

Urban Exceptions 801-900 (Section 239)

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
801	R4T[801] S 171			<ul style="list-style-type: none"> - for Block A of Schedule 171, height must not extend above the height of the plane having an elevation of 79.7 m above sea level along Rideau Terrace to a maximum height of 84.4 m above sea level along the northern boundary of Block A of Schedule 171 - for Block B of Schedule 171, maximum height is 84.4 m above sea level - minimum rear yard setback of 3 m
802	R4S[802]			<ul style="list-style-type: none"> - 2 parking spaces required and may be located in the abutting GM4 zone
803 (By-law 2014-189)	R4T[803]	- dwelling unit		<ul style="list-style-type: none"> - despite definition of "landscaped area", in this zone a surface walk, patio, pool or similar amenity are not considered as landscaped area
804	R4Q[804]	- retail store limited to the sale of Christmas trees		<ul style="list-style-type: none"> - minimum landscaped area of 3 m along full width of lot
805 (By-law 2018-206) (By-law 2014-189)	R5B[805] H(19)	<ul style="list-style-type: none"> - retail store limited to bookstore, a furrier or smoke shop - convenience store - personal service business limited to a tailor shop -dwelling unit 		<ul style="list-style-type: none"> - retail store and convenience store restricted to ground floor
806	R4N[806]	- apartment dwelling, low-rise		<ul style="list-style-type: none"> - apartment dwelling, low-rise restricted to 8 units, each unit to have entrance directly from a yard - minimum of 8 parking spaces must be provided for apartment dwelling, low rise, none of which are located in front yard
807	R4N[807]			<ul style="list-style-type: none"> - all parking spaces to be located below grade, other than visitor parking spaces
808 (By-law 2018-206) (By-law 2014-189)	R5B[808] H(19)	<ul style="list-style-type: none"> - office excluding the office of a tradesman or contractor, - artist studio, - personal service business limited to a beauty salon, or travel agency - dwelling unit 		<ul style="list-style-type: none"> - commercial uses restricted to ground floor, maximum gross floor area of 93 m² - minimum 4 dwelling units required - minimum 2 parking spaces must be provided in rear yard for the dwelling units - minimum 3 parking spaces must be provided in the rear yard for permitted commercial uses
809 (By-law 2018-206) (By-law 2014-189)	R5B[809] H(19)	- dwelling unit		<ul style="list-style-type: none"> - minimum side yard setback of 2.4 m along the easterly property line - in addition to the landscaped area provisions of Section 163(9), an additional 17% landscaped area must be provided and may be located beneath a building or structure and may be within 1.5 m above or below the level of the other landscaped area
810	R4N[810]			<ul style="list-style-type: none"> - minimum distance between buildings in planned unit developments is 2.4 m - minimum rear yard setback is 4.8 m - minimum 19% of the lot area must be landscaped, and, in addition, the courtyard must be landscaped - minimum length of 5.1 m for a maximum of 20 parking spaces located in the underground

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				garage - minimum width of aisles leading to parking spaces with an angle of parking between 75 degrees and 95 degrees is 6.1 m - despite the maximum height of 11 m, a maximum of 8 loft-bays may project over the 11 m limit to a maximum height of 14 m provided that there is a minimum distance separation between loft-bays of 3.6 m - for the purpose of this zone, a loft-bay means the top storey of a dwelling unit where the gross floor area does not exceed 60 m for each dwelling unit
811 (By-law 2018-199)	R4N[811]	- parking lot -detached dwelling -duplex dwelling, - linked-detached dwelling - semi-detached dwelling - townhouse dwelling -three-unit dwelling -stacked dwelling -planned unit development	- parking garage	- parking lot is only permitted where a residential use is located on the same lot - A detached dwelling, duplex dwelling, linked-detached dwelling semi-detached dwelling, townhouse dwelling, three-unit dwelling, stacked dwelling and planned unit development are subject to the provisions of the R4N subzone.
812 (By-law 2014-189)	R4M[812]			- all lands located in this zone are deemed to be one lot for purposes of applying floor space index and parking provisions - minimum yard setback of 4.5 m along Mann Avenue - minimum yard setback of 6 m along the east side of Chapel Street - minimum yard setback of 1.5 m along the west side of Chapel Street - minimum yard setback of 3 m in all other cases - minimum 0.65 parking spaces per dwelling unit - no parking required for an office or workshop operated by the City of Ottawa
813 (By-law 2015-191)	R4S[813]	- office		- maximum gross floor area for office uses of 150 m ² - 45 m ² of floor area in the basement may be used for accessory storage for the office - all landscaped areas existing on August 18, 1989 must be retained as landscaped area - additions are prohibited in the building existing on August 18, 1989
814 (By-law 2015-191)	R4S[814]	- office - medical facility		- maximum gross floor area for office uses of 110 m ² - 55 m ² of floor area in the basement may be used for either an office or accessory storage for an office or both - all landscaped areas existing on August 18, 1989 must be retained as landscaped area - additions are prohibited to the building existing on August 18, 1989 - minimum driveway width of 2.5 m
815	R4T[815] S 160	- planned unit development limited to apartment dwellings, low-rise		- minimum separation distance of 6 m between buildings - yard setbacks as per Schedule160
816	R5B[816] H(21)			- minimum width of 2.4 m for below grade parking spaces

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				<ul style="list-style-type: none"> - minimum front yard setback 6 m - minimum corner side yard setback 4.5
817 (By-law 2012-334)	R4N[817]			<ul style="list-style-type: none"> - minimum 6 m setback from all streets - carport may project to within 3 m in the corner side yard in the case of townhouse dwellings and planned unit developments of townhouse dwellings
818 (By-law 2012-334)	R4M[818]			<ul style="list-style-type: none"> - minimum 6 m setback from all streets - the end wall of a residential building may be located within 4.5 m of a lot line abutting a street if the end wall does not contain an entrance above grade or any projection within 2 m above grade - carport may project to within 3 m in the corner side yard in the case of townhouse dwellings and planned unit developments of townhouse dwellings - minimum yard setback abutting R4N[819] is 2 m
819 (By-law 2012-334)	R4M[819] S 196			<ul style="list-style-type: none"> - only townhouse dwelling is permitted in Area C of Schedule 196 - minimum yard setback for the northwest corner of this zone is per Schedule 196 - minimum yard setback from streets is 6 m - the end wall of a residential building may be located within 4.5 m of a lot line abutting a street if the end wall does not contain an entrance above grade or any projection within 2 m above grade - carport may project to within 3 m in the corner side yard in the case of townhouse dwellings and planned unit developments of townhouse dwellings
820 (By-law 2012-334)	R4M[820] S 196			<ul style="list-style-type: none"> - minimum yard setback from streets is 6 m - the end wall of a residential building may be located within 4.5 m of a lot line abutting a street if the end wall does not contain an entrance above grade or any projection within 2 m above grade - carport may project to within 3 m in the corner side yard in the case of townhouse dwellings and planned unit developments of townhouse dwellings - no building may be located within Area B of Schedule 196 - a building may be located within 3.6 m of the lot lines running north-south and separating this zone from the lands to the west
821	R4N[821] S 166			<ul style="list-style-type: none"> - maximum heights as per Schedule 166 - mechanical equipment rooms, elevator head frames, stairwell coverings, enclosures and venting associated with heating, air conditioning and ventilation equipment may project above the height limits of Schedule 166 if they do not occupy a cumulative total of more than 50% of the area of the highest permitted roof surface
822 (By-law 2018-206)	R4S[822]	- dwelling unit		<ul style="list-style-type: none"> - 1 parking space required for 4 unit dwelling, the parking space may be located in the front yard, subject to Section 109 (5) to (10)
823	R4T[823]			<ul style="list-style-type: none"> - minimum rear yard setback of 10.5 m - subject property to be treated as a separate lot in applying front yard parking regulations

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824	R4N[824] S 159	- office - one convenience store in an apartment dwelling, low-rise		- office not permitted on same floor as a dwelling unit, with the exception of accessory storage areas - office restricted to a maximum cumulative gross floor area of 415 m ² - office must be located in a building containing at least one dwelling unit, and that dwelling unit must have a minimum gross floor area of 63 m ² - yards must be provided in accordance with Schedule 159
825 (By-law 2014-189)	R4T[825]	- dwelling unit		- 2 front yard parking spaces permitted, subject to Section 109 (5) to (10)
826	R4N[826]			- minimum side yard setback of 3 m
827 (By-law 2018-206) (By-law 2014-189)	R4T[827]	- dwelling unit		
828	R4F[828]	- day care limited to a day hospice - office		- day care limited to a day hospice does not occupy more than half of the floor space index - maximum permitted gross floor area of 19 m ² for the office - minimum 1 parking space required
829 (By-law 2014-189)	R4S[829]	- dwelling unit	- rooming house	- 2 front yard parking spaces permitted, subject to Section 109 (5) to (10)
830 (By-law 2015-45)	Reserved for Future Use			
831 (By-law 2014-292) (By-law 2012-334)	multiple		- townhouse dwelling - apartment dwelling, low-rise - apartment dwelling, mid rise - apartment dwelling, high rise	
832	R4H[832]			- minimum lot area for planned unit development of 1 160 m ² - side yard setback is not required when the building is 11 m or less in height and the side lot line abuts an abutting lot's interior side yard - an obstruction higher than 75 cm is prohibited from locating in that part of a lot within a corner sight triangle which has sides of 4.5 m along each street - stairways must not extend or project more than 2.5 m into a required yard setback
833 (By-law 2014-189)	R4T[833] S 158	- retail store limited to the sale, servicing and repair of fire extinguishers and hoses - dwelling unit	- rooming house	- retail store limited to the sale, servicing and repair of fire extinguishers and hoses permitted provided: i) must be located in a building containing at least 1 but no more than 1 dwelling unit and on a lot with a lot width of a minimum of 15 m and lot area of a minimum of 252 m ² ii) restricted to buildings in Areas A and B of Schedule 158 - building in Area A may only be used as 1 dwelling unit, and a retail store limited to the sale, servicing and repair of fire extinguishers and hoses on the ground and basement floor level only, where:

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				<ul style="list-style-type: none"> i) accessory office restricted to ground floor to a maximum 16 m² gross floor area; and ii) accessory storage restricted to basement to a maximum of 66 m² gross floor area - building in Area B limited to 40 m² gross floor area and may only be used as a workshop and accessory storage - building in Area B restricted to accessory residential use only when building in Area A occupied by detached dwelling - buildings, permitted projections and yard setbacks for a detached dwelling and a retail store as per Schedule 158 - a 1.1 m by 7.9 m landscaped area is required in Area C of Schedule 158 - 4 parking spaces required for the retail store limited to the sale, servicing and repair of fire extinguishers and hoses and must be located and dimensioned as shown in Area D of Schedule 158
834 (By-law 2018-206) (By-law 2014-189)	R4T[834]	<ul style="list-style-type: none"> - office - dwelling unit 		<ul style="list-style-type: none"> - office at 400 MacLaren Street restricted to a maximum gross floor area of 172 m² - 4 parking spaces required for the office - minimum driveway width of 2.1 m - minimum parking space width of 2.1 m for 2 of the required parking spaces if located in the driveway - 100% of the rear yard must be landscaped area
835	R5K[835] H(28)	<ul style="list-style-type: none"> - medical facility - personal service business - retail store 		<ul style="list-style-type: none"> - additional permitted uses restricted to floor at or nearest grade in an apartment dwelling, low-rise - only one of the additional permitted uses may occupy the building at any one time - maximum permitted gross floor area for any one of the additional permitted uses of 200 m² - minimum lot area of 181 m² and minimum lot width of 7.9 m for a detached dwelling - minimum front yard setback 6 m - minimum corner side yard 4.5 m
836 (By-law 2017-302)	R5K[836] H(28)	<ul style="list-style-type: none"> - bank - catering establishment - medical facility - office - payday loan establishment - personal service business - restaurant, full service - restaurant, take-out - retail store 		<ul style="list-style-type: none"> - additional permitted uses permitted provided they are located with a residential use building - the additional permitted uses are restricted to locations on the floor level at or nearest grade and the next floor above - the cumulative gross floor area for these additional permitted uses must not exceed 2,000 m² - minimum front yard setback 6 m - minimum corner side yard 4.5 m
837	R4S[837]	<ul style="list-style-type: none"> - residential care facility 		<ul style="list-style-type: none"> - residential care facility limited to a maximum of 48 residents, with no separation distance required - no front or side yard setbacks required from the most southerly lot line - a minimum of 10 parking spaces required
838	R4M[838] S 197	<ul style="list-style-type: none"> - office limited to a diplomatic mission 		<ul style="list-style-type: none"> - maximum of 3 offices limited to diplomatic missions, with a cumulative total maximum gross floor area of 6,000 m² in a maximum of 3 buildings - where residential uses, other than diplomatic

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				<p>mission residential use building, are built in this zone, only 1 office limited to a diplomatic mission permitted, and only 1 building not exceeding 3,000 m² of gross floor area may be built to house that diplomatic mission</p> <ul style="list-style-type: none"> - yard setbacks as per Schedule 197 - yard noted in shading on Schedule 197 must be used only for sidewalks, pedestrian seating and landscaping - maximum 60% lot area must be landscaped
839 (By-law 2018-206) (By-law 2014-189)	R5B[839] H(19)	<ul style="list-style-type: none"> - medical facility - office limited to diplomatic mission - dwelling unit 		<ul style="list-style-type: none"> - medical facility restricted to ground floor or basement of an apartment dwelling and to a maximum of 56 m² of gross floor area of building - office portion of diplomatic mission, limited to 200 m² of gross floor area and is restricted to the basement, the ground floor, and no more than 87 m² of gross floor area of the second floor - security hut prohibited - 1 front yard and 4 in-tandem parking spaces, maximum width of 7 m permitted for diplomatic mission at the rear of the property from Cartier St.
840 (By-law 2014-189)	R4S[840]	<ul style="list-style-type: none"> - parking lot - instructional facility - school - parking garage - dwelling unit 		<ul style="list-style-type: none"> - parking lot or parking garage accessory to commercial uses at 378-384 Elgin Street - minimum 9 parking spaces required in the parking lot or parking garage - minimum 65 m² of landscaped area is required and must include a 3 m wide strip along the southerly lot line abutting Gladstone Avenue in the case where all of the lands in this zone are used for a parking lot or parking garage accessory to 378-384 Elgin Street
841	R4M[841] H(24)			<ul style="list-style-type: none"> - 0.6 parking spaces per dwelling unit required for an apartment dwelling, low-rise; 0.08 visitor parking spaces per dwelling unit in excess of 12 dwelling units - neither an aisle nor a driveway is required in the case of corner side yard parking if there are no buildings between the apartment dwelling, low-rise and the lot line abutting either Bayswater Avenue or Breezehill - front yard parking permitted subject to Section 109 (5) to (10)
842	R4S[842]			<ul style="list-style-type: none"> - 1 front yard parking space permitted subject to Section 109 (5) to (10) - maximum 20% of front yard used for parking
843	R4T[843]	<ul style="list-style-type: none"> - office - artist studio 		<ul style="list-style-type: none"> - office and artist studio permitted provided: <ul style="list-style-type: none"> i) restricted to ground floor - office and artist studio permitted only if there is a dwelling unit on the upper floors of 71 James Street ii) maximum 3 employees which includes the owners of the commercial uses iii) access may only be from the commercial entrances existing on September 16, 1992, at the premises known for municipal purposes on that date as 392 Kent Street iv) all parking regulations, including those pertaining to front yard parking, do not apply
844	R4S[844]	<ul style="list-style-type: none"> - parking garage 		<ul style="list-style-type: none"> - minimum parking requirement of 0.35 spaces per dwelling unit - maximum of 11 parking spaces permitted

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845	R4S[845]			- no parking space is required, although 1 parking space may be located in the front yard subject to Section 109 (5) to (10)
846	R4M[846] S 203		- rooming house	- where a lot lying within the shaded area shown on Schedule 203 abuts the area shown as Area A on that Schedule, and has its only access from a yard abutting a public lane, the front yard of the lot is deemed to be that yard abutting Area A, the rear yard of the lot is deemed to be that yard abutting the public lane, and all the provisions of this by-law including those relating to lot, lot lines, yards and yard setbacks apply with all necessary modification - for the purposes of this exception, a public lane is deemed to be a public street
847	R4P[847]	- office		- dwelling units are the only permitted use on the third floor of the existing building closest to Lewis Street
848	R4P[848] S 198	- office		- office must be located in Area A of Schedule 198 - maximum permitted gross floor area for office of 589 m ² - minimum separation distance of 4.6 m between buildings - minimum landscaped area of 21% of total lot area - minimum driveway width of 2.4 m
849	R5B[849] H(83)	- convenience store		- maximum of 2 convenience stores permitted
850 (By-law 2015-285)	R5B[850] H(37)	- place of assembly limited to a club at 230 Nepean Street - personal service business limited to barber shop, beauty parlour, or dry cleaners' distribution station - retail store limited to a drug store, florist shop, or newsstand - restaurant		- parking requirements of Section 101 do not apply for these uses: i) restaurant with a gross floor area of 157 m ² and 1 dwelling unit located at 226 Nepean Street ii) two residential units and a place of assembly limited to a club located at 230 Nepean Street
851	R5B[851] H(37)	- parking lot - parking garage		- parking lot or parking garage permitted provided: i) maximum 108 parking spaces in the parking lot or parking garage ii) maximum 100 of the total parking spaces permitted must be put aside and designated for the use at 474 Elgin Street iii) maximum 8 of the total parking spaces permitted must be used by residents of 27 through 61 Argyle Avenue, inclusive
852	R5B[852] H(25)			- 1 parking space required for every 6 beds in a retirement home - minimum front yard setback 6 m - minimum corner side yard 4.5 m
853	R5B[853] H(37)	- personal service business limited to barber shop, beauty parlour, or dry cleaners' distribution station		- additional permitted uses restricted to ground floor or basement of residential use building

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		- retail store limited to a drug store, florist shop, or newsstand - restaurant - office		
854	R5B[854] H(19)	- personal service business limited to barber shop beauty parlour, or dry cleaners' distribution station - retail store limited to a drug store, florist shop, or newsstand - restaurant - office - artist studio - medical facility		- additional permitted uses restricted to ground floor, second floor or basement of building
855	R5B[855] H(19)	- retail store limited to art gallery or optician - medical facility - office - artist studio		
856	R5B[856] F(1.5)			- minimum required parking provision of 40 resident parking spaces and 14 visitor parking spaces
857 (By-law 2018-206) (By-law 2014-189)	R5B[857] H(19)	- dwelling unit		- 2 front yard parking spaces permitted subject to Section 109 (5) to (10)
858	R5B[858] H(54)			- mechanical penthouse excluded from the calculation of building height - resident parking to be located below grade - minimum of 50% of all yards to be provided as landscaped area - minimum side and rear yard setbacks of 9 m - minimum front yard setback of 6 m
859	R5B[859]	- parking lot	- parking garage	- parking lot permitted provided: i) restricted to grade level and must not be located within a building or structure ii) restricted to the parking of motor vehicles and may be available for public or private use iii) access must be to and from Carling Avenue and must not be to or from Walsh Avenue, Woodland Avenue or Richardson Avenue iv) 3 m landscaped area along the northerly portion of the lots adjacent to Walsh Avenue is required v) minimum front yard setback of 6 m vi) minimum corner side yard of 4.5 m
860	R5G[860] H(18)	- retail store limited to optician - medical facility - office - artist studio		- retail store limited to ground floor, second floor or basement
861	R5B[861]	- parking lot		- minimum yard setback of 12 m from Hunt Club Road - driveway and parking lot are restricted to use by a place of worship and a school only
862	R5B[862] S178			- access restricted to Lanark Avenue or Ellendale Crescent - maximum height of 10 m in Area E of

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				<p>Schedule 178</p> <ul style="list-style-type: none"> - maximum height of 18 m in Area F of Schedule 178 - maximum height of 37 m in Area G of Schedule 178 - no yard setbacks are required for that portion of Area F of Schedule 178 that faces Ellendale Crescent - no yard setbacks are required for that portion of Area G of Schedule 178 that faces Ellendale Crescent and Lanark Avenue
863 (By-law 2008-386)	R5B[863] H(11) R5B[863] H(55)			<ul style="list-style-type: none"> - 160 dwelling units must be in apartment dwellings - dwelling units located 15 m or more from the front lot line are restricted to 1 common access from Churchill Avenue - minimum front yard setback of 125 m for an apartment dwelling - parking, in the case of apartment dwellings, to be in an enclosed building or structure, except visitor parking - minimum 1 parking space, plus minimum 0.1 visitor parking space per dwelling unit
864	R5B[864] S 132			<ul style="list-style-type: none"> - minimum of 11% of the lot to be provided as landscaped area - amenity space permitted to be located on the roof and on the 6th and 7th floors of building - building height as per Schedule 132
865 (By-law 2014-292)	R5B[865]		- convenience store	<ul style="list-style-type: none"> - no maximum height for apartment dwelling, mid rise, apartment dwelling, high rise - minimum front yard setback of 6 m - minimum corner side yard of 4.5 m
866	R5B[866] H(37)	<ul style="list-style-type: none"> - personal service business limited to barber shop, beauty parlour, or dry cleaners' distribution station - retail store limited to a drug store, florist shop or newsstand - restaurant - office 		<ul style="list-style-type: none"> - additional permitted uses restricted to ground floor or basement of residential use building - maximum gross floor area for office of 1,115 m² - all yards other than parking areas to be landscaped
867	R4Q[867] S 130 R4Q[867]	<ul style="list-style-type: none"> - parking lot - parking garage 		<ul style="list-style-type: none"> - parking lot or parking garage permitted i) minimum lot width of 7.1 m ii) right-of-way to provide access to 1480 Heron Road iii) parking lot or parking garage consisting of 39 parking spaces accessory to uses at 1480 Heron Road iv) garbage enclosure accessory to uses at 1480 Heron Road v) the 39 parking spaces must be located in Areas B and C of Schedule 130 and the parking lot or parking garage may be in the front yard vi) minimum parking space length does not apply to the 39 parking spaces
868	R5B[868] S 130			<ul style="list-style-type: none"> - minimum front yard setback of 4.6 m - minimum side yard setback shown as Area F of Schedule 130 is 6.6 m - garage may project into any yard setback so long as the garage does not extend above 96.8 m above sea level and is not located

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				<ul style="list-style-type: none"> within 2.5 m of the front lot line - minimum 25% of the lot must be landscaped area - maximum height of 11 storeys above grade - mechanical penthouse of a maximum 10% of the roof area is permitted above the maximum height limit
869 (By-law 2011-124)	R5B[869]	<ul style="list-style-type: none"> - medical facility - office - personal service business - retail store 		
870	R5B[870] H(37)	<ul style="list-style-type: none"> - retail store limited to a drug store, florist shop or newsstand - personal service business limited to barber shop, beauty parlour, or dry cleaners' distribution station - restaurant 		<ul style="list-style-type: none"> - additional permitted uses restricted to ground floor or basement - no loading spaces required
871 (By-law 2022-70) (By-law 2017-302)	R5C[871] H(75)	<ul style="list-style-type: none"> - bank - office -payday loan establishment - post office - restaurant - retail store - retail food store - personal service business - parking garage, limited to 170 Lees Avenue 		<ul style="list-style-type: none"> - office floor area must not exceed 50% of the gross floor area permitted - additional permitted uses, other than office, to be located on ground floor or basement of an apartment dwelling, low-rise - additional permitted uses may be located in a separate building provided that only 1 such separate building is erected on each side of Lees Avenue in this zone, and provided that there is no visible indication from the exterior of any building that such use is being carried on -The following applies to the lands known as 170 Lees Avenue: a parking garage is limited to the long-term storage of vehicles and is only permitted on the P3 level, being the lowest level, of the underground parking garage of the building that existed on March 23, 2022.
872	R5C[872] H(39)	<ul style="list-style-type: none"> - retail food store 		<ul style="list-style-type: none"> - maximum gross floor area for any single commercial use of 47 m², with a maximum cumulative gross floor area for all commercial uses of 93 m² - minimum front yard setback of 6 m - minimum corner side yard of 4.5 m
873	R5H[873] S 202			<ul style="list-style-type: none"> - maximum building height, as per Schedule 202 - Area A - 10.7 m, measured at a base elevation of 64.9 m above sea level - Area B - 16 m, measured at a base elevation of 67.5 m above sea level - Area C - 16 m, measured at a base elevation of 66.9 m above sea level - Area D - 16 m, measured at a base elevation of 70.7 m above sea level - Area E - 16 m, measured at a base elevation of 70.2 m above sea level - Area F - 16 m, measured at a base elevation of 69.7 m above sea level - Area G - 16 m, measured at a base elevation of 69.2 m above sea level

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874	R5C[874] H(33)	<ul style="list-style-type: none"> - office - artist studio - retail store limited to dry cleaner's distribution station, florist shop and newsstand - personal service business 		<ul style="list-style-type: none"> - convenience store in apartment dwelling, low-rise limited to a maximum gross floor area of 131 m² - retail store limited to dry cleaner's distribution station, florist shop and newsstand is permitted within the confines of the convenience store - maximum total gross floor area of 205 m² for commercial uses at 230 Brittany Drive - office, personal service business and artist studio permitted on the ground floor of the apartment dwelling, low-rise, and each of these uses may occupy maximum 75 m² of gross floor area of building
875 (By-law 2015-191)	R5B[875]	<ul style="list-style-type: none"> - office - personal service business - retail food store 		<ul style="list-style-type: none"> - office, personal service business, retail food store and convenience store permitted provided: <ul style="list-style-type: none"> i) limited to ground floor and basement of a residential use building located maximum 30 m from the southerly property line ii) exterior pedestrian accesses, doors, and windows permitted only within the south wall of any building iii) total gross floor area for the commercial uses must not exceed 5% of the total gross floor area of the residential use building in which the commercial uses located, including basement used for commercial purposes - maximum gross floor area of 186 m² for each commercial use, including a convenience store - maximum heights as per Schedule 178
876	R5C[876] S 193			<ul style="list-style-type: none"> - 11 dwellings separated vertically permitted in Area A of Schedule 193 - 124 dwelling units permitted in Area B of Schedule 193 - maximum height of 37.7 m in Area B of Schedule 193 and maximum height of 11 m for remainder of this zone - 15% of the lot must be landscaped, and an area equal to 12 % of the lot must be landscaped and located in Area C of Schedule 193 - minimum yard setbacks as per Schedule 193
877	R3Q[877]			<ul style="list-style-type: none"> - minimum front yard setback 3 m - minimum side yard setback: <ul style="list-style-type: none"> abutting a public pedestrian pathway or public lane 1.2 m abutting a street 2.4 m other cases 0.3 m - minimum rear yard setback: <ul style="list-style-type: none"> on an interior lot 5.4 m on a corner lot 3 m - minimum width of driveway 2.4 m
878	R5B[878] S 156			<ul style="list-style-type: none"> - maximum height of 15 m in Area A of Schedule 156 - provisions affecting area within 20 m of Owl and Plante Drives as follows: <ul style="list-style-type: none"> i) no wall of any residential building which faces Owl Drive or Plante Drive may be more than 30 m in width ii) minimum separation distance between main buildings is 5.6 m

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<ul style="list-style-type: none"> - despite definition of "grade", the grade of any building which may be located partly within and partly outside Area A of Schedule 156 must be calculated separately and without reference to those parts of the building which are respectively located within or outside the said Area A - the maximum number of 40 units per hectare applies to the zone and not the lot
879	R4T[879]	- restaurant, full service		- maximum height of 4.5 m for kitchen and storage facilities accessory to restaurant, full service
880	R4T[880]			<ul style="list-style-type: none"> - no parking required for the convenience store - increases in the floor area of the convenience store are prohibited
881 (By-law 2018-171)	R4T[881]	<ul style="list-style-type: none"> - light industrial uses - storefront industry 		<ul style="list-style-type: none"> - permitted industrial uses or storefront industry must be wholly or in part within a completely enclosed building - permitted industrial uses or storefront industry are not or must not become obnoxious, offensive or dangerous by reason of the presence or emission of odour, dust, smoke, noise, gas, fumes, vibrations, radiation, refuse matter or water carried waste - any operation, except employee or customer parking carried on outside a building, must be completely enclosed by an opaque or translucent screen with a minimum height of 2.4 m - such exterior operations must not be carried on within the required front yard setback
882 (By-law 2014-189)	R4T[882] S 199	- automobile service station limited to an automobile body shop, parking garage, parking lot		<ul style="list-style-type: none"> - an automobile body shop with a maximum 165 m² of gross floor area is permitted only within Area A of Schedule 199 - a parking lot or parking garage are only permitted if on a lot with a residential use and are only permitted within Area C of Schedule 199 - maximum 8 parking spaces permitted and must only be used as accessory parking for uses located in abutting TM zone
883	R4T[883]	<ul style="list-style-type: none"> - office - artist studio 		<ul style="list-style-type: none"> - office and artist studio permitted if there are a minimum 3 dwelling units located in the same building with at least one of the units at ground level - office permitted if on the ground floor, with a maximum of 75 m² of gross floor area of building - artist studio permitted if in the basement, with a maximum of 35 m² in floor area, excluding any accessory storage
884 (By-law 2020-217)	multiple	- office		<ul style="list-style-type: none"> -Maximum permitted building heights as per S415 -Properties subject to Urban Exception 884 are considered as one lot for zoning purposes. -Stacked bicycle parking systems are permitted, and such systems are exempt from the minimum bicycle parking space dimensions. -A maximum of 240 parking spaces may be used for any combination of parking for non-residential uses, including public parking garage.

I Exception Number	II Applicable Zones	Exception Provisions		
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				<p>-Despite S415, projections are permitted in accordance with Section 65.</p> <p>-Maximum combined Gross Floor Area within areas A, B, C, and D of S415 is 43,400 m²</p> <p>-minimum tower separation: 23 m.</p> <p>-minimum setback from Rochester Street: 3 m</p> <p>-minimum setback from Aberdeen Street: 2 m</p> <p>-Indoor roof top amenity areas, including washroom(s), are permitted to project above the maximum height limits shown on S415 provided such spaces do not exceed a gross floor area of 150 m² and a maximum height of 5m. Indoor amenity area limits permitted above the height limit apply individually to each of Areas B, C and D of S415.</p> <p>-Any portion of the site zoned TM [884] SYYY-h is subject to the following provisions:</p> <p>i. lots 603 m² in area or greater must be developed as a mixed use, where the gross floor area dedicated to commercial uses must not exceed the gross floor area dedicated to residential uses</p> <p>ii. the following uses are limited to locations above the ground floor: place of assembly, instructional facility, recreational and athletic facility</p> <p>iii. despite Section 54, restaurant, full-service means a restaurant that sells, serves and prepares on-site food and beverages to patrons seated at tables, for consumption on the premises.</p> <p>-The holding symbol may not be lifted until a Site Plan application is approved, including the execution of an agreement pursuant to Section 41 of the Planning Act, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development, and will satisfy the following:</p> <p>i. Demonstrate the implementation of all policies of the Preston Carling District Secondary Plan, including contributions to the public realm improvements outlined in the Public Realm and Mobility Study, possible municipal infrastructure improvements, and fulfilling obligations specified in the relevant policies and by-laws, as shown on approved plans or through conditions of approval;</p> <p>ii. Provide for two Privately Owned Public Spaces (POPS) at the corners of Beech Street and Preston Street and Beech Street and Rochester Street, each a minimum 350 m² in size;</p> <p>iii. Majority of the building along Beech Street will provide a minimum setback of 3m;</p> <p>iv. Building design will incorporate various setbacks at the podium level and above the 6th storey; and</p>

I Exception Number	II Applicable Zones	Exception Provisions		
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				<p>v. The surface parking lot and mid-block connection will incorporate high-quality design features and materiality to ensure a pedestrian-friendly treatment.</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 and that demonstrates how the phased development is consistent with and will advance achieving the overall development concept as set out in the Secondary Plan.</p> <p>-Land uses legally existing prior to July 15, 2020 are not subject to the holding symbol.</p>
885 (By-law 2015-43)	Reserved for Future Use			
886	R5B[886] H(37)	<ul style="list-style-type: none"> - office limited to a diplomatic mission - personal service business limited to barber shop, beauty parlour, or dry cleaners' distribution station - retail store limited to a drug store, florist shop, or newsstand - restaurant 		<ul style="list-style-type: none"> - office restricted to a dwelling converted for that use - additional permitted uses restricted to ground floor or basement of residential use building
887	R4T[887] R4M[887] H(67.8) A.S.L.	<ul style="list-style-type: none"> - storage yard - parking garage - parking lot 		<ul style="list-style-type: none"> - an accessory use is permitted provided that: <ul style="list-style-type: none"> i) use must be accessory to a use located on an abutting property in an abutting zone ii) use must be wholly contained within a radius of 120 m from the abutting property to which that use is accessory iii) use must comply with the provisions of this by-law for the abutting zone as though that use were an accessory to the permitted use on the abutting property iv) no permanent building is allowed under these provisions
888 (By-law 2018-206) (By-law 2014-189)	R5B[888] H(37)	<ul style="list-style-type: none"> - convenience store - office limited to a diplomatic mission 		<ul style="list-style-type: none"> - maximum of 2 convenience stores permitted - office restricted to a dwelling converted for that purpose
889	R5B[889] H(37)	<ul style="list-style-type: none"> - office limited to a diplomatic mission -personal service business limited to barber shop, beauty parlour, or dry cleaners' distribution station - retail store limited to a drugstore, florist shop, or newsstand - restaurant - convenience store 		<ul style="list-style-type: none"> - office restricted to a dwelling converted for that use - commercial uses restricted to ground floor or basement of residential use building
890	Reserved for			

I Exception Number	II Applicable Zones	Exception Provisions		
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(By-law 2020-291)	Future Use			
891	R4M[891]	- office limited to a diplomatic mission		- office permitted provided: i) must be located in a building with diplomatic mission ii) residential use restricted to ground and second floors iii) no more than 6 parking spaces permitted on site
892	R5B[892] S 166			- a rear yard of at least 3 m is required - an interior side yard of at least 3 m is required - Area E on Schedule 166 must be used as landscaped area only - a driveway is permitted
893	R4S[893] S 131			- minimum yards required in accordance with Schedule 131 - no restrictions on projections into required yards - no parking or loading permitted in Area A on Schedule 131 - no loading permitted in Area B on Schedule 131 - no visitor parking required for Area C on Schedule 131 -right-of-way permitted
894 (By-law 2021-218) (By-law 2019-41)	MC[894] S 154		all uses except: - residential uses - office - recreational and athletic facility - community centre - community health and resource centre - day care - dwelling unit - municipal service centre - post office - uses listed in Table 164B, endnote 35	- no yard setbacks required - a minimum of 190 square metres of communal outdoor amenity space must be provided, and a minimum of 125 square metres of the amenity space provided must be located on the second storey roof as shown on Schedule 154 - the minimum width and length of any loading bay must be 3.6 metres and 4.5 metres respectively, with an aisle a minimum of 8 metres long - minimum landscaped open space of 3.6% of the lot area - maximum building height as per Schedule 153 - Section 106(3)(c) does not apply - six parking spaces may be a minimum of 2.2 metres in width - Section 106(3) includes visitor parking - Section 57(1) does not apply to the corner of Spencer Street and Hamilton Avenue North - parking for residential uses must be provided at a minimum 0.5 parking spaces per unit, with the maximum number of residential parking spaces not to exceed 55 - parking is not required for an office use and for visitor parking of residential uses
895	R4M[895]			- height of any principal building not to extend above the height determined by the angular plane of 22 degrees measured at a base elevation of 61.5 m above sea level at the northerly boundary of the zone extending southerly and perpendicular to the northern boundary of the zone
896	R4T[896]	- office other than a medical office		- must be located on the same lot as at least 12 dwelling units - must maintain height of roof line located at 519-525 King Edward Avenue

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897	R4N[897] S 144	- parking lot		- Section 110 does not apply along lot line "B" as shown on Schedule 144 - parking spaces provided within Area A on Schedule 144 may be used to fulfill parking requirements for development occurring subsequent to February 29, 2004 at 501 Smyth Road - right-of-way providing access to the parking lot
898	R4H[898]	- artist studio - personal service business limited to a dry cleaner's distribution station, hair dresser or laundromat - office - service and repair shop		- artist studio and service and repair shop only permitted if in a completely enclosed building - dry cleaner's distribution station only permitted if limited to a drop-off and pick-up counter service - additional permitted uses restricted to occupying only that floor area so used on January 18, 1995 - remaining floor area must be used for residential purposes
899	R4M[899] S 133		- all principal dwelling types except for a planned unit development of 2 apartment dwellings, low rise	- maximum of 22 dwelling units in one dwelling, low rise, and maximum of 8 dwelling units in the other - minimum front yard setback of 3.4 m - minimum of 0.6 m setback for all yards other than the west side yard - minimum of 2.1 m setback for west side yard - open balconies may extend into a required rear yard setback a maximum of 2 m - canopies and their supports may extend or project into a required yard setback to the lot line - right-of-way serving the uses located on the abutting lot directly to the west permitted in the area shown on Schedule 133 - up to 18 parking spaces may be provided for the place of worship located on the abutting lot directly to the west, in the area shown hatched on Schedule 133 - 2 parking spaces provided for the place of worship located in the abutting lot directly to the west may be located in the portion of the front yard abutting First Avenue located in the area shown hatched on Schedule 133 - 4 of the parking spaces required for the uses located in this zone may be located on the abutting lot located directly to the west - minimum 40% of the area of the zone must be landscaped
900	R4S[900]			- any use that has its only access from an existing lane is the only use permitted on that parcel of land and any expansion of this use is permitted provided it conforms with the provisions of this zone