Zoning Map

421 Manning Avenue, 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

10.10 Residential Zone (R)

10.10.1 General

10.10.1.10 Interpretation

(1) Application of This Section

The regulations in Section 10.10 apply to all lands, uses, **buildings** and **structures** in the R zone.

10.10.20 Permitted Uses

10.10.20.10 Permitted Use

(1) Use - R Zone

The following uses are permitted in the R zone:

Dwelling Unit in a permitted **residential building** type in Clause 10.10.20.40.
Municipal Shelter
Park [By-law: 545-2019]

10.10.20.20 Permitted Use - with Conditions

(1) Use with Conditions R Zone

The following uses are permitted in the R zone if they comply with the specific conditions associated with the reference number(s) for each use in Clause 10.10.20.100:

Ambulance Depot (1)
Cogeneration Energy (2)
Community Centre (3)
Day Nursery (4)
Fire Hall (1)
Garden Suite (20)
Group Home (5)
Home Occupation (6)
Laneway Suite (19)
Library (3)
Multi-tenant House (13)
Place of Worship (8)
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10.10.20.40 Permitted Building Types

(1) Permitted Residential Building Types - R Zone

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

(A) **Detached House**;
(B) **Semi-Detached House**;
(C) **Townhouse**;
(D) **Duplex**;
(E) **Triplex**;
(F) **Fourplex**; and
(G) **Apartment Building**.

(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 R zone and all other requirements of this By-law, or is authorized by a Section 45 Planning Act minor variance. [By-law: 474-2023] [By-law: 1062-2025(OLT); 608-2024]

10.10.20.41 Conversion of Lawfully Existing Buildings

(1) Conversion of Detached House to a Low-rise Apartment Building

In the R zone, a **detached house** may be converted to an **apartment building**, through the construction of additional **dwelling units**, and:

(A) if the original **building** was **lawfully** constructed prior to December 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 10.10.20.41(3) and (4); and

(B) for the purposes of Clauses 10.5.50.10 and 10.5.80.10, and Regulations 10.5.80.1(2), 10.10.40.10(2) and (11), 10.10.40.40(2), 10.10.80.1(1)(B), and 200.5.10.1(1), the **building** may continue to be considered as a **detached house** despite the **building** type definitions in Chapter 800. [By-law: 1313-2023]

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

In the R Zone, a portion of a **semi-detached house** located on one **lot** may be converted to contain more than 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 **lawfully** constructed prior to December 15, 2023 and the additional **dwelling units** are contained entirely within the **lawfully existing building**, subject to regulations 10.10.20.41(3) and (4);

(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 is 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 Clause 10.5.40.40 and Regulation 10.10.40.30(1) the portion of a **semi-detached house** located on one **lot** that is converted to contain more than four **dwelling units** referenced in this regulation may be considered to be an **apartment building** 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 10.10.20.41(4). [By-law: 1313-2023]

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(3) Additions to Lawfully Existing Buildings

Any addition or extension to a **lawfully existing building** or **structure** on a **lot** referred to in regulations 10.10.20.41(1) and (2) must comply with all other regulations in this By-law or be authorized by a Section 45 Planning Act minor variance. [By-law: 1313-2023]

(4) Definition of Lawfully and Lawfully Existing

For the purpose of regulations 10.10.20.41(1), (2), and (3), 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, and 10.10.80.200, 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 December 15, 2023; and

(B) for which a building permit was **lawfully** issued before December 15, 2023. [By-law: 1313-2023]

(5) Number of Dwelling Units on a Lot

Regulations 10.5.1.10(3) and 10.10.40.1(3), do not apply to a **lawfully existing detached house** or portion of a **lawfully existing semi-detached house** converted in accordance with regulations 10.10.20.41(1) or (2). [By-law: 1313-2023]

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

Despite regulations 150.10.20.1(1) and (2), a **secondary suite** may not be in the portion of a **semi-detached house** that has been converted to contain more than four **dwelling units** in accordance with regulations 10.10.20.41(2). [By-law: 1313-2023]

10.10.20.100 Conditions

(1) Ambulance Depot, Fire Hall or Police Station

In the R 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 R 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 R zone, a **community centre** or a library must be operated by, or on behalf of, the City of Toronto.

(4) Day Nursery

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

(5) Group Home

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

(6) Home Occupation

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

(8) Place of Worship

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

(A) comply with the specific use regulations in Section 150.50;

(B) be on a **lot** with a **lot frontage** of at least 30 metres; and

(C) be in a **building** that is or was originally constructed as a **place of worship**.

(9) Private Home Daycare

A children's play area for a **private home daycare** in the R 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 R 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 R 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 R 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) Retail Stores in Apartment Buildings

In the R zone, a **retail store** may be in an **apartment building** with 100 or more **dwelling units**, subject to the following:

(A) there may be only one **retail store** in the **apartment building**;

(B) it may not be above the first **storey** of the **apartment building**;

(C) access to the **retail store** must be from within the **apartment building**, unless it is on a **lot** that has a **front lot line** or a **side lot line** abutting a major **street** on the Policy Areas Overlay Map;

(D) there may be no outside display of goods; and

(E) the **interior floor area** of the **retail store** may not exceed 25.0 square metres for the first 100 **dwelling units**, which may be increased by 5.0 square metres for each additional 100 **dwelling units** in excess of 100, to a maximum of 70.0 square metres.

(13) Multi-tenant House

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

(14) Secondary Suite

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

(15) Seniors Community House

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

(16) Tourist Home

In the R zone, a **tourist home**:

(A) must be in a **detached house**, a **semi-detached house** or a **townhouse**;

(B) may have a maximum of 2 **bed-sitting rooms** available for tourist accommodation; and

(C) must not have **vehicle** access by a mutual **driveway**.

(17) Transportation Use

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

(18) Short-term Rental

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

(19) Laneway Suite

A **laneway suite** in the R zone must comply with the specific use regulations in Section 150.8. [By-law: 810-2018]

(20) Garden Suite

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

10.10.30 Lot Requirements

10.10.30.10 Lot Area

(1) Minimum Lot Area

In the R zone:

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

(B) if the zone label does not have an "a" value on the Zoning By-law Map, the required minimum **lot area**, in square metres, is the required minimum **lot frontage** multiplied by 30 metres.

10.10.30.20 Lot Frontage

(1) Minimum Lot Frontage

In the R zone:

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

(B) if the zone label does not have an "f" value on the Zoning By-law Map , the required minimum **lot frontage** is 6.0 metres;

(C) the required minimum **lot frontage** requirement cited in (A) or (B) above:

(i) for a **semi-detached house**, is the required minimum **lot frontage** for each **dwelling unit**; and

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

(a) is the required minimum **lot frontage** 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

(D) despite (A), (B) and (C) above, if a **lot** has a **townhouse** with one or more **dwelling units** not fronting directly on a **street**, the required minimum **lot frontage** is 30.0 metres.

10.10.40 Principal Building Requirements

10.10.40.1 General

(1) Application of this Article

The regulations in Article 10.10.40 apply to **buildings** or **structures** in the R zone, other than **ancillary buildings** or **structures** which are subject to Article 10.5.60 and Article 10.10.60.

(2) Number of Residential Buildings on a Lot

(A) a maximum of one **residential building** is permitted on a **lot** in the R 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 R 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 R zone, the required minimum width of a **dwelling unit** in a **townhouse** 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.

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

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

(A) it has **dwelling units** and is in the rear of another **building** or the original part of the same **building**; or

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

(C) (A) and (B) above do not apply to **townhouses** or **apartment buildings** on a **lot** abutting a **major street**; [By-law: 1062-2025(OLT); 608-2024]

10.10.40.10 Height

(1) Maximum Height

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

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

(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; [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 R zone, the permitted maximum height of the exterior portion of **main walls** for a **residential building**, other than an **apartment building**, is the higher of 7.0 metres above **established grade** or 2.5 metres less than the permitted maximum height in regulation 10.10.40.10(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.

(C) despite (A) and (B) above, the permitted maximum height of **main walls** do not apply to **townhouse**s on a **lot** abutting a **major street**; [By-law: 1277-2022(OLT); 1062-2025(OLT); 608-2024]

(3) Maximum Number of Storeys

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

(A) the numerical value following the letters "ST" on the Height Overlay Map;

(B) if the **lot** is in an area with no numerical value following the letters "ST" on the Height Overlay Map, the number of **storeys** is not limited by this regulation; and

(C) the permitted maximum number of **storeys** in a **building** on a **lot** in regulation (A) does not apply to a **duplex**, **triplex** or **fourplex**.

(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) Roof Slope Restriction for a Detached House

In the R zone, a roof above the second **storey** or higher on a **detached house** may not have a slope greater than 5.0 vertical units for every 3.0 horizontal units.

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

In the R 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: 1277-2022(OLT)]

(6) Height of Main Pedestrian Entrance

In the R zone, for a **detached house** or a **semi-detached house**, the elevation of the lowest point of a main pedestrian entrance through the **front wall** or a side **main wall** may be no higher than 1.2 metres above **established grade**.
[By-law: PL130592 Mar_2018]

(7) Addition to a Residential Building

In the R zone, all floor levels within an addition, extension or enlargement to the rear of a **residential building**, may not be higher than the uppermost floor level the **building** that is being added to, extended or enlarged.

(8) Height of Specific Structures on a Building

In the R zone, despite regulation 10.5.40.10(2), the following **structures** on the roof of a **building** with a height greater than 15.0 metres, may exceed the permitted maximum height for that **building** by 5.0 metres:

(A) antennae;

(B) flagpoles; and

(C) satellite dishes.

(9) (THIS DOES NOT CURRENTLY CONTAIN A REGULATION)

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

(10) Limits on Elements for Functional Operation of a Building for Towers

In the R Zone:

(A) Despite regulations 10.5.40.10 (3) and (4), equipment, **structures** or parts of a **building** listed in regulation 10.5.40.10 (3) located on the roof of the tower portion of a **building** may exceed the permitted maximum height for that **building** by 6.5 metres, if the total area of all equipment, **structures**, or parts on the roof of the tower portion of the **building** cover no more than 450 square metres, measured horizontally;

(B) chimneys, pipes, and vents, may further exceed the permitted maximum height in (A) by 3.0 metres; and

(C) For the purpose of regulation 10.10.40.10(10), a "tower" is the portions of a **building** which collectively enclose the entirety of a **storey** higher than 24.0 metres above the **established grade**, and where the maximum average **gross floor area** of any **storey** located above 24.0 metres does not exceed 750 square metres. [By-law: LPAT PL130592 March 6, 2020]

(11) Maximum Height of Main Walls for a Duplex, Triplex or Fourplex with a Flat or Shallow Roof

Subject to regulation 10.10.40.10(1), if a **duplex**, **triplex**, or **fourplex** in the R 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 10.10.40.10(2) above, additional **main walls** are permitted to be located above the maximum height of all **main walls** permitted in regulation 10.10.40.10(2), provided all the additional front **main walls** and rear **main walls** located above the **main walls** permitted in regulation 10.10.40.10(2) are set back a

minimum of 1.4 metres from the front **main walls** and rear **main walls** permitted in regulation 10.10.40.10(2). [By-law: 474-2023]

(12) Maximum Height of Main Walls for a Residential Building other than an Apartment Building with a Flat or Shallow Roof

Subject to regulation 10.10.40.10(1), if a **residential building**, other than an **apartment building**, in the R 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 10.10.40.10(2) above, additional **main walls** are permitted to be located above the maximum height of all **main walls** permitted in regulation 10.10.40.10(2), provided all the additional front **main walls** and rear **main walls** located above the **main walls** permitted in regulation 10.10.40.10(2) are set back a minimum of 1.4 metres from the front **main walls** and rear **main walls** permitted in regulation 10.10.40.10(2). [By-law: 1313-2023]

10.10.40.11 Height Exemptions

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

In addition to regulation 10.5.40.11(3), if a **lawfully existing building** in the R zone is a **detached house**, the altered roof may not have a slope greater than 5.0 vertical units for every 3.0 horizontal units.

10.10.40.20 Building Length

(1) Maximum Building Length

In the R zone, the permitted maximum **building length** for the following **residential buildings** on a **lot** abutting a **major street** is:

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

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

10.10.40.30 Building Depth

(1) Maximum Building Depth

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

(A) 17.0 metres for a **detached house**, **semi-detached house**, **duplex**, **triplex**, **fourplex**, **townhouse** or **apartment building**;

(B) despite (A) above, the permitted maximum **building depth** for a **duplex**, **triplex** or **fourplex** is 19.0 metres if the **lot**:

(i) has a **lot depth** of 36.0 metres or greater and a **lot frontage** of less than 10.0 metres; or

(ii) has a **lot depth** of 40.0 metres or greater and a **lot frontage** of 10.0 metres or greater; and

(C) despite (A) above, the permitted maximum **building depth** for an **apartment building** with a height of 13.0 metres or less is 19.0 metres if the **lot**:

(i) has a **lot depth** of 36.0 metres or greater and a **lot frontage** of less than 10.0 metres; or

(ii) has a **lot depth** of 40.0 metres or greater and a **lot frontage** of 10.0 metres or greater; and

(iii) no portion of a **side main wall** of the **apartment building** containing a **primary window** is set back less than 5.5 metres from a **side lot line**, other than a **side lot line** that abuts a **street**. [By-law: 1062-2025(OLT); 608-2024]

(D) despite (A) to (C) above, if a **townhouse** or **apartment building** is on a **lot** abutting a **major street**, maximum **building depth** does not apply. [By-law: 1313-2023; 1062-2025(OLT); 608-2024]

10.10.40.40 Floor Area

(1) Floor Space Index

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

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

(B) if the zone label does not include a "d" value on the Zoning By-law Map, the permitted maximum floor space index is 0.6; and

(C) the permitted maximum floor space index in regulations (A) and (B) above do not apply to a **duplex**, **triplex** or **fourplex**.

(D) despite (A) and (B) above, the permitted maximum floor space index regulations do not apply to a **townhouse** or an **apartment building** with 60 **dwelling units** or less on a **lot** abutting a **major street**; [By-law: 474-2023; 1062-2025(OLT); 608-2024]

(2) Additions to the Rear of Certain Residential Buildings

If a **lot** in the R zone has a permitted maximum floor space index of 0.6, and has a **detached house**, a **semi-detached house** or a **duplex**, erected before October 15, 1953, the **detached house**, **semi-detached house** or **duplex** may be enlarged by an addition to the rear of the **building** if:

(A) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;

(B) no part of the addition is closer to the **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the same **side lot line**; and

(C) any prior addition is at least 5 years old.

10.10.40.50 Decks and Platforms

(1) Interpretation of Platform Walls

In the R zone, in addition to regulation 10.5.40.50(1), the exterior sides of a **lawfully existing** platform that was **lawfully** enclosed in compliance with the former City of Toronto By-law 438-86, are not **main walls**. [By-law: 1062-2025(OLT); 608-2024]

10.10.40.61 Permitted Encroachments Exemptions

(1) Lawfully Existing Porch

Despite 10.5.40.50.(2) and 10.5.40.60(1)(A), in the R zone, a **lawfully existing** porch may be reconstructed or replaced, if the reconstruction or replacement is within the same outer limits of the **lawfully existing** porch and there is no enlargement of the porch. [By-law: 607-2015]

10.10.40.70 Setbacks

(1) Minimum Front Yard Setback

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

(2) Minimum Rear Yard Setback

The required minimum **rear yard setback** in the R zone is 7.5 metres.

(3) Minimum Side Yard Setback

In the R zone, the required minimum **side yard setback** is:

(A) 0.9 metres, for:

(i) a **detached house**;

(ii) a **semi-detached house**;

(iii) a **duplex**;

(iv) a **triplex**;

(v) a f **ourplex**; and

(vi) a **townhouse** if all the **dwelling units** front directly on a **street**; and

(vii) an **apartment building** with a height of 13.0 metres or less;

(B) 7.5 metres, for:

(i) a **townhouse** if a **dwelling unit** does not front directly on a **street**;

(ii) an **apartment building** with a height of more than 13.0 metres; and

(iii) a **non-residential building**. [By-law: 1313-2023]

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

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

(A) a **detached house**;

(B) a **semi-detached house**;

(C) a **townhouse** if all the **dwelling units** front directly on a **street**;

(D) a **duplex**;

(E) a **triplex**;

(F) a **fourplex**; and

(G) an **apartment building** with a height of 13.0 metres or less. [By-law: 1313-2023]

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

Despite (1) to (4) 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; and

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

(ii) 5.5 metres for all 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;

(E) despite (D) above, for an **apartment building** on a **through lot**, a **side yard setback** of:

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

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

(iii) Despite (i) and (ii) above, 7.5 metres for all portions of the **main wall** exceeding a **building length** of 25.0 metres; [By-law: 1062-2025(OLT); 608-2024]

10.10.40.71 Setbacks Exemptions

(1) Setback Exemptions

Regulation 10.5.40.70(1) and Regulations 10.10.40.70 (1)(2)(3) and (4) do not apply to a **transportation use** along Eglinton Avenue West and Eglinton Avenue East, provided that setbacks are between 0 and 10.5 metres. [103-2016] [By-law: 1031-2014]

10.10.40.80 Separation

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

In the R zone, if a **townhouse** or an **apartment building** 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 walls**;

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

(C) 11.0 metres if each **main wall** has an opening to a **dwelling unit**.

(2) Distance Between Residential Buildings on the Same Lot

In the R 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]

10.10.40.81 Separation Exemptions

(1) Permitted Separation Between Main Walls for Lawfully Existing Buildings

In the R zone, if the **lawful** separation distance between the **main walls** of **lawfully existing buildings** on the same **lot**, or between **main walls** of the same **lawfully existing building**, is less than the required minimum separation distance between **main walls** required by this By-law, that **lawful** separation distance is the minimum separation distance for those **lawful main walls**.

(2) Additions to Lawfully Existing Buildings

In the R zone, any addition or extension to a **lawfully existing building** referred to in regulation 10.10.40.81(1) must comply with the minimum separation distance between **main walls** in regulation 10.10.40.80(1) or be authorized by a Section 45 Planning Act minor variance.

10.10.60 Ancillary Buildings and Structures

10.10.60.1 General

(1) Application of the Article

The regulations in Article 10.10.60 apply to **ancillary buildings** or **structures** in the R zone, in addition to the requirements of Article 10.5.60, if they are **ancillary** to **dwelling units** or **residential buildings**.

10.10.60.20 Setbacks

(1) Rear Yard Setbacks and Side Yard Setbacks for Detached Private Garages

Despite regulation10.5.60.20(2), (3), (5) and (6), in the R zone, the required minimum **rear yard setback** and **side yard setback** for an **ancillary building** or **structure** containing a **parking space** is:

(A) 1.0 metres from a **rear lot line** or **side lot line** abutting a **street** or **lane**, subject to regulation 10.5.60.20(4); and

(B) no minimum **building setback** is required from a **rear lot line** or **side lot line** that does not abut a **street** or **lane**.

10.10.60.70 Lot Coverage

(1) Lot Coverage Requirement for Ancillary Buildings and Structures

Despite regulation 10.5.60.70(1), in the R zone, the area of the **lot** covered by **ancillary buildings** and **structures** may not exceed 5% of the **lot area**, except for the following:

(A) the water surface area of an outdoor swimming pool or other **ancillary structure** used to hold water, if they comply with regulation 10.5.60.70(2); and

(B) **ancillary buildings** or **structures** containing **parking spaces**, to a maximum of one **parking space** per **dwelling unit** on the **lot**. [By-law: 89-2022]

10.10.80 Parking

10.10.80.1 General

(1) Conversion of a Parking Space in a Building to Habitable Space

A **parking space** located inside a **building** on a **lot** in the R zone, other than an **ancillary building**, may be converted to habitable space and no further **parking space** is required if :

(A) the **lot** has:

(i) a **lot frontage** of 7.6 metres or less; or

(ii) a **lot frontage** greater than 7.6 metres, and the elevation of the floor of the **vehicle** entrance is below **established grade**;

(B) the **parking space** is in a **detached house**, a **semi-detached house** or a **townhouse**; [By-law: 89-2022]

(C) **vehicle** entrance to the **parking space** is in the front **main wall**; and

(D) the **driveway** leading to the **vehicle** entrance in the **building** is removed, and any **front yard** depression in the ground is filled to **established grade**.

10.10.80.40 Access to Parking Space

(1) Garage Entrance in Front Wall Not Permitted on Certain Lots

Despite regulation 10.5.80.40(1), if a **lot** in the R zone has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the front **main wall** of a **building**, other than an **ancillary building**, is not permitted.

(2) Parking Access to a Corner Lot or a Lot Abutting a Lane

In the R zone, on a **corner lot**, despite regulation 10.5.80.40(3), or on a **lot** abutting a **lane**, **vehicle** access to any **parking space** on the **lot** must be from the flanking **street** or from the **lane**.

10.10.80.200 Exemptions

(1) Exemption from Parking Space Requirements for Certain Lots

In the R zone, despite the requirements of Chapter 200, Parking Space Regulations, no **parking space** is required for a **lot** if access to a required **parking space** located in a **side yard** or **rear yard** cannot be provided from a **lane** or flanking **street**, and:

(A) the **lot frontage** of the **lot** is 7.6 metres or less and:

(i) a deed to the **lot** was registered on or before July 2, 1996; and

(ii) a **detached house**, **semi-detached house**, **duplex**, **triplex**, or one unit of a **townhouse** is erected on the **lot** after July 2, 1996; or

(B) a **lot** that had not been the subject of a previous severance is severed to create a maximum of three **lots** each with a maximum of one **dwelling unit** and a **lot frontage** of 7.6 metres or less. [By-law: PL130592 Mar_2018]

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