Zoning Map

262 Westwood Ave, Toronto



RS – Residential Semi-Detached

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

10.40 Residential Semi-Detached Zone (RS)

10.40.1 General

10.40.1.10 Interpretation

(1) Application of This Section
The regulations in Section 10.40 apply to all lands, uses, **buildings** and **structures** in the RS zone.

10.40.20 Permitted Uses

10.40.20.10 Permitted Use

(1) Use - RS Zone
The following uses are permitted in the RS zone:

Dwelling Unit in a permitted **residential building** type in Clause 10.40.20.40.
Municipal Shelter
Park [By-law: 545-2019]

10.40.20.20 Permitted Use - with Conditions

(1) Use with Conditions - RS Zone
The following uses are permitted in the RS zone if they comply with the specific conditions associated with the reference number(s) for each use in Clause 10.40.20.100:

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)
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[By-law 1453-2017] [By-law: 545-2019] [By-law: 1210-2019] [By-law: 101-2022] [By-law: 156-2023]

10.40.20.40 Permitted Building Types

(1) Permitted Residential Building Types – RS Zone

In the RS Zone, a **dwelling unit** is permitted in the following **residential building** types:

(A) **Detached House**;

(B) **Semi-detached House**;

(C) **Duplex**;

(D) **Triplex**;

(E) **Fourplex** [By-law 474-2023];

(F) **Townhouse** if the **lot** abuts a **major street**; and

(G) **Apartment Building** if the **lot** abuts a **major street**. [By-law: 1062-2025(OLT); 608-2024]

(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **duplex**, **triplex**, **fourplex**, **townhouse**, or **apartment building** is a permitted **residential building** type if it complies with the regulations for the RS zone and all other requirements of this By-law, or is authorized by a Section 45 Planning Act minor variance. [By-law: 1062-2025(OLT); 608-2024]

10.40.20.100 Conditions

(1) Ambulance Depot, Fire Hall or Police Station

In the RS 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 RS 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 RS 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 RS zone must comply with the specific use regulations in Section 150.45.

(5) Group Home

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

(6) Home Occupation

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

Regulations
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
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Chapter 800 Definitions
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Chapter 970 Appendices
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Chapter 995 Overlay Maps

(8) Place of Worship

In the RS 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;

(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 10.40.20.100(8) (B) and (C).

(9) Private Home Daycare

A children's play area for a **private home daycare** in the RS 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 RS 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 RS 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 RS 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 RS zone must comply with the specific use regulations in Section 150.10.

(13) Seniors Community House

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

(14) Transportation Use

A **building** or **structure** on a **lot** in the RS 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 RS zone must comply with the specific use regulations in Section 150.13. [By-law: 1453-2017]

(16) Laneway Suite

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

(17) Garden Suite

A **garden suite** in the RS 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 RS zone must comply with the specific use regulations in Section 150.25. [By-law: 156-2023]

10.40.30 Lot Requirements

10.40.30.10 Lot Area

(1) Minimum Lot Area

In the RS 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;

(B) despite (A) above, if a **semi-detached house** is on two **lots** in the RS zone, the required minimum **lot area** for each **lot** is 50% of the numerical value following the letter "a", in square metres; and

(C) 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.

(2) Minimum Lot Area for Each Dwelling Unit in a Townhouse

In the RS Zone:

If a zone label applying to a **lot** in the RS zone includes the letters "au", on the Zoning By-law Map, the numerical value following the letters "au" is the required minimum **lot area** for each **dwelling unit** in a **townhouse**. [By-law: 1062-2025(OLT); 608-2024]

10.40.30.20 Lot Frontage

(1) Minimum Lot Frontage

In the RS zone:

(A) if a zone label includes the letter "f", on the Zoning By-law Map, the numerical value following the letter "f" is the required minimum **lot frontage**, in metres;

(B) if the zone label does not include an "f" value on the Zoning By-law Map, the required minimum **lot frontage** is 15.0 metres;

(C) if a **semi-detached house** is on two **lots** in the RS zone, the required minimum **lot frontage** for each **lot** is 50% of the requirements cited in (A) and (B) above;

(D) despite (A) to (C) above, if a **townhouse** is located on a **lot** abutting a **major street**, the required minimum **lot frontage**:

(i) for a **townhouse** with every **dwelling unit** fronting directly on a **street**:

(a) is 6.0 metres for each **dwelling unit**; and

(b) may be reduced by 1.0 metre for each **dwelling unit** that does not have an individual private **driveway** leading directly to the front of it; and

(E) despite (A) to (C) above, if a **lot** abutting a **major street** has a **townhouse** with one or more **dwelling units** not fronting directly on a **street**, the required minimum **lot frontage** is 30.0 metres. [By-law: 1062-2025(OLT); 608-2024]

10.40.30.40 Lot Coverage

(1) Maximum Lot Coverage

In the RS 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**;

(B) if a **lot** is not in an area with a numerical value on the Lot Coverage Overlay Map, no **lot coverage** applies; and

(C) Despite (A) and (B) above, if a **lot** abuts a **major street** the permitted maximum **lot coverage** for a **townhouse** or **apartment building** is 50 percent of the **lot area**; [By-law: 1062-2025(OLT); 608-2024]

10.40.40 Principal Building Requirements

10.40.40.1 General

(1) Application of this Article

The regulations in Article 10.40.40 apply to **buildings** or **structures** in the RS zone, other than **ancillary buildings** or **structures** which are subject to Article 10.5.60.

(2) Number of Residential Buildings on a Lot

(A) A maximum of one **residential building** is permitted on a **lot** in the RS zone; and

(B) Despite (A) above, more than one **townhouse** or **apartment building**, or combination thereof, is permitted on a **lot** abutting a **major street**; [By-law: 1062-2025(OLT); 608-2024]

(3) Number of Dwelling Units on a Lot

(A) If a zone label applying to a **lot** in the RS zone on the Zoning By-law Map has the letter "u", the numerical value following the letter "u" is the maximum number of **dwelling units** permitted on the **lot**; and

(B) Despite (A) above, the permitted maximum number of **dwelling units** for an **apartment building** located on a **lot** abutting a **major street** is the greater of 60 **dwelling units** or the numerical value following the letter "u" on the Zoning By-law Map. [By-law: 1062-2025(OLT); 608-2024]

(4) Minimum Width of a Dwelling Unit

In the RS zone, the required minimum width of a **dwelling unit** in a **townhouse** on a **lot** abutting a **major street** is:

(A) 5.0 metres if the **dwelling unit** does not have an individual private **driveway** leading directly to the front of it; and

(B) 6.0 metres in all other cases. [By-law: 1062-2025(OLT); 608-2024]

10.40.40.10 Height

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the RS 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;

(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; and [By-law: 474-2023]

(D) despite (A) and (B) above, the permitted maximum height for the following **residential buildings** located on a **lot** abutting a **major street** is:

(i) for a **townhouse**, the greater of 13.0 metres or the numerical value following the letters "HT" on the Height Overlay Map; and

(ii) for an **apartment building**, the greater of 19.0 metres or the numerical value following the letters "HT" on the Height Overlay Map. [By-law: 1062-2025(OLT); 608-2024]

(2) Maximum Height of Specified Pairs of Main Walls

In the RS 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 10.40.40.10(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] [By-law: 1062-2025(OLT); 608-2024]

(C) Despite (A) and (B) above, the permitted maximum height of **main walls** do not apply to **townhouses** or **apartment buildings** on a **lot** abutting a **major street**; [By-law: 474-2023; 1062-2025(OLT); 608-2024]

(3) Maximum Number of Storeys

The permitted maximum number of **storeys** in a **building** on a **lot** in the RS 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; [By-law: 1062-2025(OLT); 608-2024]

(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] [By-law: 1062-2025(OLT); 608-2024]

(D) despite (A) to (C) above, the permitted maximum number of **storeys** for the following **residential buildings** located on a **lot** abutting a **major street**, excluding a mechanical penthouse, is:

(i) for a **townhouse**, the greater of four **storeys** or the numerical value following the letters "ST" on the Height Overlay Map; and

(ii) for an **apartment building**, the greater of six **storeys** or the numerical value following the letters "ST" on the Height Overlay Map. [By-law: 474-2023; 1062-2025(OLT); 608-2024]

(4) Height of Main Pedestrian Entrance

In the RS zone, for a **residential building**, the elevation of the lowest point of a 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]

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

In the RS 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]

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

Subject to regulation 10.40.40.10(1), if a **residential building** in the RS 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 10.40.40.10(2) above, additional **main walls** are permitted to be located above the maximum height of all **main walls** permitted in regulation 10.40.40.10(2), provided all the additional front **main walls** and rear **main walls** located above the **main walls** permitted in regulation 10.40.40.10(2) are set back a minimum of 1.4 metres from the front **main walls** and rear **main walls** permitted in regulation 10.40.40.10(2). [By-law: 1313-2023]

10.40.40.20 Building Length

(1) Maximum Building Length

In the RS zone, 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 More than 12.0 Metres

In the RS zone, despite regulation 10.40.40.20(1), on a **lot** with a required minimum **lot frontage** of more than 12.0 metres for a **detached house** or for an entire **semi-detached house**, a **detached house** or **semi-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 **dwelling unit** at its widest point; and

(C) is at least 3.0 metres from each **side lot line**, not including a **side lot line** extending between the two **dwelling units** of the **semi-detached house**.

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

Despite regulation 10.40.40.20(1), in the RS 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]

(4) Maximum Building Length for a Townhouse or Apartment Building on a Major Street

Despite regulation 10.20.40.20(1), in the RS zone, if a **lot** abuts a **major street**, the permitted maximum building length is:

(A) 19.0 metres for a **townhouse**; and

(B) 25.0 metres for an **apartment building**. [By-law: 1062-2025(OLT); 608-2024]

10.40.40.30 Building Depth

(1) Maximum Building Depth

In the RS zone, the rear **main wall** of a **detached house** or **semi-detached house**, not including a one **storey** extension that complies with regulation 10.40.40.20(2), may be no more than 19.0 metres from the required minimum **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 RS 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]

10.40.40.40 Floor Area

(1) Floor Space Index

In the RS 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; [By-law: 1062-2025(OLT); 608-2024]

(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] [By-law: 1062-2025(OLT); 608-2024]

(D) despite (A) to (C) above, the permitted maximum floor space index regulations do not apply to a **townhouse** or an **apartment building** that has 60 **dwelling units** or less that is located on a **lot** abutting a **major street**; [By-law: 66-2024; 1062-2025(OLT); 608-2024]

10.40.40.50 Decks, Platforms and Amenities

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

In the RS zone, platforms 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) Platforms at or Above the Second Storey of a Semi-Detached House

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

(A) there may be no more than a total of three platforms for each **dwelling unit**, and no more than one on each of the front, rear and side of the **dwelling unit**;

(B) the maximum area of each platform is 4.0 square metres; and

(C) a platform at the rear of the **dwelling unit** is at least 1.8 metres from the common wall dividing the **dwelling units**, or a projection of that common wall to a **lot line**.

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

In the RS 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]

10.40.40.70 Setbacks

(1) Minimum Front Yard Setback

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

(2) Minimum Rear Yard Setback

The required minimum **rear yard setback** in the RS 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 RS zone is:

(A) 0.6 metres, if the required minimum **lot frontage** for a permitted **residential building** is less than 6.0 metres;

(B) 0.9 metres, if the required minimum **lot frontage** for a permitted **residential building** is 6.0 metres to less than 12.0 metres;

(C) 1.2 metres, if the required minimum **lot frontage** for a permitted **residential building** is 12.0 metres to less than 15.0 metres;

(D) 1.5 metres, if the required minimum **lot frontage** for a permitted **residential building** is 15.0 metres or more; and

(E) 1.8 metres, for a **non-residential building**. [By-law: 474-2023]

(4) Minimum Setback Requirements for Residential Buildings on Major Streets

Despite (1) to (3) above, a **townhouse** or **apartment building** located on a **lot** abutting a **major street** must have the following minimum **building setbacks**:

(A) a **front yard setback** of:

(i) for a **lot depth** equal to or less than 36.0 metres:

(a) if regulation 10.5.40.70(1) applies, the lesser of the **front yard setback** required by 10.5.40.70(1) or 6.0 metres;

(b) if regulation 10.5.40.70(1) does not apply: 3.0 metres;

(c) despite (a) and (b) above, if on a **through lot**: 6.0 metres;

(ii) despite (i) above, for a **lot depth** greater than 36.0 metres: 6.0 metres.

(B) a **rear yard setback** of 7.5 metres;

(C) for a **townhouse**, a **side yard setback** of:

(i) 0.9 metres, if all **dwelling units** front directly onto a **street**;

(ii) 7.5 metres, if all **dwelling units** do not front directly onto a **street**;

(D) for an **apartment building**, a **side yard setback** of:

(i) 2.4 metres for all portions of the **main wall** that do not have **primary windows**;

(ii) 5.5 metres for portions of the **main wall** that have **primary windows**;

(iii) Despite (i) and (ii) above, 7.5 metres for all portions of the **main wall** exceeding a **building length** of 25.0 metres; and

(iv) despite (i) to (iii) above, on a **corner lot** the required minimum **side yard setback** from a **side lot line** abutting a **street** is 3.0 metres; [By-law: 1062-2025(OLT); 608-2024]

10.40.40.80 Separation

(1) Distance Between Main walls of the Same Townhouse or Apartment Building

In the RS zone, if a **townhouse** or an **apartment building** on a **lot** abutting a **major street** has **main walls** where a line projected outward at a right angle from one of the **main walls** intercepts another **main wall** of the same **building**, the required minimum above-ground separation distance between those **main walls** is:

(A) 2.0 metres if there are no openings to **dwelling units** in those **main wall**s;

(B) 5.5 metres if there are no openings to **dwelling units** in one of those **main wall**s; and

(C) 11.0 metres if each **main wall** has an opening to a **dwelling unit**. [By-law: 1062-2025(OLT); 608-2024]

(2) Distance Between Residential Buildings on the Same Lot

In the RS zone, if two or more **townhouses** or **apartment buildings** or combination thereof are located on the same **lot** abutting a **major street**, the required minimum above-ground separation distance between the **main walls** of the respective **buildings** is:

(A) 5.5 metres if there are no openings to **dwelling units** in the **main wall** of one or more of the **buildings**; and

(B) 11.0 metres if each **main wall** has an opening to a **dwelling unit**; [By-law: 1062-2025(OLT); 608-2024]

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