 10.20.40.10(1), 10.40.40.10(1), 10.60.40.10(1), 10.80.40.10(1), 10.10.40.10(3), 10.20.40.10(3), 10.40.40.10(3), 10.60.40.10(2), 10.80.40.10(3), 10.10.40.30(1), 10.20.40.20(3), 10.20.40.30(2), 10.40.40.20(3), 10.40.40.30(2), 10.10.40.40(1), 10.20.40.40(1), 10.40.40.40(1), 10.60.40.40(1), 10.80.40.40(1) and 10.40.40.50(3), the portion of a **semi-detached house** located on one **lot** that is converted to contain up to four **dwelling units** referenced in this regulation may be considered to be a **duplex**, **triplex** or **fourplex** despite the **building** type definitions in Chapter 800; and

(D) If both **dwelling units** within a **building** originally constructed as a **semi-detached house** are converted in accordance with this regulation, the **building** is to be considered the original **building** type, subject to regulation 10.5.20.40(5). [By-law: 474-2023]

(3) Conversion of a Portion of a Townhouse to Multiple Dwelling Units

In the Residential Zone category, a portion of a **townhouse** located on one **lot** may be converted to contain up to four **dwelling units** and may continue to be considered as a **townhouse** despite the **buildin**g type definitions in Chapter 800 provided:

(A) if the original **building** was constructed prior to May 15, 2023 and the additional **dwelling units** are contained entirely within the **lawfully existing building**, subject to regulations 10.5.20.40(4) and (5);

(B) The remaining portions of the **townhouse** located on adjacent **lots** and within the same **townhouse** that are not subject to the conversion are considered to be located within the original **building** type for the purposes of applying the standards contained within this by-law;

(C) For the purpose of regulations 10.10.40.10(1), 10.20.40.10(1), 10.40.40.10(1), 10.60.40.10(1), 10.80.40.10(1), 10.10.40.10(3), 10.20.40.10(3), 10.40.40.10(3), 10.60.40.10(2), 10.80.40.10(3), 10.10.40.30(1), 10.10.40.40(1), 10.20.40.40(1), 10.40.40.40(1), 10.60.40.40(1) and 10.80.40.40(1), the portion of a **townhous**e located on one **lot** that is converted to contain up to four **dwelling units** referenced in this regulation may be considered to be a **duplex**, **triplex** or **fourplex** despite the **building** type definitions in Chapter 800; and

(D) If more than one **dwelling unit** within a **building** originally constructed as a **townhouse** is converted in accordance with this regulation, the **building** is to be considered the **lawfully existing** original **building** type, subject to regulation 10.5.20.40(5). [By-law: 474-2023]

(4) Additions to Lawfully Existing Buildings

Any addition or extension to a **lawfully existing building** or **structure** on a **lot** referred to in regulations 10.5.20.40(1), (2) and (3) must comply with all other regulations in this By-law or be authorized by a Section 45 Planning Act minor variance. [By-law: 474-2023]

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(5) Definition of Lawfully and Lawfully Existing

For the purpose of regulations 10.5.20.40(1), (2), (3) and (4), clauses 10.5.30.41, 10.5.40.11, 10.5.40.21, 10.5.40.31, 10.5.40.41, 10.5.40.71, 10.10.40.11, 10.10.40.61, 10.10.40.71, 10.10.40.81, 10.10.80.200, 10.20.40.11, 10.60.40.81, 10.80.40.81, the words **lawful**, **lawfully** and **lawfully existing**, highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes:

(A) **buildings**, **structures** or uses authorized or permitted on or before May 15, 2023; and

(B) for which a building permit was **lawfully** issued before May 15, 2023. [By-law: 474-2023]

(6) Secondary Suite – Not Permitted in a Converted Semi-Detached House or Townhouse

Despite regulations 150.10.20.1(1), (2) and (3), a **secondary suite** may not be in the portion of a **semi-detached house** or **townhouse** converted to contain up to four **dwelling units** in accordance with regulations 10.5.20.40(2) or (3). [By-law: 474-2023]

(7) Parking Space Requirement for Conversion of a Lawfully Existing Building

Despite the **parking space** requirements in regulations 200.5.10.1(1) and 200.5.10.11(1)(C), **lawful parking spaces** for a **lawfully existing building** on a **lot** may be reduced for the purposes of constructing additional **dwelling units** in accordance with regulations 10.5.20.40(1), (2), (3) and (4), if:

(A) the **driveway** located in a **front yard** or **side yard** abutting a **street** is removed and **landscaping** is provided subject to regulations 10.5.50.10(1) and 10.5.50.10(2); or

(B) a **parking space** located in the **front yard** or **side yard** abutting a **street** is subject to regulation 10.5.80.10(3) or is authorized by a Section 45 Planning Act minor variance. [By-law: 474-2023]

10.5.30 Lot Requirements

10.5.30.1 General

(1) Lot Requirements

Additional **lot** requirements are in each zone in the Residential Zone category.

(2) Water Main and Sewer Capacity Requirements for Townhouses and Apartment Buildings on Major Streets

In addition to the requirements of Regulation 5.10.30.1(1), if a **lot** abuts a **major street**, no **townhouse** or **apartment building** may be erected or used on the land unless all municipal water mains and municipal sewers, and their appurtenances have adequate capacity to service the **building**, to the satisfaction of the General Manager, Toronto Water; and [By-law: 1062-2025(OLT); 608-2024]

(3) Exemptions for Water Main and Sewer Capacity Requirements for Townhouses and Apartment Buildings on Major Streets

Regulation (2) above does not apply to the construction, erection or placing of:

(A) a **townhouse** or **apartment building**, or combination thereof, if the **lot** will contain 10 or fewer **dwelling units**, **dwelling rooms**, or **bed-sitting rooms**, or any combination thereof;

(B) an addition of less than 50 square metres in **gross floor area** to a **lawfully existing building**, if the **lawfully existing building** is:

(i) on a **lot** that will contain or contains no more than 10 **dwelling units**, **dwelling rooms**, and **bed-sitting rooms** or a combination thereof; and

(C) the replacement or reconstruction of a **building** or **structure**, or part of a **building** or **structure**, destroyed or damaged by fire, explosion, flood or other similar cause, or replacement, reconstruction, or compliance due to an order of the City of Toronto if the **gross floor area** and height of the **building** or **structure** are not increased, no **building** or **structure** setback is reduced, and the use of the land is not changed. [By-law: 1062-2025(OLT); 608-2024]

10.5.30.11 Lot Area Exemptions

(1) Permitted Lot Area for Lawfully Existing Lots

In the Residential Zone category, if the **lawful lot area** of a **lawfully existing lot** is less than the minimum **lot area** required by this By-law, that **lawful lot area** is the minimum **lot area**

Chapter 220	Loading Space Regulations
Chapter 230	Bicycle Parking Space Regulations
Chapter 280	Special Districts - Downtown
Chapter 300	Special Districts - Centres
Chapter 400	Special Districts - Avenues
Chapter 500	Special Districts - Heritage
Chapter 600	Regulations for Overlay Zones
Chapter 800	Definitions
Chapter 900	Site Specific Exceptions
Chapter 970	Appendices
Chapter 990	Zoning By-law Map
Chapter 995	Overlay Maps

for that **lawfully existing lot**.

(2) Additions to Lawfully Existing Buildings

In the Residential Zone category, an addition or extension to a **lawfully existing building** or **structure** on a **lot** referred to in regulation 10.5.30.11(1) must comply with all other regulations of this By-law or be authorized by a Section 45 Planning Act minor variance.

(3) Vacant Lawfully Existing Lot

In the Residential Zone category, if a **lot** referred to in regulation 10.5.30.11(1) is vacant, a **detached house**, **duplex**, **triplex** or **fourplex** may be constructed on that **lot**, and the **detached house**, **duplex**, **triplex** or **fourplex** must comply with all other regulations of this By-law or be authorized by a Section 45 Planning Act minor variance. [By-law: 474-2023]

10.5.30.20 Lot Frontage

(1) Designated Front Lot Line for Through Lots

Despite regulation 5.10.30.20(2), on a **through lot** in the Residential Zone category, any **lot line** separating the **lot** from a street may be selected as the **front lot line**, if:

(A) the **lot line** is not separated from the **street** by a 0.3 metre reserve;

(B) the **lot line** abuts a **street** where an adjacent **lot** has its **front lot line** on the same **street**; and

(C) despite (A) and (B) above, for a **lot** that has a **townhouse** or an **apartment building**, and if the **lot** abuts a **major street**, the **front lot line** is the **lot line** abutting the **major street**. [By-law: 1062-2025(OLT); 608-2024]

(2) Minimum Front Lot Line for a Residential Building

In the Residential Zone category, a **residential building** may not be erected on a **lot** that does not have a **front lot line** of at least 3.5 metres, unless the **lot**:

(A) abuts a **lane** with a minimum width of 6.0 metres; and

(B) has a minimum of 3.5 metres of the **rear lot line** abutting the **lane**.

10.5.30.21 Lot Frontage Exemptions

(1) Permitted Lot Frontage for Lawfully Existing Lots

In the Residential Zone category, if the **lawful lot frontage** of a **lawfully existing lot** is less than the minimum **lot frontage** required by this By-law, that **lawful lot frontage** is the minimum **lot frontage** for that **lawfully existing lot**.

(2) Additions to Lawfully Existing Buildings

Any addition or extension to a **lawfully existing building** or **structure** on a **lot** referred to in regulation 10.5.30.21(1) must comply with all other regulations in this By-law or be authorized by a Section 45 Planning Act minor variance.

(3) Vacant Lawfully Existing Lot

If a **lot** referred to in regulation 10.5.30.21(1) is vacant, a **detached house**, **duplex**, **triplex** or **fourplex** may be constructed on that **lot**, and only if:

(A) the **lot frontage** is at least 6.0 metres; and

(B) the **detached house**, **duplex**, **triplex** or **fourplex** complies with all other requirements of this By-law or is authorized by a Section 45 Planning Act minor variance. [By-law: 474-2023]

10.5.30.40 Lot Coverage

(1) Lot Coverage Exclusion for Permitted Encroachments

In the Residential Zone category, any part of a **building** or **structure** that is permitted to encroach into a required minimum **building setback** in Clause 10.5.40.60, is not included in the calculation of **lot coverage**.

(2) Parts of Platforms that are Not Permitted Encroachments

In the Residential Zone category, any part of a platform without **main walls**, such as a deck, porch, balcony or similar **structure** that does not encroach into a required minimum **building setback,** and any roof, canopy, awning or similar **structure** above the platform, is not included in the calculation of **lot coverage**, if:

(A) it is attached to or less than 0.3 metres from a **building**; and

(B) the **lot area** covered by these **structures** is no more than 5% of the **lot area** [By-law: PL130592 Mar_2018]

10.5.30.41 Lot Coverage Exemptions

(1) Permitted Lot Coverage for Lawfully Existing Buildings

In the Residential Zone category, if the portion of a **lot** covered by **lawfully existing buildings** or **structures** is greater than the permitted maximum **lot coverage**, the **lawful** portion of the **lot** covered by those **lawfully existing buildings** or **structures** is the maximum **lot coverage** for those **lawfully existing buildings** or **structures** on that **lot**.

(2) Additions to Lawfully Existing Buildings

Any addition or extension to **lawfully existing buildings** or **structures** referred to in regulation 10.5.30.41(1) must comply with all other regulations in this By-law or be authorized by a Section 45 Planning Act minor variance.

10.5.30.50 Planned Rights-of-way

(1) Measurement of Front Yard setbacks for Townhouses and Apartment Buildings on Major Streets

The required **front yard setback** of a **townhouse** or **apartment building** located on a **lot** abutting a **major street** is measured from either:

(A) the **lot line** abutting a **major street**, provided that the right-of-way width of the **major street** abutting the **lot** has been built to the width planned on Map 3 of the Official Plan; or

(B) the **lot line** abutting a **major street**, as it would be following the conveyance of the right-of-way widening required to achieve the planned right-of-way width of that **major street**, provided that the **major street** has not been built to the right-of-way width planned on Map 3 of the Official Plan. [By-law: 1062-2025(OLT); 608-2024]

10.5.40 Principal Building Requirements

10.5.40.1 General

(1) Application of this Article

The regulations in Article 10.5.40 apply to **buildings** or **structures** in the Residential Zone category, other than **ancillary buildings** or **structures** which are subject to Article 10.5.60.

(2) Building Requirements

Additional **building** requirements are in each zone in the Residential Zone category.

10.5.40.10 Height

(1) Determining the Height of a Building

In the Residential Zone category, the height of a **building** is the distance between the **established grade** and the elevation of the highest point of the **building**.

(2) Height of Specific Structures on a Building

In the Residential Zone category, the following **structures** on the roof of a **building** may exceed the permitted maximum height for that **building** by 1.5 metres:

(A) antennae;

(B) flagpoles;

(C) parapets for a **green roof**;

(D) satellite dishes; and

(E) weather vanes.

(3) Height of Elements for Functional Operation of a Building

In the Residential Zone category, the following equipment and **structures** on the roof of a **building** may exceed the permitted maximum height for that **building** by 5.0 metres, subject to regulation 10.5.40.10(4):

(A) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, except that skylights may only exceed the height by 1.0 metres; [By-law: PL130592 Mar_2018]

(B) **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities; and

(C) **structures** that enclose, screen or cover the elements listed in (A) and (B) above, if the **building** has a height greater than 15.0 metres.

(4) Height - Horizontal Limits on Elements for Functional Operation of a Building

In the Residential Zone category, equipment, **structures** or parts of a **building** that exceed the permitted maximum height for a **building** in regulation 10.5.40.10(3), must comply with the following:

(A) their total area may cover no more than 30% of the area of the roof, measured horizontally; and

(B) if they are located within 6.0 metres of a **lot line** abutting a **street**, their total horizontal dimension, measured parallel to the **street**, may not exceed 20% of the width of the **building's main walls** facing that **street**; and [By-law: 1676-2013]

(5) Height of Rooftop Amenity Space Safety and Wind Protection

In the Residential Zone category, unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may exceed the permitted maximum height for that **building** by 3.0 metres, if the **structures** are:

(A) on the roof of a **building** with a height greater than 15.0 metres; and

(B) no closer than 2.0 metres from the interior face of any **main wall**. [By-law: 1062-2025(OLT); 608-2024]

10.5.40.11 Height Exemptions

(1) Permitted Height for Lawfully Existing Buildings

In the Residential Zone category, if the **lawful** height of a **lawfully existing building** or **structure** is greater than the permitted maximum height for a **building**, that **lawful** height is the maximum height for that **lawfully existing building** or **structure**.

(2) Additions to Lawfully Existing Buildings - Height

Any addition or extension to a **lawfully existing building** or **structure** referred to in regulation 10.5.40.11(1) must comply with the permitted maximum height or be authorized by a Section 45 Planning Act minor variance.

(3) Alterations to the Roof of Lawfully Existing Buildings

Any alteration to the roof of a **lawfully existing building** referred to in regulation 10.5.40.11(1) may be constructed to the maximum height in regulation 10.5.40.11(1).

(4) Height of Main Walls for Lawfully Existing Buildings

In the Residential Zone category, if the **lawful** height of the exterior portion of the **main walls** of a **lawfully existing building** or **structure** is greater than the permitted maximum height for each respective pair of the following **main walls**, that **lawful** height is the maximum height for the exterior portion of the respective pair of **main walls** for that **lawfully existing building** or **structure**:

(A) the front and rear **main walls**; or

(B) the side **main walls**.

(5) Additions to Lawfully Existing Buildings - Height of Main Walls

Any new **main wall** of an addition or extension to a **lawfully existing building** or **structure** referred to in regulation 10.5.40.11(4) is subject to the **main wall** heights in regulation 10.5.40.11(4).

(6) Height of First Floor Above Established Grade for Lawfully Existing Buildings

In the Residential Zone category, if the **lawful** height of the **first floor** above **established grade** in a **lawfully existing building** is greater than the permitted maximum height of a first floor, that **lawful first floor** height is the maximum height for the **first floor** above **established grade** for that **lawfully existing building.**

(7) Additions to Lawfully Existing Buildings - Height of the First Floor Above Established Grade

Any addition or extension to a **lawfully existing building** referred to in regulation 10.5.40.11(6) may have a **first floor** above **established grade** up to the maximum height in

regulation 10.5.40.11(6).

10.5.40.20 Building Length

(1) Portion of Building to which Building Length Applies

In the Residential Zone category, **building length** regulations apply to all **main walls** of a **building** above and below-ground, excluding the footings for the **building**.

(2) Exclusion from Building Length

In the Residential Zone category, any part of a **building** or **structure** permitted to encroach into a required minimum **building setback** in Clause 10.5.40.60 is excluded from the calculation of **building length**.

10.5.40.21 Building Length Exemptions

(1) Permitted Building Length for Lawfully Existing Buildings

In the Residential Zone category, if the **lawful building length** of a **lawfully existing building** is greater than the permitted maximum **building length**, that **lawful building length** is the maximum **building length** for that **lawfully existing building**.

(2) Additions to Lawfully Existing Buildings

Any addition or extension to a **lawfully existing building** referred to in regulation 10.5.40.21(1) must comply with all other regulations in this By-law or be authorized by a Section 45 Planning Act minor variance.

10.5.40.30 Building Depth

(1) Portion of Building to which Building Depth Applies

In the Residential Zone category, **building depth** regulations apply to all **main walls** of a **building** above and below-ground, excluding the footings for the **building**.

(2) Exclusion from Building Depth

In the Residential Zone category, any part of a **building** or **structure** permitted to encroach into a required minimum **building setback** in Clause 10.5.40.60 is excluded from the calculation of **building depth**.

10.5.40.31 Building Depth Exemptions

(1) Permitted Building Depth for Lawfully Existing Buildings

In the Residential Zone category, if the **lawful building depth** of a **lawfully existing building** is greater than the permitted maximum **building depth**, that **lawful building depth** is the maximum **building depth** for that **lawfully existing building**.

(2) Additions to Lawfully Existing Buildings

Any addition or extension to a **lawfully existing building** referred to in regulation 10.5.40.31(1) must comply with all other regulations in this By-law or be authorized by a Section 45 Planning Act minor variance.

10.5.40.40 Floor Area

(1) Inclusion of Attic Space as Gross Floor Area in a Residential Building Other Than an Apartment Building

In the Residential Zone category, the **gross floor area** of a **residential building**, other than an **apartment building**, includes the portion of the floor area in an attic that has a vertical clearance of more than 1.4 metres between the ceiling joists and the roof rafters, if at least 80% of the area has:

(A) a vertical clearance of more than 2.0 metres; and

(B) an area of at least 10.0 square metres. [By-law: PL130592 Mar_2018]

(2) Exclusion of Certain Floor Area in an Attic

If the floor area meets the conditions of regulation 10.5.40.40(1) and the area or portion of the area is used for mechanical equipment for the functional operation of the **building,** that area is not included in the **gross floor area** of the **building** if it is not more than 5% of the

permitted maximum **gross floor area** of the **building** to a maximum of 20 square metres. [By-law: PL130592 Mar_2018]

(3) Gross Floor Area Calculations for a Residential Building Other Than an Apartment Building

In the Residential Zone category, the **gross floor area** of a **residential building**, other than an **apartment building**, may be reduced by:

(A) the floor area of the **basement;** [By-law: PL130592 Mar_2018]

(B) the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly above it, to a maximum of 10% of the permitted maximum **gross floor area** for the **building**;

(C) the area for a maximum of one **parking space** per **dwelling unit** in the **building**; and [By-law: 89-2022]

(D) in addition to (C) above, the area used for one additional **parking space** in a **detached house** on a **lot** with a **lot frontage** of more than 12.0 metres.

(4) Gross Floor Area Calculations for an Apartment Building

In the Residential Zone category, the **gross floor area** of an **apartment building** is reduced by the area in the **building** used for:

(A) parking, loading and bicycle parking below **established grade**;

(B) required **loading spaces** and required **bicycle parking spaces** at or above **established grade**;

(C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;

(D) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**; [By-law: 839-2022]

(E) indoor **amenity space** required by this By-law;

(F) elevator shafts;

(G) garbage shafts;

(H) mechanical penthouse; and

(I) exit stairwells in the **building**.

(5) Floor Space Index Calculation

In the Residential Zone category, the floor space index:

(A) for a **non-residential building**, is the result of the **gross floor area** of a **building** divided by the area of the **lot**;

(B) for a **residential building**, other than an **apartment building**, is the result of the **gross floor area**, plus the area of an attic described in regulation 10.5.40.40(1) and subject to regulation 10.5.40.40(2) minus the areas listed in regulation 10.5.40.40(3), divided by the area of the **lot**; and

(C) for an **apartment building**, is the result of the **gross floor area**, minus the areas of an **apartment building** listed in regulation 10.5.40.40(4), divided by the area of the **lot**.

10.5.40.41 Floor Area Exemptions

(1) Permitted Floor Space Index for Lawfully Existing Buildings

In the Residential Zone category, if the **lawful gross floor area** of **lawfully existing buildings** on a **lot** results in a floor space index greater than the permitted maximum floor space index, the **lawful** floor space index resulting from those **lawfully existing buildings** on that **lot** is the maximum floor space index for those **lawfully existing buildings** on that **lot**.

10.5.40.50 Decks, Platforms and Amenities

(1) Interpretation of Platform Walls

In the Residential Zone category, the exterior sides of a platform, such as a deck, porch, balcony or similar **structure**, attached to or within 0.3 metres of a **building**, are not **main walls** if at least 50% of the exterior sides above the floor are open to the outside.

(2) Platforms in Relation to Building Setbacks

In the Residential Zone category, a platform without **main walls**, such as a deck, porch, balcony or similar **structure**, attached to or within 0.3 metres of a **building**, must comply with the required minimum **building setbacks** for the zone.

(3) Platforms at or Above the Second Storey of a Residential Building Other than an Apartment Building

In the Residential Zone category, the level of the floor of a platform, such as a deck or balcony, located at or above the second **storey** of a **residential building** other than an **apartment building**, may be no higher than 0.2 metres above the level of the floor of the **storey** from which it gains access.

[By-law: PL130592 Mar_2018]

(4) Platforms at or Below the First Storey of a Residential Building other than an Apartment Building

In the Residential Zone category, the level of the floor of a platform, such as a deck or balcony, permitted in accordance with (2) above and located at or below the first **storey** of a **residential building** other than an **apartment building**, may be no higher than 1.2 metres above the ground at any point below the platform, except where the platform is attached to or within 0.3 metres of:

(A) a **front wall**, the floor of the platform may be no higher than 1.2 metres above **established grade**:

(B) a side **main wall**, the floor of the platform may be no higher than the level of the floor from which it gains access; and

(C) a rear **main wall**, any part of the platform floor located 2.5 metres or less from the rear **main wall** may be no higher than the level of the floor from which it gains access [By-law: PL130592 Mar_2018]

10.5.40.60 Permitted Encroachments

(1) Platforms

Despite regulation 10.5.40.50(2), in the Residential Zone category, a platform without **main walls**, such as a deck, porch, balcony or similar **structure**, attached to or less than 0.3 metres from a **building**, are subject to the following:

(A) in a **front yard**, a platform with a floor no higher than the first **storey** of the **building** above **established grade**:

(i) may encroach into the required **front yard setback** the lesser of 2.5 metres or 50% of the required **front yard setback**, if it is no closer to a **side lot line** than the required **side yard setback**; and

(ii) there may be enclosed space below this platform;

(B) in a **front yard**, a platform with a floor higher than the first **storey** of the **building** above **established grade** may encroach into the required **front yard setback** the lesser of 1.5 metres or 50% of the required **front yard setback**, if it is no closer to a **side lot line** than the required **side yard setback**;

(C) in a **rear yard**, a platform with a floor no higher than the first **storey** of the **building** above **established grade** may encroach into the required **rear yard setback** the lesser of 2.5 metres or 50% of the required **rear yard setback**, if it is no closer to a **side lot line** than the greater of:

(i) 0.3 metres; or

(ii) a distance equal to the vertical distance between the highest part of the floor of the platform and the average elevation of the ground at the side of the platform;

(D) in a **rear yard**, a platform with a floor higher than the first **storey** of the **building** above **established grade** may encroach into the required **rear yard setback** the lesser of 1.5 metres or 50% of the required **rear yard setback**, if it is no closer to a **side lot line** than the required **side yard setback** plus the vertical distance between the **first floor** of the **building** and the average elevation of the ground along the building's rear **main wall**;

(E) in a **side yard**, a platform with a floor no higher than the first **storey** of the **building** above **established grade** may encroach into the required minimum **side yard setback** a maximum of 1.5 metres, if it is no closer to the **side lot line** than 0.3 metres; and

(F) in a **side yard** a platform with a floor higher than the first **storey** of the **building** above **established grade**:

(i) may encroach into the required minimum **side yard setback** a maximum of 1.5 metres if the **side yard** abuts a **street**; and

(ii) may not encroach into a required minimum **side yard setback** if the **side yard** does not abut a **street**.

(2) Canopies and Awnings

In the Residential Zone category a canopy, awning or similar **structure**, with or without structural support, or a roof over a platform which complies with regulation 10.5.40.60(1), are subject to the following:

(A) a roof, canopy, awning or similar **structure** above a platform meeting the requirements of regulation 10.5.40.60(1) may encroach into a required minimum **building setback** to the same extent as the platform it is covering; and

(B) a canopy, awning or similar **structure** that is not covering a platform may encroach into a required minimum **building setback:**

(i) in a **front yard** or **rear yard**, the lesser of 2.5 metres or 50% of the required minimum **building setback**, if it is no closer to a **side lot line** than the required minimum **side yard setback**; or

(ii) in a **side yard**, a maximum of 1.5 metres, if it is no closer to the **side lot line** than 0.3 metres.

(3) Exterior Stairs, Access Ramp and Elevating Device

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

(A) exterior stairs, if the stairs are:

(i) no longer than 1.5 horizontal units for each 1.0 vertical unit above the ground at the point where the stairs meet the **building** or **structure**;

(ii) no wider than 2.0 metres; and

(iii) no closer to a **lot line** than 0.6 metres;

(B) an uncovered ramp, if the ramp is:

(i) no longer than 15 horizontal units for each 1.0 vertical unit above-ground at the point where the ramp meets the **building** or **structure**;

(ii) no wider than 1.5 metres for each sloped ramp segment; and

(iii) no closer to a **lot line** than 0.6 metres; and

(C) an elevating device, if the elevating device:

(i) elevates no higher than the **first floor** of the **building**;

(ii) has a maximum area of 3.0 square metres; and

(iii) is no closer to a **lot line** than 0.6 metres.

(4) Exterior Main Wall Surface

In the Residential Zone category, cladding added to the original exterior surface of the **main wall** of a **building** may encroach into a required minimum **building setback** a maximum of 0.15 metres, if the added cladding is no closer to a **lot line** than 0.3 metres.

(5) Architectural Features

In the Residential Zone category, architectural features on a **building** must comply with the following:

(A) a pilaster, decorative column, cornice, sill, belt course or other similar architectural feature may encroach into a required minimum **building setback** a maximum of 0.6 metres, if it is no closer to a **lot line** than 0.3 metres; and

(B) a chimney breast may encroach into a required minimum **building setback** a maximum of 0.6 metres, if it:

(i) is no wider than 2.0 metres; and

(ii) is no closer to a **lot line** than 0.3 metres.

(6) Window Projections

In the Residential Zone category, a bay window, box window, or other window projection from a **main wall** of a **building**, which increases floor area or enclosed space and does not touch the ground, may encroach:

(A) into a required minimum **front yard setback** or minimum **rear yard setback** a maximum of 0.75 metres, if the window projections in total do not occupy more than 65% of the width of the **front wall** or rear **main wall** at each **storey**; and

(B) into a required minimum **side yard setback** a maximum of 0.6 metres, if the window projections:

(i) in total do not occupy more than 30% of the width of the side **main wall** at each **storey**; and

(ii) are no closer to the **side lot line** than 0.6 metres.

(7) Roof Projections

On a **building** in the Residential Zone category, roof projections must comply with the following:

(A) a dormer projecting from the surface of a roof may not have any wall of the dormer closer to a **lot line** than the required minimum **building setback**; and

(B) the eaves of a roof may encroach into a required minimum **building setback** a maximum of 0.9 metres, if they are no closer to a **lot line** than 0.3 metres.

(8) Equipment

In the Residential Zone category, the following wall mounted equipment on a **building** may encroach into required minimum **building setbacks** as follows, if the equipment is no closer to a **lot line** than 0.3 metres:

(A) vents, pipes, or utility equipment, a maximum of 0.6 metres into a required minimum **rear yard setback** or minimum **side yard setback**;

(B) satellite dish, a maximum of 0.9 metres into any required minimum **building setback**;

(C) antenna, or a pole used to hold an antenna, a maximum of 0.9 metres into any required minimum **rear yard setback** or minimum **side yard setback**; and

(D) air conditioner, a maximum of 0.9 metres:

(i) into a required minimum **rear yard setback**; and

(ii) into a required minimum **side yard setback** if it is not located above the first **storey**.

10.5.40.70 Setbacks

(1) Front Yard Setback - Averaging

In the Residential Zone category, if a **lot** is:

(A) beside one **lot** in the Residential Zone category, and that abutting **lot** has a **building** fronting on the same **street** and that **building** is, in whole or in part, 15.0 metres or less from the subject **lot**, the required minimum **front yard setback** is the **front yard setback** of that **building** on the abutting **lot**; and

(B) between two abutting **lots** in the Residential Zone category, each with a **building** fronting on the same **street** and those **buildings** are both, in whole or in part, 15.0 metres or less from the subject **lot**, the required minimum **front yard setback** is the average of the **front yard setbacks** of those **buildings** on the abutting **lots**.

(2) Building or Structure to be Set Back from a Lane

A **building** or **structure** in the Residential Zone category may be no closer than 2.5 metres from the original centreline of a **lane**.

10.5.40.71 Setbacks Exemptions

(1) Permitted Setbacks for Lawfully Existing Buildings

In the Residential Zone category, if the **lawful building setback** of a **lawfully existing building** or **structure** is less than the required minimum **building setback** from:

(A) a **front lot line**, that **lawful building setback** is the minimum **front yard setback** for that **lawfully existing building** or **structure**;

(B) a **rear lot line**, that **lawful building setback** is the minimum **rear yard setback** for that **lawfully existing building** or **structure**; and

(C) a **side lot line**, that **lawful building setback** is the minimum **side yard setback** for that **lawfully existing building** or **structure**.

(2) Additions to Lawfully Existing Buildings

Any addition or extension to a **lawfully existing building** or **structure** referred to in regulation 10.5.40.71(1) must comply with the required minimum **building setbacks** or be authorized by a Section 45 Planning Act minor variance.

(3) Additions Above Lawfully Existing Buildings on Specified Lots

Despite regulation 10.5.40.71(2), on a **lot** with a **lot frontage** of 12.2 metres or less, the required minimum **building setback** for any addition or extension above a **lawfully existing building** or **structure** referred to in regulation 10.5.40.71(1) is the minimum **building setback** from the respective **lot line** permitted by regulation 10.5.40.71(1).

(4) Additions to the Rear or Side of Lawfully Existing Buildings on Specified Lots

Despite regulation 10.5.40.71(2), the required minimum **building setback** from a **side lot line** for any addition or extension to the rear or the side of a **lawfully existing building** or **structure** referred to in regulation 10.5.40.71(1), on a **lot** with a **lot frontage** of:

(A) less than 9.0 metres, is the minimum **side yard setback** permitted by regulation 10.5.40.71(1); or

(B) 9.0 metres to 12.2 metres, is the greater of:

(i) 50% of the required minimum **side yard setback**; or

(ii) the minimum **side yard setback** permitted by regulation 10.5.40.71(1).

(5) Permitted Setbacks for Lawfully Existing Buildings from a Lane

In the Residential Zone category, if the **lawful** distance of a **lawfully existing building** or **structure** from the original centreline of a **lane** is less than the minimum distance from the original centreline of the **lane** required by this By-law, that **lawful** distance is the minimum distance from the original centreline of the **lane** for that **lawfully existing building** or **structure**.

(6) Additions Above Lawfully Existing Buildings in Relation to a Lane

The minimum distance from the original centreline of a **lane** for any addition or extension above a **lawfully existing building** or **structure** referred to in regulation 10.5.40.71(5) is the minimum distance from the original centreline of the **lane** permitted by regulation 10.5.40.71(5).

10.5.50 Yards

10.5.50.10 Landscaping

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

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

(A) for **lots** with a **lot frontage** less than 6.0 metres, or a **townhouse dwelling unit** less than 6.0 metres wide, the **front yard**, excluding a permitted **driveway** or permitted parking pad must be **landscaping**; [By-law: 1429-2017]

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

(C) for **lots** with a **lot frontage** of 15.0 metres or greater, a minimum of 60% of the **front yard** must be **landscaping**; and

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

(2) Side Yard Landscaping for Certain Types of Residential Buildings on Corner Lots

In the Residential Zone category, a **corner lot** with a **detached house**, **semi-detached house**, **duplex**, **triplex**, **fourplex** or **townhouse** must have:

(A) a minimum of 60% of the **side yard** abutting a **street** for **landscaping**; and

(B) a minimum of 75% of the **side yard landscaping** required in (A), above, must be **soft landscaping**.

(3) Rear Yard Soft Landscaping for Residential Buildings Other Than an Apartment Building

In the Residential Zone category, a **lot** with a **residential building**, other than an **apartment building**, must have:

(A) a minimum of 50% of the **rear yard** for **soft landscaping**, if the **lot frontage** is greater than 6.0 metres; and

(B) a minimum of 25% of the **rear yard** for **soft landscaping**, if the **lot frontage** is 6.0 metres or less.

(4) Landscaping Requirements for an Apartment Building

In the Residential Zone category, a **lot** with an **apartment building** must have:

(A) a minimum of 50 percent of the area of the **lot** for **landscaping**;

(B) a minimum of 50 percent of the **landscaping** area required in (A), above, must be **soft landscaping**; and

(C) despite (A) and (B) above, if an **apartment building** has 60 **dwelling units** or less and is located on a **lot** abutting a **major street**, a minimum of 30 percent of the area of the **lot** must be for **landscaping**, of which 50 percent of the required **landscaping** area must be comprised of **soft landscaping**. [By-law: 1062-2025(OLT); 608-2024]

(5) Landscaping Requirement for an Apartment Building Abutting Another Residential Lot

In the Residential Zone category, a **lot** with an **apartment building** must have a minimum 1.5 metre wide strip of **soft landscaping** along any part of a **lot line** abutting another **lot** in the Residential Zone category.

(6) Landscaping Exclusion for Permitted Encroachments

In the Residential Zone category, the calculation of **landscaping** or **soft landscaping** regulation 10.5.50.10(1), (2), (3) and (4), excludes the area of the required minimum **building setback** covered by any part of a **building** or **structure** which is permitted to encroach into a required minimum **building setback** by Clause 10.5.40.60.

(7) Swimming Pools or Similar Ancillary Structures Containing Water Deemed to be Soft Landscaping for Specified Regulations

In the Residential Zone category, for the calculation of **soft landscaping** required by regulation 10.5.50.10(3) and (4), the area of **soft landscaping** includes the water surface area of outdoor swimming pools or other **ancillary structures** used to hold water, such as fountains or artificial ponds.

10.5.55 Amenities

10.5.55.1 Amenity Space Requirements

(1) Amenity Space Requirements for an Apartment Building

In the Residential Zone category, an **apartment building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 4.0 square metres for each **dwelling unit**, of which:

(A) at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**;

(B) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and

(C) no more than 25 percent of the outdoor component may be a **green roof**. [By-law: 1062-2025(OLT); 608-2024]

(2) Amenity Space for an Apartment Building on a Major Street

If an **apartment building** is located on a **lot** abutting a major street, and the **apartment building** has 30 **dwelling units** or less, then (1) above does not apply. [By-law: 1062-2025(OLT); 608-2024]

10.5.60 Ancillary Buildings and Structures

10.5.60.1 General

(1) Application of this Article

The regulations in Article 10.5.60 apply to **ancillary buildings** or **structures** in the Residential Zone category, if they are **ancillary** to **dwelling units** or **residential buildings**.

(2) Living Accommodation in Ancillary Buildings

An **ancillary building** in the Residential Zone category may not be used for living accommodation.

(3) Food or Sanitary Facilities in Ancillary Buildings

An **ancillary building** in the Residential Zone category may have:

(A) food preparation facilities and sanitary facilities if the **ancillary building** is for indoor **amenity space** required by this By-law; or

(B) either food preparation facilities or sanitary facilities, but not both, if the **ancillary building** is used for any purpose other than an indoor **amenity space** required by this By-law.

(4) Ancillary Building or Structure Construction Timing

In the Residential Zone category, no above-ground part of an **ancillary building** or **structure** may be erected prior to the erection of the **main walls** and completion of the roof of a **residential building** on the same **lot**.

10.5.60.10 Location

(1) Ancillary Buildings or Structures Not Permitted in Front Yard

An **ancillary building** or **structure** in the Residential Zone category may not be located in a **front yard**.

10.5.60.20 Setbacks

(1) Parts of an Ancillary Building or Structure to which a Required Building Setback Applies

In the Residential Zone category, required minimum **ancillary building setbacks** apply to all parts of an **ancillary building** or **structure** above-ground and below-ground, excluding footings.

(2) Ancillary Buildings or Structures - Rear Yard Setback

Subject to regulation 10.5.60.20(5), in the Residential Zone category:

(A) if an **ancillary building** or **structure** is on a **through lot**, and a **residential building** on an adjacent **lot** fronts on the **street** that abuts the **rear lot line** of the **through lot**, the required minimum **rear yard setback** for the **ancillary building** or **structure** is equal to the required minimum **front yard setback** for the **residential building** on the adjacent **lot**;

(B) if an **ancillary building** or **structure** is on a **lot** with a **lot depth** greater than 45 metres, and its height is greater than 2.5 metres or its floor area is greater than 10 square metres, the required minimum **rear yard setback** for the **ancillary building** or **structure** is equal to half the height of the **ancillary building** or **structure**; and

(C) in cases other than those set out in (A) or (B) above, the required minimum **rear yard setback** for **ancillary buildings** or **structures** is 0.3 metres.

(3) Ancillary Buildings or Structures - Side Yard Setback

Subject to regulations 10.5.60.20(6) and (7), in the Residential Zone category, the required minimum **side yard setback** for an **ancillary building** or **structure**:

(A) in a **side yard**, is the required minimum **side yard setback** for the **residential building** on the **lot**;

(B) in a **rear yard** and less than 1.8 metres from the **residential building** on the **lot**, is the same as the required minimum **side yard setback** for the **residential building**; and

(C) in a **rear yard** and 1.8 metres or more from the **residential building** on the **lot**, is as follows:

(i) if it is on a **corner lot**, and a **residential building** on an adjacent **lot** fronts on the **street** that abuts the **side lot line** of the **corner lot**, the **ancillary building** or **structure** must be set back from the **side lot line** that abuts the **street** a distance equal to the required minimum **front yard setback** for the **residential building** on the adjacent **lot**;

(ii) if it is on a **lot** with a required minimum **lot frontage** of 21.0 metres or more, and its height is greater than 2.5 metres or its floor area, is greater than 10 square metres, the required minimum **side yard setback** is equal to half the height of the **ancillary building** or **structure**; and

(iii) in cases other than those set out in (i) and (ii) above, the required minimum **side yard setback** is 0.3 metres.

(4) Ancillary Building or Structure - Setback from a Lane

Despite regulations 10.5.60.20(2), (3) and (5) to (11), an **ancillary building** or **structure** in the Residential Zone category may be no closer than 2.5 metres from the original centreline of a **lane**.

(5) Detached Private Garages - Rear Yard Setback

In the Residential Zone category, the required minimum **rear yard setback** for an **ancillary building** or **structure** containing a **parking space** must comply with regulation 10.5.60.20(2), except:

(A) if the **rear lot line** abuts a **lane** and **vehicle** access to the **parking space** in the **ancillary building** is from the **lane**, the required minimum **rear yard setback** is 1.0 metres, subject to regulation 10.5.60.20(4); and

(B) if it is on a **through lot**, and **vehicle** access is from the **street** abutting the **rear lot line**, the required minimum **rear yard setback** is the greater of:

(i) the required minimum **front yard setback** for a **residential building** on the adjacent **lot** that fronts on the same **street** that the **rear lot line** abuts; or

(ii) 6.0 metres.

(6) Detached Private Garages - Side Yard Setback

In the Residential Zone category, the required minimum **side yard setback** for an **ancillary building** or **structure** containing a **parking space** must comply with regulation 10.5.60.20(3), except:

(A) if a **side lot line** abuts a **lane**, and **vehicle** access to the **parking space** is from the **lane**, the required minimum **building setback** from that **side lot line** is 1.0 metres, subject to regulation 10.5.60.20(4); and

(B) if it is on a **corner lot**, and **vehicle** access is from the **street** abutting the **side lot line**, the required minimum **side yard setback** is 6.0 metres.

(7) Detached Private Garages Situated on More than One Lot

Despite regulation 10.5.60.20(3) and (6), if an **ancillary building** or **structure** contains **parking spaces** for **dwelling units** on abutting **lots** in the Residential Zone category, it may be located on the common **side lot line**. [By-law: 89-2022]

(8) Swimming Pools or Similar Ancillary Structures Containing Water - Rear Yard Setback

Despite regulation 10.5.60.20(2), in the Residential Zone category, the required minimum **rear yard setback** for an outdoor swimming pool or other **ancillary structure** used to hold water, such as a fountain or artificial pond, is as follows:

(A) on a **lot** with a **residential building** other than an **apartment building**:

(i) 25.0 metres, if it is a **through lot** and if an adjacent **lot** fronts on the **street** abutting the **rear lot line** of the **through lot**;

(ii) 3.0 metres, if it is a **corner lot** and if an adjacent **lot** fronts on the **street** abutting the **side lot line** of the **corner lot**;

(iii) 1.2 metres in all other cases; and

(iv) no minimum **rear yard setback** is required if the water surface area is 1.0 square metres or less; and

(B) on a **lot** with an **apartment building**:

(i) 7.5 metres, if it is a **through lot;**

(ii) 4.5 metres in all other cases; and

(iii) no minimum **rear yard setback** is required if the water surface area is 3.0 square metres or less.

(9) Swimming Pools or Similar Ancillary Structures Containing Water - Side Yard Setback

Despite regulation 10.5.60.20(3), in the Residential Zone category, the required minimum **side yard setback** for an outdoor swimming pool or other **ancillary structure** used to hold water, such as a fountain or artificial pond, is as follows:

(A) on a **lot** with a **residential building** other than an **apartment building**:

(i) the greater of 1.2 metres or the **side yard setback** required by regulation 10.5.60.20(3);

(ii) if it is a **corner lot**, the required minimum **side yard setback** for the **residential building**, plus 1.5 metres, from the **side lot line** abutting a **street**; and

(iii) no minimum **side yard setback** is required if the water surface area is 1.0 square metres or less; and

(B) on a **lot** with an **apartment building**:

(i) 4.5 metres;

(ii) if it is a **corner lot**, 7.5 metres from the **side lot line** abutting a **street**; and

(iii) no minimum **side yard setback** is required if the water surface area is 3.0 square metres or less.

(10) Ground Mounted Heating or Air-Conditioning Devices - Front Yard Setbacks and Side Yard Setbacks

In the Residential Zone category, for a heating or air-conditioning device that is mounted on the ground:

(A) despite regulation 10.5.60.10(1), the device may be located in a **front yard**, if it is at least 6.0 metres from the **front lot line**; and

(B) despite regulation 10.5.60.20(3)(A), the device may be in a **side yard**, if it is no closer to the **side lot line** than the lesser of:

(i) 0.9 metres; or

(ii) the required minimum **side yard setback** for the **residential building** on the **lot**.

(11) Open Platforms - Rear Yard Setbacks and Side Yard Setbacks

Despite regulation 10.5.60.20(2) and (3), in the Residential Zone category, the required minimum **rear yard setback** and **side yard setback** for a platform, such as a deck or similar **structure**, with a minimum of 50% of the total area of its exterior sides above the platform's floor open to the outside, and that is located no closer to the **residential building** on the **lot** than 0.3 metres, is the greater of:

(A) 0.3 metres; or

(B) a distance equal to the highest vertical distance between any part of the floor of the platform and the ground below it.

10.5.60.30 Separation

(1) Minimum Separation Between Residential Buildings and Ancillary Buildings or Structures of a Certain Size

In the Residential Zone category, an **ancillary building** or **structure** with a height greater than 2.5 metres, or a **gross floor area** greater than 10 square metres, must be at least 1.8 metres from a **residential building** on the same **lot**.

(2) Maximum Separation Between Residential Buildings and Ground Mounted Heating or Air-Conditioning Devices in a Rear Yard

A heating or air-conditioning device that is mounted on the ground in the **rear yard** of a **lot** in the Residential Zone category may be no more than 2.0 metres from the rear **main wall** of the **residential building**.

10.5.60.40 Height

(1) Determining the Height of Ancillary Buildings or Structures

In the Residential Zone category, the height of an **ancillary building** or **structure** is the distance between **average grade** and the elevation of the highest point of the **ancillary building** or **structure**.

(2) Maximum Height of Ancillary Buildings or Structures

The permitted maximum height of an **ancillary building** or **structure** in the Residential Zone category is:

(A) 2.5 metres, if the **ancillary building** or **structure** is located less than 1.8 metres from the **residential building** on the **lot**; and

(B) 4.0 metres in all other cases.

(3) Maximum Storeys for Ancillary Buildings or Structures

An **ancillary building** or **structure** in the Residential Zone category may not have more than one **storey**.

(4) Entrances to Ancillary Buildings or Structures

The permitted maximum height of the top of an entrance into an **ancillary building** or **structure** in the Residential Zone category is 2.5 metres above the average elevation of the ground along the entrance to the **ancillary building** or **structure**.

(5) Height Restrictions for Platforms

In the Residential Zone category, a platform, such as a deck or similar **structure**, other than a **green roof**, may not be:

(A) located on top of any **ancillary building**; and

(B) attached to an **ancillary building** or **structure** containing a **parking space**, if the platform is more than 1.2 metres above the ground at any point below the platform.

10.5.60.50 Floor Area

(1) Exclusion from Floor Space Index

In the Residential Zone category, the **gross floor area** of **ancillary buildings** is not included for the purpose of calculating the total **gross floor area** and floor space index for a **lot**.

(2) Maximum Floor Area of Ancillary Buildings or Structures

The total floor area of all **ancillary buildings** or **structures** on a **lot** in the Residential Zone category, other than an outdoor swimming pool or other **structure** used to hold water, must not be greater than:

(A) 60.0 square metres for a **lot** with a **lot frontage** of 12.0 metres or more; and

(B) 40.0 square metres in all other cases.

(3) Maximum Floor Area of an Ancillary Building or Structure Close to a Residential Building on the Same Lot

In the Residential Zone category, the permitted maximum floor area of an **ancillary building** or **structure** located less than 1.8 metres from a **residential building** on the **lot** is 10.0 square metres.

10.5.60.60 Permitted Encroachments

(1) Roof Projections for Ancillary Buildings

In the Residential Zone category, the eaves of a roof on an **ancillary building** may encroach into the required minimum **building setback** in Clause 10.5.60.20 a maximum of 0.3 metres, if the eaves are no closer to a **lot line** than 0.15 metres.

10.5.60.70 Lot Coverage

(1) Lot Coverage Requirement for Ancillary Buildings and Structures

An **ancillary building** or **structure** on a **lot** in the Residential Zone category, other than the water surface area of an outdoor swimming pool or other **ancillary structure** used to hold water, such as fountains or artificial ponds:

(A) is included in the overall calculation of **lot coverage**; and

(B) the area of the **lot** covered by all **ancillary buildings** and **structures** may not exceed 10% of the **lot area**.

(2) Lot Coverage Requirement for Swimming Pools or Similar Ancillary Structures Containing Water

In the Residential Zone category, the water surface area of an outdoor swimming pool or other **structure** used to hold water, such as fountains or artificial ponds:

(A) is not included in the calculation of **lot coverage**; and

(B) the water surface area may not exceed 15% of the **lot area**.

10.5.75 Energy Regulations

10.5.75.1 General

(1) Renewable Energy or Cogeneration Energy Device

In the Residential Zone category, a device producing **renewable energy** or **cogeneration energy** may not be in a **front yard** or a **side yard** that abuts a **street**.

(2) Cogeneration Energy Device

In the Residential Zone category, a **cogeneration energy** device must be inside a permitted **building**.

(3) Geo-energy Device

In addition to regulation 10.5.75.1(1), in the Residential Zone category any above-ground part of a **geo-energy** device must comply with the requirements for:

(A) a **building** or **structure** on the **lot**; or

(B) an **ancillary building** or **structure**, if it is on a **lot** with a **residential building**.

(4) Solar Energy Device

In the Residential Zone category, a photovoltaic **solar energy** device or a thermal **solar energy** device that is:

(A) on a **building**:

(i) must comply with the required minimum **building setbacks** for a **building** on the **lot**; and

(ii) no part of the device may be higher than:

(a) 1.2 metres above the permitted maximum height for any **residential building** other than an **apartment building**; or

(b) 2.0 metres above the permitted maximum height for an **apartment building** or **non-residential building**; and

(B) ground mounted, must comply with the requirements for:

(i) a **building** or **structure** on the **lot**; and

(ii) an **ancillary building** or **structure**, if it is on a **lot** with a **residential building**.

(5) Wind Energy Device

In the Residential Zone category, a **wind energy** device must comply with the following:

(A) there may be no more than one **wind energy** device on a **lot**;

(B) all parts of a **wind energy** device on a **lot** must comply with the required minimum **building setbacks** for a **building** on the **lot**;

(C) on a **lot** with a **residential building** other than an **apartment building**, no part of a **wind energy** device may be higher than 2.5 metres above the permitted maximum height for the **building**; and

(D) on a **lot** with an **apartment building** or **non-residential building**, no part of a **wind energy** device may be higher than:

(i) 3.0 metres above the permitted maximum height for the **building** if:

(a) the permitted maximum height for the **building** is less than 24.0 metres; or

(b) the **lot** abuts another **lot** in the Residential Zone category; and

(ii) in all other cases, 5.0 metres above the permitted maximum height for the **building**.

10.5.80 Parking

10.5.80.1 General

(1) Use of Required Parking Space

A **parking space** required by this By-law for a use in the Residential Zone category must be available for the use for which it is required.

(2) Ancillary Outdoor Area for Parking

In the Residential Zone category, a **lot** with a **residential building** other than a **detached house**, **semi-detached house** or a **duplex**, may have an **ancillary** outdoor area used for the parking or storing of more than 3 **vehicles** if:

(A) no portion of the **ancillary** outdoor area is closer to a **residential building** on the same **lot** than 6.0 metres;

(B) the **ancillary** outdoor area is fenced, excluding the portions used for **vehicle** or pedestrian access;

(C) the surface area used for the parking or storing of **vehicles** is no closer to a fence than 1.5 metres;

(D) the **ancillary** outdoor area is no closer to a **lot line** that abuts a **street** than the greater of:

(i) 6.0 metres; or

(ii) the distance that a **residential building** on an adjoining **lot** is set back from its **lot line** abutting the same **street**; and

(E) there is no more than one **ancillary building** for parking attendants and it:

(i) has a maximum height of 3.0 metres;

(ii) has a maximum floor area of 5.0 square metres; and

(iii) is no closer to any **lot line** abutting a **street** than 6.0 metres.

(3) Charging for Visitor Parking

(Deleted by LPAT Order PL130592, March 16, 2020) [By-law: LPAT PL130592 March 16, 2020]

10.5.80.10 Location

(1) Location of Required Parking Spaces

In the Residential Zone category, a **parking space** must be on the same **lot** as the use for which the **parking space** is required.

(2) Parking Space Location for Apartment Buildings

In the Residential Zone category, a minimum of 50 percent of the **parking spaces** for an **apartment building**, other than required visitor **parking spaces**, must be in a **building** or underground **structure**. [By-law: 89-2022]

(3) Street Yard Parking Space

In the Residential Zone category, a **parking space** may not be in a **front yard** or a **side yard** abutting a **street**. This regulation does not apply if a **parking space** in the **front yard** is permitted by the City of Toronto under the authority of the City of Toronto Act, 2006, or its predecessor.

(4) Parking in the Front Yard

In the Residential Zone category, for a **detached house**, a **semi-detached house**, or a **duplex**, and for an individual **townhouse dwelling unit** where a private **driveway** leads directly to the **dwelling unit**, **vehicles** may be parked on the private portion of the **driveway** leading to a **parking space**.

(5) Parking Space for a Secondary Suite

Despite regulation 10.5.80.10(3), in the Residential Zone category a **parking space** for a **secondary suite** may be in the **front yard** if it is on a **driveway**. [By-law: 89-2022]

(6) Corner Lot Parking Space Location

On a **corner lot** in the Residential Zone category, a **parking space** must be:

(A) in a **building** or **structure**;

(B) in a **rear yard**; or

(C) in a **side yard** that does not abut a **street**.

(7) Rear Yard Parking Spaces

In the Residential Zone category, on a **lot** with a **detached house**, a **semi-detached house** or a **duplex**, a maximum of 2 **parking spaces** may be located outside in the **rear yard**.

(8) Parking Spaces for Storing Recreational Vehicles

A maximum of two **parking spaces** on a **lot** in the Residential Zone category may be used for recreational **vehicles**, if:

(A) there is no more than one camper trailer or one boat trailer; and

(B) the recreational **vehicles** are stored in:

(i) a **building**; or

(ii) a **parking space** in the area of the **rear yard** which is not required for **soft landscaping**.

(9) Commercial Vehicle Parking Restriction

A **parking space** in the Residential Zone category may be used for a commercial **vehicle**, if:

(A) an owner or tenant of a **dwelling unit** on the **lot** is the owner or operator of the **vehicle**; and

(B) it is within a wholly enclosed **building**.

(10) Commercial Vehicle Parking Not Permitted in Yards

A **parking space** located outside of a **building** in the Residential Zone category may not be used for:

(A) commercially licensed **vehicles**;

(B) construction **vehicles**;

(C) dump trucks;

(D) agricultural **vehicles**;

(E) repair or towing **vehicles**;

(F) tracked **vehicles**;

(G) **vehicles** with a traction engine;

(H) **vehicles** designed to run only on rails; and

(I) **vehicles** equipped with more than six wheels, excluding spare wheels.

10.5.80.11 Location Exemptions

(1) Lawfully Existing Front Yard Parking Spaces

In the Residential Zone category, if a **lawfully existing building** has one or two **lawful parking spaces** on a **driveway** in the **front yard**, regulation 10.5.80.10(3) does not apply so long as those **parking spaces** remain.

(2) Side-by-Side Front Yard Parking Spaces on a Lawfully Existing Driveway

If a **lot** with a **lawfully existing detached house** or **lawfully existing semi-detached house** in the Residential Zone category has a **lawfully existing driveway** that is wider than permitted by regulation 10.5.100.1(1) and it leads to only one **parking space** behind the main front **main wall**, two **parking spaces** may be located side-by-side on that **driveway** in the **front yard** if the **driveway** width does not exceed 6.0 metres.

(3) Front Yard Parking Spaces Authorized Under the City of Toronto Act

If a **lawfully existing lot** in the Residential Zone category has a **lawfully existing building** and the required **parking spaces** cannot be located where required by this By-law, those **parking spaces** may be entirely or partially in the **front yard** of that **lot** if approval is given under the City of Toronto Act, 2006, as amended.

10.5.80.30 Separation

(1) Parking Space Separation from Apartment Building

In the Residential Zone category, a surface **parking space** must be at least 3.0 metres from all **main walls** of an **apartment building**.

10.5.80.40 Access to Parking Space

(1) Maximum Width of Garage Entrance in Front Wall on Certain Lots

In the Residential Zone category, for a **lot** with a **detached house** or a **semi-detached house**, if the required minimum **lot frontage** is less than 24.0 metres, the maximum combined width of all **vehicle** entrances through the front **main wall** of the **residential building** is 6.0 metres.

(2) Elevation of Garage Entrance in Certain Types of Residential Buildings

In the Residential Zone category, for a **detached house** or **semi-detached house**, and for an individual **townhouse dwelling unit** where an individual private **driveway** leads directly to the **dwelling unit**, the elevation of the lowest point of a **vehicle** entrance in a **main wall** of the **building** must be higher than the elevation of the centreline of the **driveway** at the point where it intersects a **lot line** abutting a **street**.

(3) Parking Space Access on a Lot

In the Residential Zone category, **vehicle** access to a **parking space** on a **lot** must:

(A) be from the **lane**, if the **lot** abuts a **lane**;

(B) be from a flanking **street** that is not a major **street** on the Policy Areas Overlay Map, if the **lot** does not abut a **lane**; and

(C) in all other cases, may be from the **street** on which the **lot** fronts. [By-law: PL130592 Mar_2018]

10.5.100 Access to Lot

10.5.100.1 General

(1) Driveway Width in the Front Yard for Certain Residential Building Types

In the Residential Zone category, in addition to meeting the **landscaping** requirements in regulation 10.5.50.10, for a **detached house**, **semi-detached house**, or **duplex**, and for an individual **townhouse dwelling unit** if an individual private **driveway** leads directly to the **dwelling unit**, a **driveway** that is in the **front yard** or passes through the **front yard** may have the following dimensions in the **front yard**:

(A) a minimum width of 2.0 metres;

(B) for **lots** with a **lot frontage** less than 6.0 metres, or a **townhouse dwelling unit** less than 6.0 metres wide, a maximum width of 2.6 metres;

(C) for **lots** with a **lot frontage** of 6.0 metres to 23.0 metres inclusive, or a **townhouse dwelling unit** at least 6.0 metres wide, a maximum **driveway** width the lesser of:

(i) 6.0 metres;

(ii) the cumulative width of side-by-side **parking spaces** behind the front **main wall**, but not in the **rear yard**; or

(iii) the width of a single **parking spaces** behind the front **main wall**, but not in the **rear yard**; or

(iv) 2.6 metres if all **parking spaces** are in the **rear yard**; and

(D) for **lots** with a **lot frontage** greater than 23.0 metres, a maximum **driveway** width the lesser of:

(i) 9.0 metres;

(ii) the cumulative width of side-by-side **parking spaces** behind the front **main wall** if there is at least one **parking space** behind the front **main wall** but not in the **rear yard**; or

(iii) 2.6 metres if all **parking spaces** are in the **rear yard**.

(2) Driveway Width Other Than Through the Front Yard for Certain Residential Building Types

In the Residential Zone category, for a **detached house**, **semi-detached house**, or **duplex**, and for an individual **townhouse dwelling unit** if an individual private **driveway** leads directly to the **dwelling unit**, a **driveway** that is not in the **front yard** or does not pass through the **front yard** may have the following dimensions:

(A) a minimum width of 2.0 metres; and

(B) a maximum width the lesser of:

(i) 6.0 metres; or

(ii) the width of the **parking spaces**.

(3) Driveway Width for Triplex, Fourplex and Certain Types of Townhouse

In the Residential Zone category, for a **triplex** or **fourplex**, and for a **townhouse** if an individual private **driveway** does not lead directly to an individual **dwelling unit**, a **driveway** may have:

(A) a minimum width of 2.0 metres for each lane; and [By-law: 420-2023]

(B) a maximum total width of 6.0 metres.

(4) Driveway Width for Apartment Buildings

For an **apartment building** in the Residential Zone category, a **driveway** may have:

(A) a minimum width of 3.0 metres for each lane; and [By-law: 420-2023]

(B) a maximum total width of 6.0 metres.

(5) Driveway Access to Apartment Buildings

(A) If an **apartment building** in the Residential Zone category has 25 **dwelling units** or more, an unobstructed **vehicle** access must be provided between the **street** and the principal pedestrian entrance to the **building** so that a **vehicle** can enter and leave the **lot** while driving forward in one continuous movement; and

(B) Despite (A) above, if an **apartment building** in the Residential Zone category is located on a **lot** abutting a **major street** and has 60 **dwelling units** or less, (A) above does not apply. [By-law: 1062-2025(OLT); 608-2024]

(6) Driveway with Two Points of Access to the Same Street

A **lot** in the Residential Zone category may have a **driveway** with two points of **vehicle** access to the same **street**, if:

(A) the **lot** has a **lot frontage** greater than 18.0 metres; and

(B) the **front yard landscaping** complies with Clause 10.5.50.10.

(7) Hammerhead Turnaround Driveway Dimensions

In the Residential Zone category, a **lot** with a **residential building**, other than an **apartment building** with more than 60 **dwelling units** if it is on a **lot** abutting a major **street**, and 25 or more **dwelling units** if it is not on a **lot** abutting a major **street**, may have a **driveway** with a hammerhead turnaround, if the **lot** complies with the **front yard landscaping** requirements of Clause 10.5.50.10 and:

(A) the **lot** has a **lot frontage** greater than 18.0 metres; or

(B) **vehicle** access is from a **street** with a minimum right-of-way width of 27.0 metres; [By-law: 1062-2025(OLT); 608-2024]

(8) Hammerhead Turnaround Driveway Dimensions

In the Residential Zone category, a hammerhead turnaround must:

(A) have a maximum width of 3.0 metres;

(B) extend no more than 4.5 metres from one edge of the **driveway**; and

(C) extend no more than 3.0 metres from each opposite edge of the **driveway**.

10.5.150 Waste

10.5.150.1 General

(1) Waste and Recyclable Materials Storage for an Apartment Building

For an **apartment building** in the Residential Zone category, all waste and **recyclable material** must be stored in a wholly enclosed **building**, if the **apartment building** is constructed pursuant to a building permit issued more than three years after May 9, 2013.

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