

Urban Exceptions 2,901-3,000

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
2901 (By-law 2023-384)	TM[2901]			<ul style="list-style-type: none"> - At least 45% of the façade must be setback a minimum of 2.4m from the west side lot line. - Balconies above the first floor are prohibited for any part of the building façade facing the west side lot line. - A residential use on the ground floor does not require an active entrance along the façade facing the main street. - Canopies are permitted to project up to 0.2m from any front lot line, or side lot line abutting a street. - If an opaque fence with a minimum height of 1.8m is provided, the minimum width of a landscaped area abutting a residential zone is 0.5m - For any part of a building above the fourth storey, a building must be setback a minimum of 2m more than the provided setback from the front lot line and corner side lot line. - Minimum bicycle parking space rate: 1 per dwelling unit.
2902 (By-law 2023-399)	R4UD[2902]			<ul style="list-style-type: none"> - For Low-Rise Apartment, maximum of 8 units, maximum building height = 12m. - A canopy may project to 0.1m from a side lot line.

				<ul style="list-style-type: none"> - A porch and stairs may project to 0.1m from a side lot line.
2903 (By-law 2023-402)	MC[2903] S481		<ul style="list-style-type: none"> -Townhouse Dwellings -Stacked Dwellings 	<ul style="list-style-type: none"> - Lands zoned as MC[2903] S481 are to be treated as one lot for zoning purposes. - Minimum building setbacks, minimum stepbacks and maximum heights are as per Schedule 481. - Minimum total floor area required for non-residential uses on ground floor: 398m² - Minimum landscape buffer for surface parking from any public street: 10m.
2904 (By-law 2023-400)	GM[2904] S482	- apartment dwelling, high rise		<ul style="list-style-type: none"> - Minimum parking requirement: 0.95 spaces per dwelling unit - Maximum driveway width: 7.2 m - Floor space index does not apply - Building heights and setbacks are as per Schedule 482. - Any part of a building or structure that is below grade must be set back a minimum of 5.5 m from the north lot line and 2.5 m from the east, south, and west lot lines. - Despite Schedule 482, a pool and an enclosed amenity area up to 225 m² are permitted to project up to 3.5 m above the height limit within Area B on Schedule 482. - Despite Schedule 482, a fire escape is permitted to project into Area D.

<p>2905 (By-law 2023-413)</p>	<p>R5C[2905] S483-h</p>	<p>- Residential Care Facility</p>	<p>- all uses except existing uses until the holding provision is lifted</p>	<ul style="list-style-type: none"> - Maximum permitted building heights and minimum setbacks are as shown on Schedule 483. - Schedule 483 does not apply to permitted projections under Section 65. Projections are permitted in accordance with Section 65. - Section 93, One Lot for Zoning Purposes, applies. - Despite Section 109, parking may be established within a required or provided front yard. - Parking Area Z rates apply. - Despite Section 110, the minimum landscaped buffer of a parking lot is 1.2m. - Despite Section 55, minimum setback to an accessory structure: 1.2m. - Minimum Number of 3-bedroom dwelling units: 33. - The holding symbol may only be removed at such time as the following has been completed to the satisfaction of the General Manager of Planning, Real Estate and Economic Development: <ul style="list-style-type: none"> a. Exploration of options for enhanced active transportation connections to rapid transit, which may include lighting and winter maintenance of the National Capital Commission (NCC) pathway within the KichiZibi Mikan between the Byron Linear Pathway and Lincoln Fields LRT Station. b. Site Plan Control Approval and/or Plan of Subdivision Approval addressing:
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				<p>i. Upgrades to the Lincoln Heights sanitary pumping station;</p> <p>ii. Watermain looping;</p> <p>iii. Public access through the site from Regina Street to the KichiZībī Mīkan; and</p> <p>iv. Connection to the NCC pathway within the KichiZībī Mīkan.</p> <p>c. Partial removal of the holding symbol may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for the lifting of the holding zone specified above.</p>
2906 (By-law 2023-417)	R5B[2906] H(30)		- Apartment dwelling, high-rise	<p>- The following provisions apply to apartment dwelling, mid-rise.</p> <p>i) Minimum lot width: 20.1m.</p> <p>ii) Minimum front yard setback: 2m.</p> <p>iii) Minimum interior side yard setback: 1.5m.</p> <p>iv) Amenity area may be located within the required front yard.</p> <p>v) Section 60 does not apply.</p>
2907 (By-law 2023-413)	GM[2907] S484-h	- park - hotel - apartment dwelling, high rise	-drive through facility -townhouse dwelling	<p>- Maximum building heights are as shown on Schedule 484</p> <p>- Maximum floor space index in Area A of Schedule 484: 2.6.</p> <p>- Maximum floor space index in Area B of Schedule 484: 3.1.</p> <p>- For the purpose of this exception, floor space index means the ratio of the gross floor area of a building to the total area on Schedule S484</p>

			<p>on which the building is located.</p> <ul style="list-style-type: none"> - Maximum height for a podium for a high-rise building: 20 m and 6 storeys. - Notwithstanding the above, a retail food store with a minimum gross floor area of 1,000 m² is permitted in a single-storey standalone building or as a single-storey portion of a larger building. - Minimum building setback from March Road or Terry Fox Drive: 3m. - Minimum building setback from a private way, or a public street other than March Road or Terry Fox Drive: 0.5m. - Minimum rear yard setback: 0.5m. - Minimum interior side yard setback: 0m. - Towers are required to have a minimum step back from the front wall of the podium: <ul style="list-style-type: none"> i. for a building fronting on a private street or Privately-Owned Public Space: 1.5m; ii. for a building fronting on an Active Frontage Street or a public park: 3m; and iii. In all other cases: 1.5m. - Table 187(h) does not apply. - Notwithstanding Section 65, balconies are not permitted to project beyond the front wall of the podium. - Maximum front yard setback for a retail food store with a minimum gross floor area of 1,000 m²: 25m. - Active Frontage Streets are: <ul style="list-style-type: none"> i. Terry Fox Drive; ii. March Road; iii. New and existing public streets; and iv. Private roads in locations immediately abutting or opposite a public park.
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				<ul style="list-style-type: none">- Where buildings are located abutting Active Frontage Streets:<ul style="list-style-type: none">i. At least 50% of the lot width measured at the minimum building setback along the Active Frontage Street must be occupied by one or more building walls;ii. A minimum of 35% of the surface area of the ground floor façade of buildings facing an Active Frontage Street must be comprised of transparent glazing;iii. The ground floor façade of buildings facing an Active Frontage Street must include at least one pedestrian entrance to each individual occupancy;<ul style="list-style-type: none">a. Notwithstanding the above, where an active entrance is angled on the corner of the building, such that it faces the intersection of the Active Frontage Street and a side street intersecting the Active Frontage Street, it is deemed to face both streets;iv. Minimum ground floor height in mixed-use or non-residential buildings: 4.5m;v. The minimum building height required for 80% of the building frontage is 14m and must contain at least 4 storeys;vi. Except for a retail food store with a minimum gross floor area of 1,000 m², no person may park a motor vehicle in a required and provided front or corner side yard abutting an Active Frontage Street;vii. In the case of a retail food store, parking lots must be buffered from Active Frontage Streets with a minimum buffer strip of 3m of soft landscaping; andviii. Loading spaces are prohibited abutting an Active
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				<p>Frontage Street unless screened from view.</p> <ul style="list-style-type: none">- Sections 101 and 102 do not apply.- Where parking is provided for residential uses, visitor parking shall be required at rate of 0.2 spaces per space provided, up to a maximum of 30 per building.- A maximum of 250 surface parking spaces are permitted within the lands subject to this exception. Surface parking spaces located within a private street or associated with a Retail Food Store shall not be counted towards the maximum.- Above grade parking garages are only permitted as follows:<ul style="list-style-type: none">i. located in the same building as a permitted non-residential use; andii. Provided that 50% of the ground floor fronting on a street or a private way, excluding any related mechanical room or pedestrian or vehicular access, is occupied for a depth of 3m by other uses permitted to be located on the ground floor.- Outdoor storage is prohibited.- The holding symbol may only be removed following issuance of Commence Work Notice associated to a development application addressing:<ul style="list-style-type: none">a. Acceptance of a Remedial Action Plan to achieve a Record of Site Condition (RSC), to the satisfaction of the General Manager of the Planning, Real Estate, and Economic Development Department;b. Acceptance of a plan showing an east-west public roadway connection from Hines Road to March Road
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				<p>with a minimum 26 m right of way, to the satisfaction of the General Manager of the Planning, Real Estate, and Economic Development Department;</p> <p>c. The size, location and servicing of parkland required by By-law 2022-280 to implement a Facility fit Plan, to the satisfaction of the General Manager of the Recreation, Cultural and Facility Services Department.</p> <p>d. Where one or more high-rise buildings with floorplates larger than 750m² are proposed, the applicant will provide a demonstration plan with supporting studies for the entire area of the exception, illustrating that there are no undue adverse impacts of a larger tower floorplate on the public realm, to the satisfaction of the General Manager of the Planning, Real Estate, and Economic Development Department.</p> <p>- Partial removal of the holding symbol may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for the lifting of the holding zone specified above.</p> <p>- Despite the holding symbol, buildings existing as of the date of the passing of this by-law may continue to be used and/or converted into permitted uses and are not subject to the holding symbol.</p>
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<p>2908 (By-law 2023-416)</p>	<p>TM[2908] H(19)</p>		<ul style="list-style-type: none"> - Minimum rear setback: 0m. - Despite any provision to the contrary, the minimum required setback from Somerset Street West: 0m. - The provisions of Section 137 do not apply. - The provisions of Section 60 do not apply to an addition that is 306m² or less in footprint and 15m or less in height. - Despite any provision to the contrary, no motor vehicle parking is required.
<p>2909 (By-law 2023-429)</p>	<p>R5C[2909] S216</p>		<ul style="list-style-type: none"> - Maximum building heights, minimum building setbacks and stepbacks are as per Schedule 216. - The following provisions apply to an Apartment Dwelling, High-Rise: <ul style="list-style-type: none"> i) Permitted projections listed in Section 64 and Section 65 are not subject to the height limits identified on Schedule 216. ii) Minimum bicycle parking: 1 space per unit. iii) Table 55(8) does not apply to Area A and Area B of Schedule 216.
<p>2910 (By-law 2023-430)</p>	<p>TM12[2910] S485</p>		<ul style="list-style-type: none"> - Maximum building heights, minimum setbacks, minimum stepbacks and restricted buildable area as per Schedule 485. - Section 197(12)(b) does not apply - Schedule 485 does not apply to the portion of the underground parking garage in the rear yard that is permitted to project up to a maximum of 1.5m above grade.

				<ul style="list-style-type: none"> - Non-residential uses must occupy a minimum of 50% of the total floor area on the ground floor. - Office uses are not permitted on the ground floor. - Balconies above the first floor along the front façade may not project beyond the setbacks in Schedule 485. - Minimum bicycle parking rate: 1 space per dwelling unit.
2911 (By-law 2023-465)	LC5[2911]	<ul style="list-style-type: none"> - light industrial use - warehouse - animal care establishment - animal hospital - amusement center - drive-through facility - instructional facility - restaurant, full-service - restaurant, take-out - storefront industry 	- residential use buildings	<ul style="list-style-type: none"> - Permitted uses other than light industrial use, storefront industry and a warehouse must occupy: <ul style="list-style-type: none"> i) a minimum cumulative total of 30% of the ground floor area of the building; ii) 80% of the wall area of the ground floor facing Innes Road; and iii) 30% of the wall area of the ground floor facing Lanthier Drive, excluding any enclosed loading space. - Maximum lot coverage is 50%.
2912 (By-law 2023-466)	GM4[2912] S486	<ul style="list-style-type: none"> - apartment dwelling, high-rise - convenience store - home-based business - instructional facility - medical facility - recreation and athletic facility - retail food store 		<ul style="list-style-type: none"> - Maximum permitted building height is as per Schedule 486. - Minimum front yard setback is 2.7m. - Minimum width of landscape area abutting a residential zone is 0.75m,

		<ul style="list-style-type: none"> - retail store - restaurant - storefront industry - service and repair shop 	<p>where a 1.4m high opaque screen is provided.</p> <ul style="list-style-type: none"> - Landscape area abutting a street is not required. - Maximum floor space index (FSI) is not applicable. - No parking is required for any non-residential use. - Visitor parking space(s) may be reduced to a minimum of 4.9m in length and 2.4m in width. - A mechanical penthouse can project above the permitted building height. - Balcony projections are permitted outside the permitted building envelope as identified in Schedule 486, but in compliance with Section 65. - A covered ramp access to an underground parking garage may be located in Area F on Schedule 486, in the rear yard but with the setback no less than 0.75m from the property line and with a maximum height of 3m.
<p>2913 (By-law 2023-467)</p>	<p>R4UD[2913]</p>		<ul style="list-style-type: none"> - A low rise apartment must have a minimum of 11 dwelling units. - Minimum front yard setback: 4m. - Minimum vehicle parking space rate for the first 18 dwelling units is 0 spaces - Minimum required number of parking spaces for a low-rise apartment is 1 per dwelling unit above 18 units.

<p>2914 (By-law 2023-469)</p>	<p>IP13[2914]</p>	<p>- heavy equipment and vehicle sales, rental and servicing</p>		<p>- Heavy equipment and vehicle sales, rental and servicing use is permitted subject to being accessory to a principal use permitted in the zone, up to a maximum gross floor area of 1,000m².</p>
<p>2915 <i>(Subject to By-law 2023-510)</i></p> <p>Appeal(s) Received</p>	<p>L2C[2915]-h S258-A, S258B, S487</p>			<p>-The holding symbol applies to the development of an Event Centre (sports arena).</p> <p>Removal of the holding symbol may occur following:</p> <p>1.Approval of a Site Plan Control application.</p> <p>2.A Heritage Impact Assessment is approved, to the satisfaction of the General Manager of Planning, Real Estate, and Economic Development or their designate, together with an Alteration Permit having been obtained from the Ontario Heritage Trust.</p>
<p>2916 (Bylaw 2023-498)</p>	<p>R5B[2916]-c S488-h</p>			<p>- Maximum building heights, minimum setbacks and minimum stepbacks are as per Schedule 488.</p> <p>- Permitted projections listed in Section 64 and Section 65 of the Zoning By-law are not subject to the height limits identified on Schedule 488.</p> <p>- Permitted projections listed in Section 65 are permitted within Area E on Schedule 488.</p> <p>- Despite Section 65, a single balcony projection per floor is permitted to project up to the lot line abutting Raymond Street.</p> <p>- Despite 163(9), 24% of the lot area must be provided as landscaped area.</p> <p>- Minimum residential parking rate for the first 12 dwelling units: 0 spaces per dwelling unit.</p>

				<ul style="list-style-type: none"> - Minimum residential parking rate after the first 12 dwelling units: 0.2 spaces per dwelling unit. - Minimum visitor parking space rate for the first 12 dwelling units: 0 spaces per dwelling unit. -Minimum visitor parking space rate after the first 12 dwelling units: 0.04 spaces per dwelling unit. - Minimum bicycle parking rate: 1 space per dwelling unit. - Sections 111(8) and 111(9) do not apply, - The holding symbol can be removed only at such a time as the following condition is met: <ul style="list-style-type: none"> i. Prior to Site Plan Approval, a Heritage Impact Assessment (HIA) and Conservation Plan supporting the partial integration of the existing heritage church, mainly the north and west facades, shall be provided to the satisfaction of the Program Manager, Heritage Planning.
2917 (By-law 2023-500)	R5B[2917] H(19)			<ul style="list-style-type: none"> - Minimum front yard setback: 1.65m. - Minimum interior side yard setback: 1.2m. - Minimum rear yard setback: 5.7m. - Despite the maximum building height of 19m, any portion of a building within 9m of the front lot line is limited to a maximum building height of 13m.

				<ul style="list-style-type: none">- Notwithstanding Table 65(l)(5), fire escapes, open stairways, stoops, landings, steps, and ramps are permitted to project into the front yard to within 0m of the front lot line. - Notwithstanding Table 65(l)(6), covered or uncovered balconies, porches, decks, platforms, and verandahs, with a maximum of two enclosed sides, excluding those covered by canopies and awnings, are permitted to project into the front yard to within 0.5m of the front lot line. - For the first 31 dwelling units of an apartment dwelling, minimum number of vehicular parking spaces: 7. - For the first 31 dwelling units of an apartment dwelling, minimum number of visitor vehicular parking spaces: 1. - For dwelling units of an apartment dwelling after the first 31 dwelling units of the apartment dwelling, vehicular parking spaces are to be provided in accordance with the rates and requirements established by the Zoning By-law (By-law No. 2008-250). - Minimum number of bicycle parking spaces: 1 space per dwelling unit. - Notwithstanding Table 111B, the minimum bicycle parking space dimensions for a vertically oriented space: 0.4m in width and 1.2m in length.
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				<ul style="list-style-type: none"> - Subsection 111(11) does not apply. - Section 60 does not apply. - The lands subject to this exception are considered one lot for zoning purposes.
2918 (By-law 2023-501)	R4UD[2918] R4UD[2918]- c			<ul style="list-style-type: none"> - All lands zoned R4UD[2918] or R4UD[2918]-c to be considered one lot for zoning purposes. - Despite Section 132(4), a rooming house may occupy a building containing dwelling units. - Required number of resident parking spaces: 0. - Required number of visitor parking spaces: 2. - Despite Section 131, Table 131(1), the minimum required width of a private way: 3m - Despite Section 131, Table 131(2), no setback required for any wall of any building as it existed on the date Council approved this provision. - Section 131, Table 131(4) does not apply to any building as it existed on the date Council approved this provision. - Section 144(1) does not apply to any building as it existed on the date Council approved this by-law. - Despite Section 144(6), the required interior yard area must be a minimum of 175m² and must consist of soft landscaping. - The required interior side yard setback:

				<p>i. For any building as it existed on the date Council approved this provision: 0.5m;</p> <p>ii. For all other buildings: 1.5m.</p> <p>- All lands within the front yard and corner side yard not used by permitted projections, driveways, and walkways must consist of soft landscaping.</p> <p>- Section 161(15)(g) does not apply to any building as it existed on the date Council approved this provision.</p> <p>- Section 161(15)(h) does not apply to any building as it existed on the date Council approved this provision.</p>
2919 (By-law 203-502)	MD2[2919] S489			<p>- Maximum building heights and minimum setbacks are per Schedule 489.</p> <p>- Mechanical and service equipment penthouse, elevator or stairwell penthouse, landscaped areas, roof-top gardens and terraces, associated safety guards and access structures are permitted to project above the height limit in Schedule 489.</p> <p>- For the purposes of Section 194(2)(a), a hotel lobby may be included in the calculation of ground floor frontage.</p> <p>- Minimum width of a loading space: 3.3m.</p> <p>- Section 193(6) does not apply.</p> <p>- Provision (j) of Table 193 does not apply.</p> <p>- Provided parking spaces, loading spaces, bicycle parking spaces and access</p>

				<p>on abutting properties may be counted towards the requirements on this lot.</p> <p>- Section 60 does not apply.</p>
2920 (By-law 2023-503)	R3Z[2920]			<p>- Minimum lot area for back-to-back townhouse dwellings: 85m².</p>
2921 (By-law 2023-505)	R4Y[2921]			<p>- Minimum rear yard setback: 4.8m</p>
2922	Reserved for Future use			
2923 (By-law 2023-507)	R4UD[2923]- c			<p>- Minimum front yard setback: 0m</p> <p>- Minimum corner side yard setback: 0m</p> <p>- Minimum of 21% of the lot area must be provided as landscaped area.</p> <p>- Minimum number of parking spaces: 0</p> <p>- Minimum number of visitor parking spaces: 0</p> <p>- A rooming house may occupy a building containing dwelling units.</p> <p>- The lands zoned R4UD[2923]-c are to be considered one lot for zoning purposes.</p> <p>- Section 144(6) does not apply.</p>

<p>2924 (By-law 2023-508)</p>	<p>R4Z[2924]</p>			<p>- For any part of a building located within 21 metres of a front lot line, the minimum required interior side yard setback is as follows:</p> <p>i) Where the building wall is equal to or less than 11m in height: 1.5m</p> <p>ii) Where the building wall is greater than 11m in height: 3m</p> <p>In all other circumstances the minimum required interior side yard setback: 4m</p>
<p>2925</p>	<p>Reserved for future use</p>			
<p>2926</p>	<p>IP[2926] H(33)</p>	<p>- Automobile body shop.</p> <p>- Warehouse.</p>	<p>- All uses in Subsection 205(1) except:</p> <p>i. automobile dealership;</p> <p>ii. automobile rental establishment;</p> <p>iii. day care;</p> <p>iv. hotel;</p> <p>v. light industrial uses;</p> <p>vi. office;</p> <p>vii. place of assembly;</p> <p>viii. research and development centre;</p> <p>ix. technology industry; or</p> <p>x. warehouse.</p> <p>- All uses in Subsection 205(2) except:</p> <p>i. bank;</p> <p>ii. bank machine;</p> <p>iii. instructional facility;</p>	<p>- Minimum lot area: 10,000m².</p> <p>- Minimum lot width: 94m.</p> <p>- All operations of an automobile body shop must be within an enclosed building.</p> <p>- No vehicle storage is permitted within the front yard.</p> <p>- A place of worship is subject to Clause 205(2)(g), as applicable.</p> <p>- Minimum number of vehicle parking spaces: 130.</p>

			<ul style="list-style-type: none"> iv. personal service business; v. recreational and athletic facility; vi. restaurant, full service; vii. restaurant, take out; or viii. place of worship. 	
2927	LC[2927]			<ul style="list-style-type: none"> - Minimum interior side yard setback abutting a residential zone to the east: 4.5m. - Minimum width of an aisle providing access to parking spaces in a parking lot: 6m. - Minimum width of a landscaped buffer of a parking lot not abutting a street: 1m. - Minimum width of an aisle accessing a loading space: 6m. - All lands zoned LC[2927] are to be considered one lot for zoning purposes.
2928	GM[2928] S491	- apartment dwelling, high-rise		<ul style="list-style-type: none"> - Minimum required yard setbacks and maximum building heights as per Schedule 491. - Permitted projections listed in Section 64 are not subject to the height limits in Schedule 491. - Permitted projections listed in Section 65 are permitted within Area C and Area D despite the yard setbacks specified in Schedule 491. - A maximum of one tower is permitted within Area A of Schedule 491.

				<ul style="list-style-type: none"> - A minimum of 50% of the building frontage along Fisher Avenue shall consist of commercial uses or office uses. - Despite Section 64, indoor rooftop amenity areas are considered to be permitted projections above the height limit and may project up to 4.5m above the height limit, with a maximum gross floor area of 200m² within Area A on Schedule 491. - Despite Subsections 65(5) and (6), stoops, landings, steps, ramps, and porches may project into a required yard up to 0.3m along the property line abutting Hilliard Avenue. - Despite Table 107(d), the minimum required aisle width for a 90-degree angle parking space is 6m. - Despite Section 111, the bicycle parking space rate for an apartment dwelling, high-rise: 1 space per dwelling unit. - Table 111B does not apply. - Subsections 111(8A), (8B), (10), and (11) do not apply. - Stacked bicycle parking is permitted. - Section 187(3)(g) does not apply. - Section 187(3)(h) does not apply.
2929	O1[2929]			<ul style="list-style-type: none"> - Detached dwellings that existed on the date Council approved this

				provision are permitted as they were on the date Council approved this provision.
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