

General Definitions

building height
storey



“building height”

Means the total number of storeys in a building or the vertical distance measured from grade to:

- a) the highest point of the roof surface of a flat roof;
- b) the deck of a mansard roof
- c) the mean height level between the eaves and ridge of a gable, hip, or gambrel roof.

“storey”

Means the portion of any building which is situated between the surface of any floor and the surface of the floor next above it, and, if there is no floor above it, that portion between the surface of such floor and the ceiling above it, but does not include a basement or cellar.

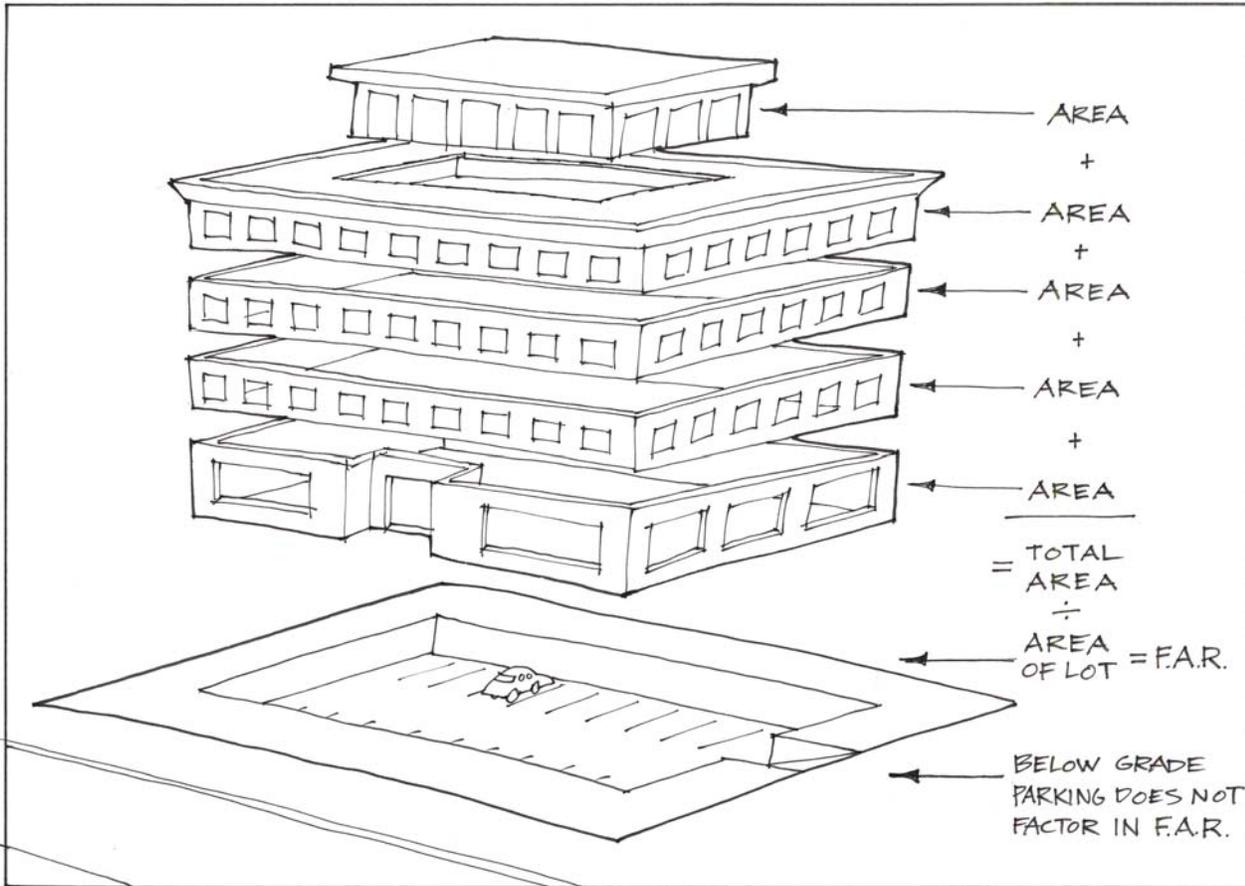
directly accessible from public sidewalk



“directly accessible from public sidewalk”

Means that portion of a non-residential or mixed-use building constructed to enable direct customer access to the building's use or uses directly from a public sidewalk, rather than from parking areas, interior hallways, enclosed malls, or common lobby areas. Includes portions of the building located at-grade, but also those portions directly accessible from the public sidewalk via stairs, ramps, or similar means. Also includes uses directly accessible from the designated Weather Protected Walkway System.

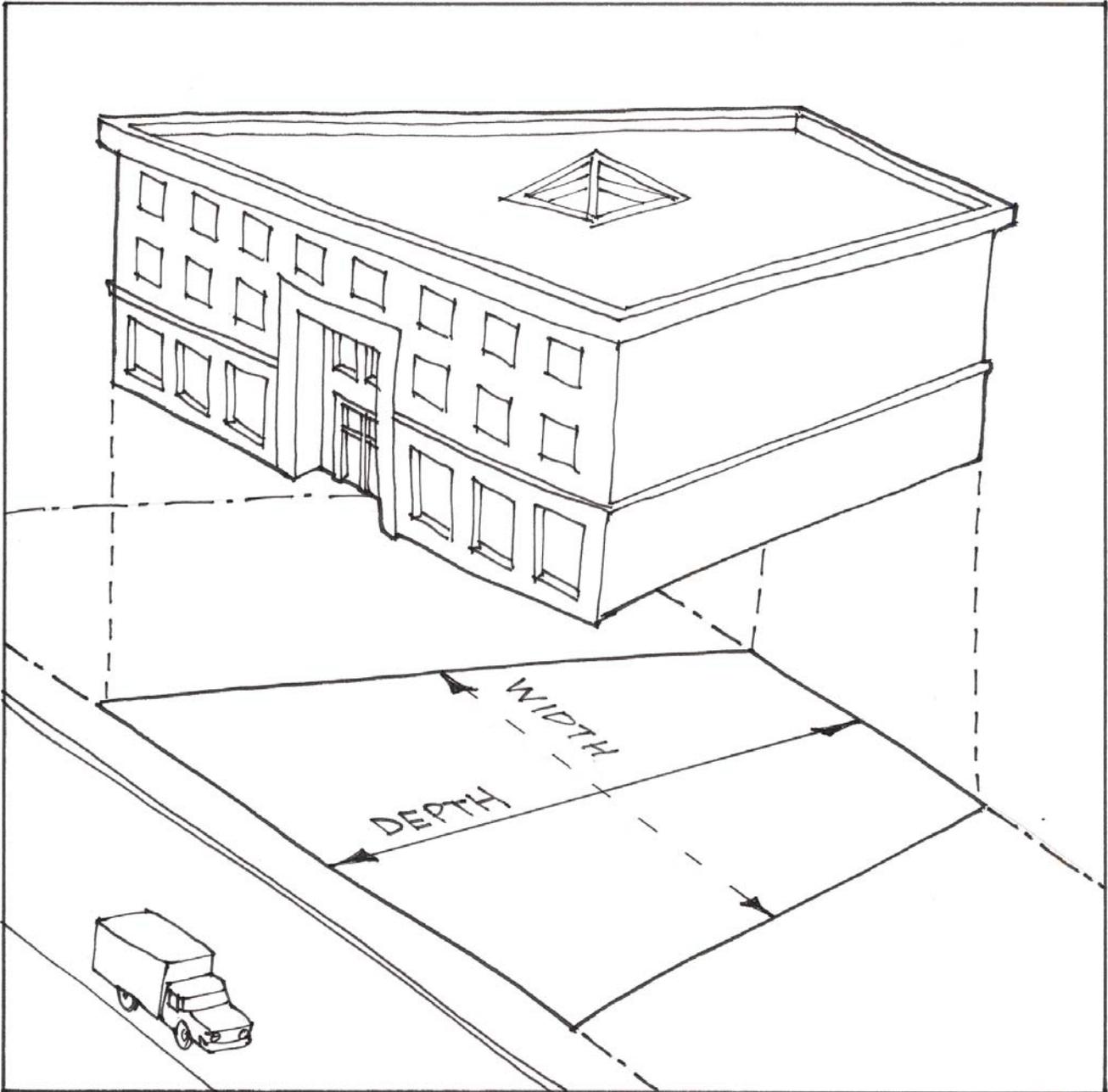
floor area ration, F.A.R.



“floor area ratio”

Means the total floor area of the buildings and structures on a zoning lot, divided by the total area of the zoning lot.

lot depth
lot width



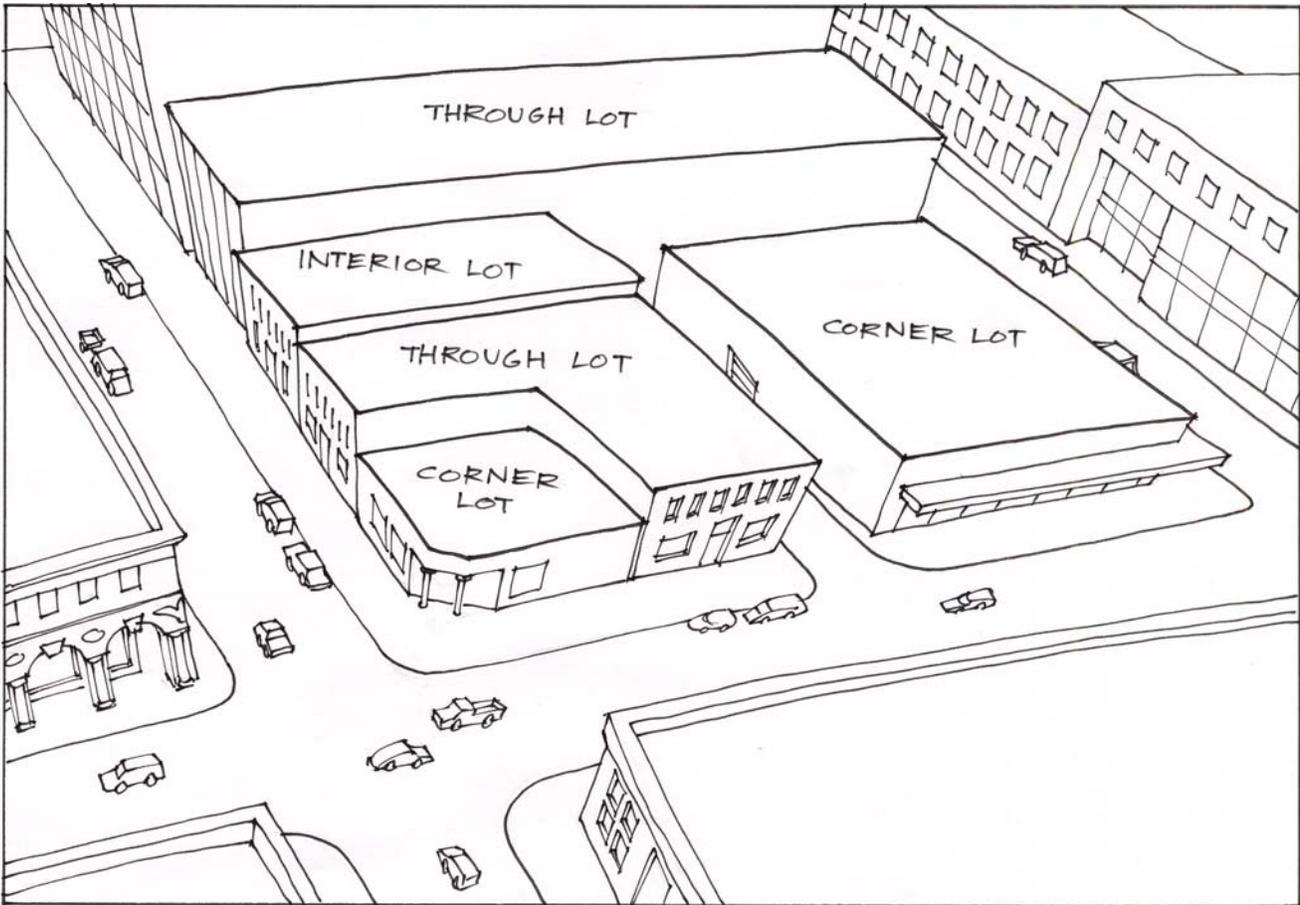
“lot depth”

Means the horizontal distance between the centre points in the front and rear lot lines.

“lot width”

Means the horizontal distance between the side lot lines of a lot, measured at right angles to the lot depth at a point midway between the front and rear lot lines, or at fifty feet from the front lot line, and the lesser of these distances is the lot width.

lot, corner
lot, through
lot, interior



“lot, corner”

Means a zoning lot which abuts the intersection of two or more public streets, or which abuts the approximately perpendicular intersection of two or more frontages of the same public street.

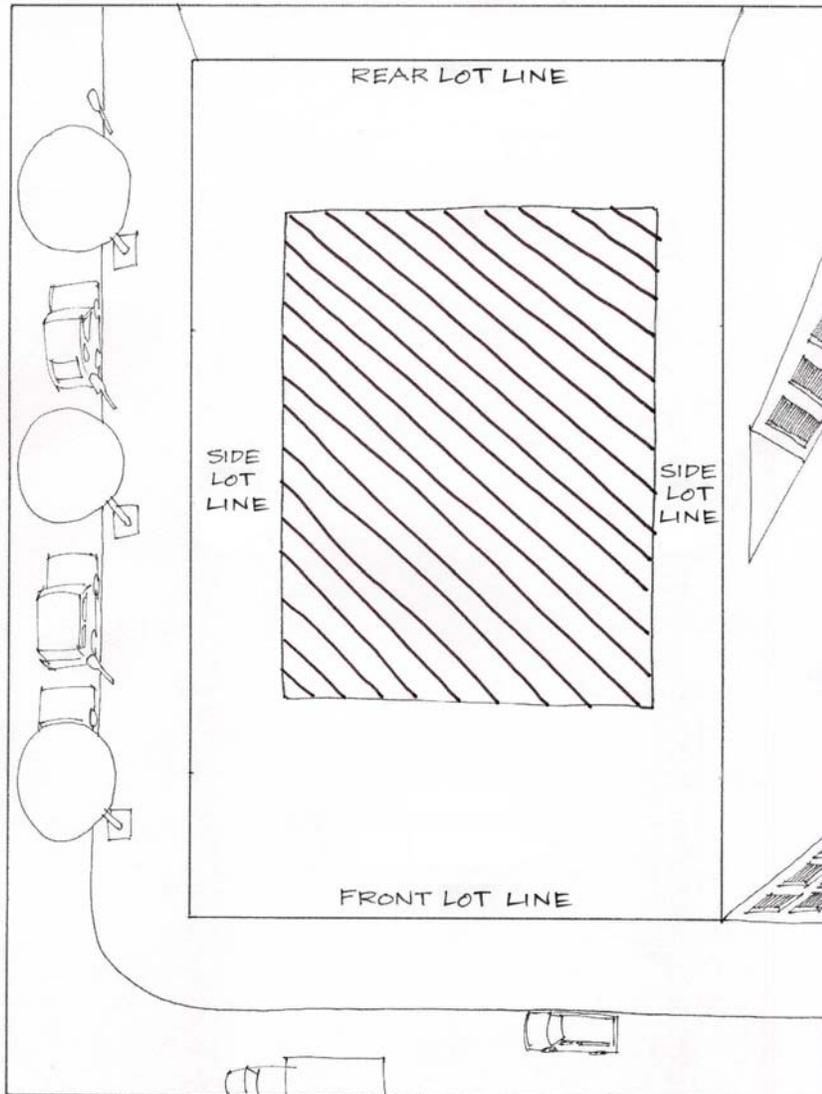
“lot, through”

Means a zoning lot which abuts two or more public streets, but which does not abut the intersection of those streets.

“lot, interior”

Means a lot other than a corner lot or a through lot.

**lot line, front
lot line, rear
lot line, side**



“lot line, front”

Means

- (a) in the case of an interior lot, all lot limits which abut public streets; or
- (b) in the case of a through lot, all lot limits which abut public streets from which vehicular access is permitted; or
- (c) in the case of a corner lot, that frontage which is the continuation of the front lot line of an abutting interior lot or if none those frontages which as front lot lines accord with the intent and purpose of yard requirements under this By-law.

“lot line, rear”

Means:

- (a) the lot limit which is most nearly parallel to the front lot line; or
- (b) any lot limit which is in whole or in part the rear lot line of an abutting lot and as a rear lot line accords with the intent and purpose of yard requirements or development standards under this By-law; or
- (c) in the case of a lot where the side lot lines intersect the rear lot line shall be deemed to be a line 10 feet in length, located within the lot, parallel to and at the maximum distance from the front lot line.

“lot line, side”

Means any lot limit which intersects with a front lot line and which is not a rear lot line in accordance with the intent and purpose of yard requirements under this By-law.

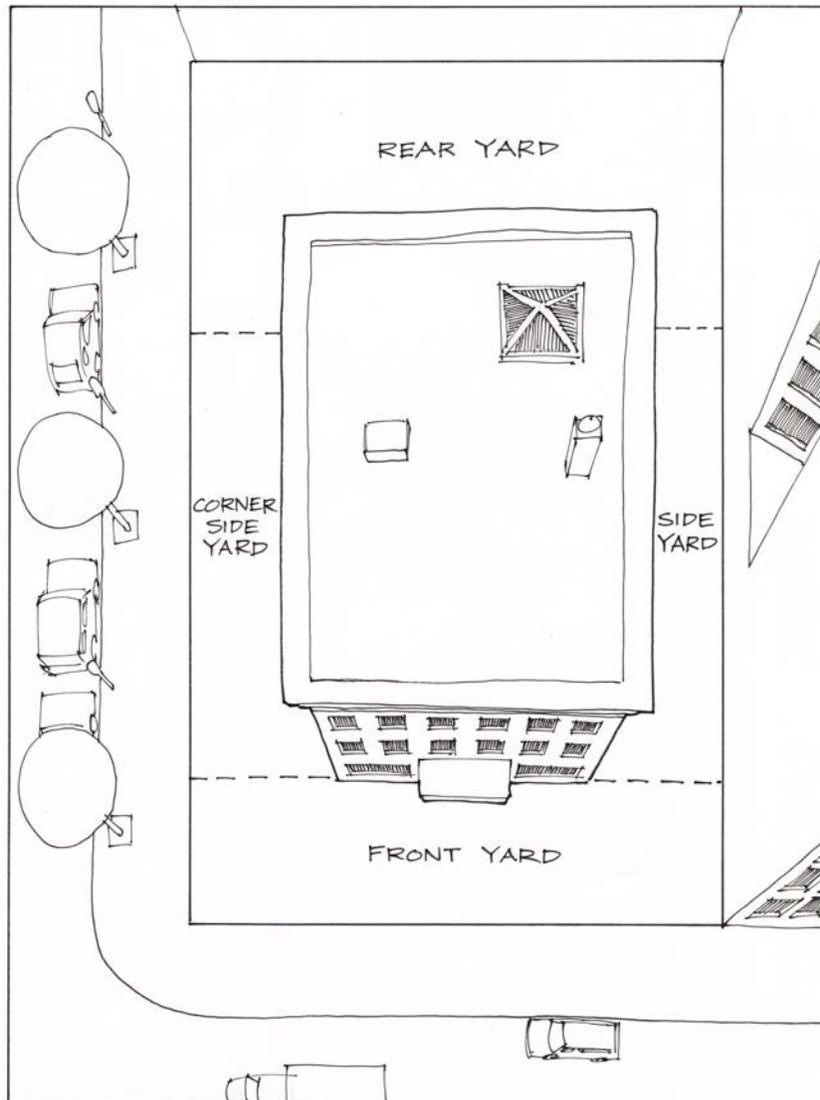
wind impact



“wind impact”

Means the generation and acceleration of intense wind drafts by tall buildings and structures in dense urban contexts, north through the affects of their own form and in relation to adjacent buildings and structures.

yard, front
yard, rear
yard, side
yard, corner side



“yard, front”

Means an open area on a zoning lot which is clear from ground to sky, except as otherwise permitted, extending along the full length of the front lot line, the depth of which is measured perpendicularly to the front lot line.

“yard, rear”

Means an open area on a zoning lot which is clear from ground to sky, except as otherwise permitted, extending along the full length of the rear lot line, the depth of which is measured perpendicularly to the rear lot line.

“yard, side”

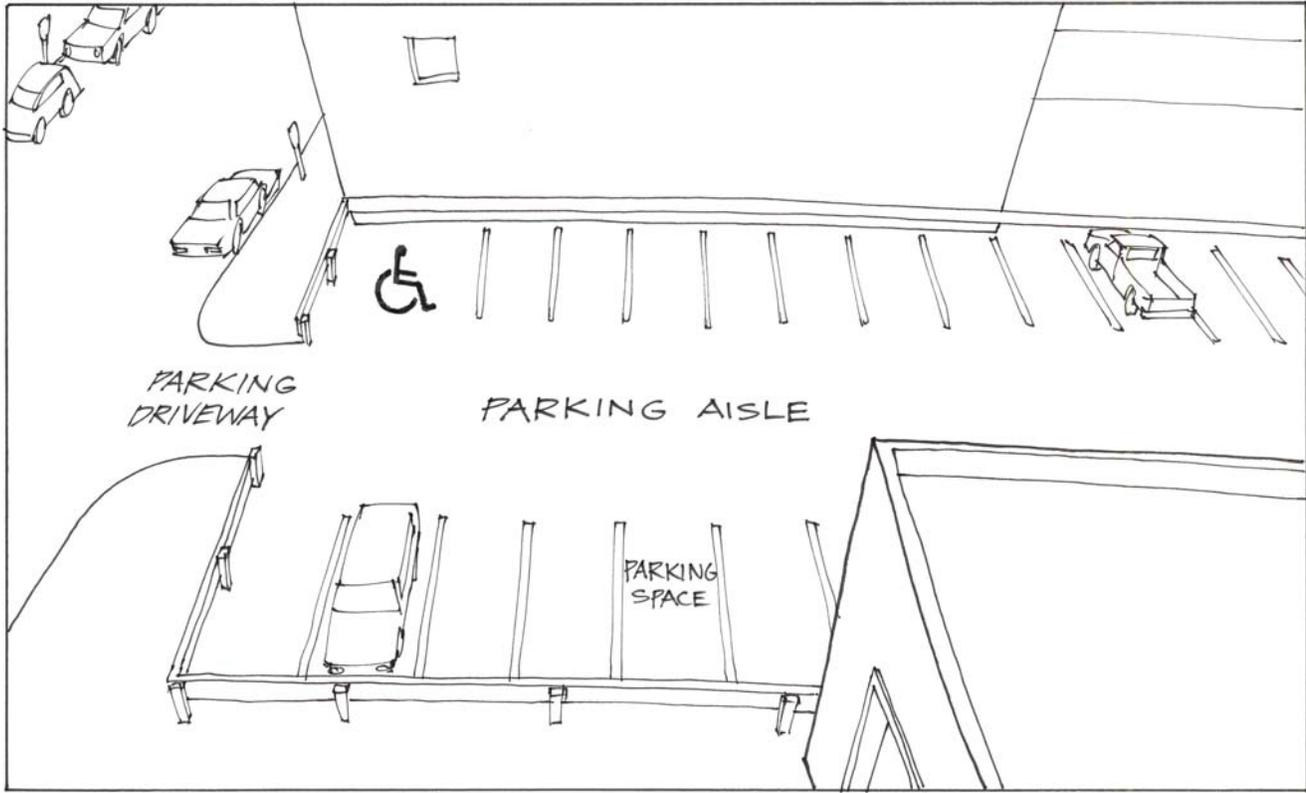
Means an open area on a zoning lot which is clear from ground to sky, except as otherwise permitted, extending along the full length of the side lot line between the front yard and rear yard, the depth of which is measured perpendicularly to the side lot line.

“yard, corner side”

Means a side yard which adjoins a public road.

Use Definitions

parking aisle
parking driveway
parking space



“parking aisle”

Means that portion of a parking facility that provides vehicular access to a parking space, not directly from a public right of way.

“parking driveway”

Means that portion of a parking facility that provides vehicular access from a public right-of-way to a parking space.

“parking space”

Means that portion of a parking facility, excluding vehicle manoeuvring areas such as aisles and driveways, that will accommodate one motor vehicle.

Sign Definitions

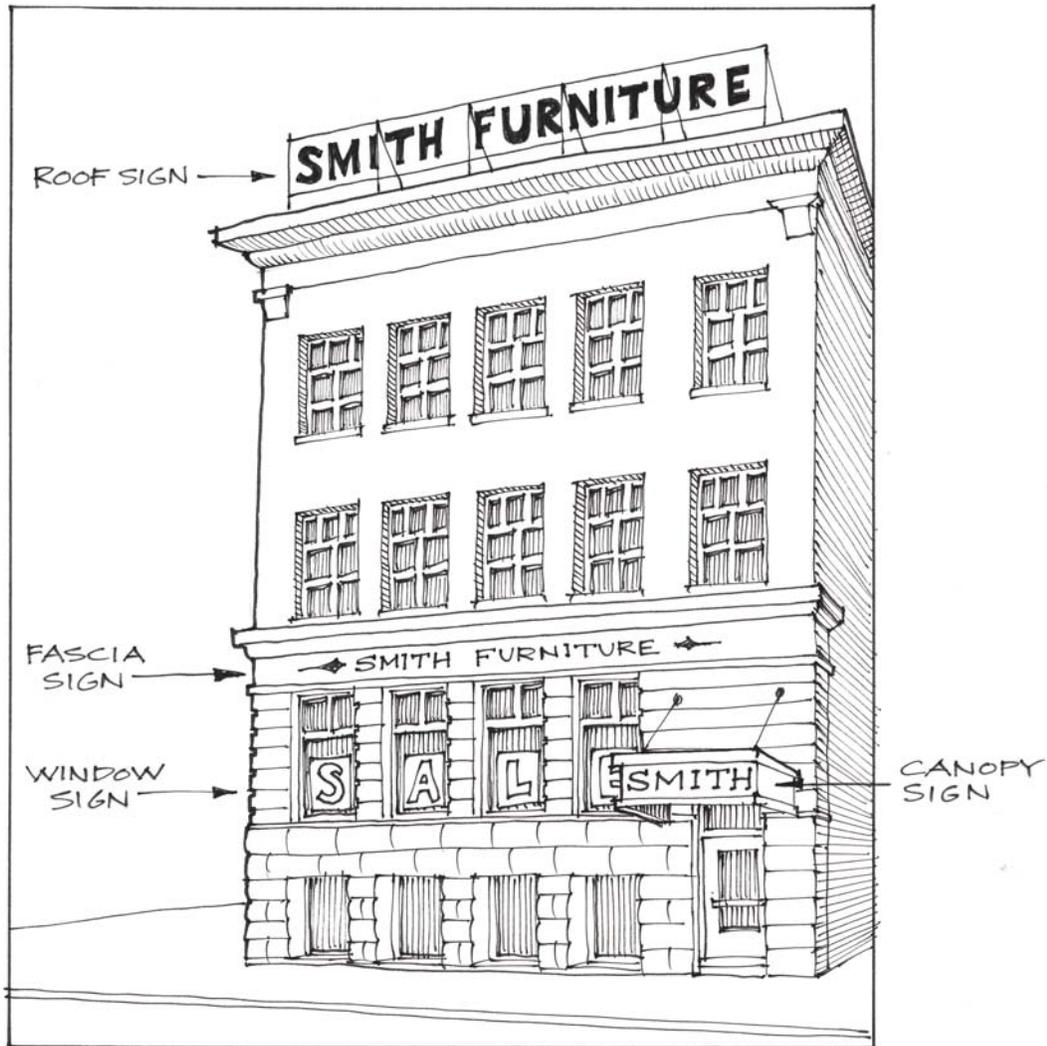
sign area



“copy area”

Means the area of a sign covered by a single rectangle drawn around the extremities of the message contained on the sign and, in the case of a multi-face sign, comprises half of the total area of all sign faces.

roof sign
fascia sign
canopy sign
window sign



“window sign”

Means a sign painted on, attached to, or installed on or within a window, for the purpose of being viewed from outside the premises.

“fascia sign”

Means a sign, or individual letters attached to, marked, or inscribed on, or erected or placed against a wall, whether forming part of a building or not, and having the exposed face of the sign on a space approximately parallel to the plane of such wall and projecting not more than 1.5 feet from the face of such wall.

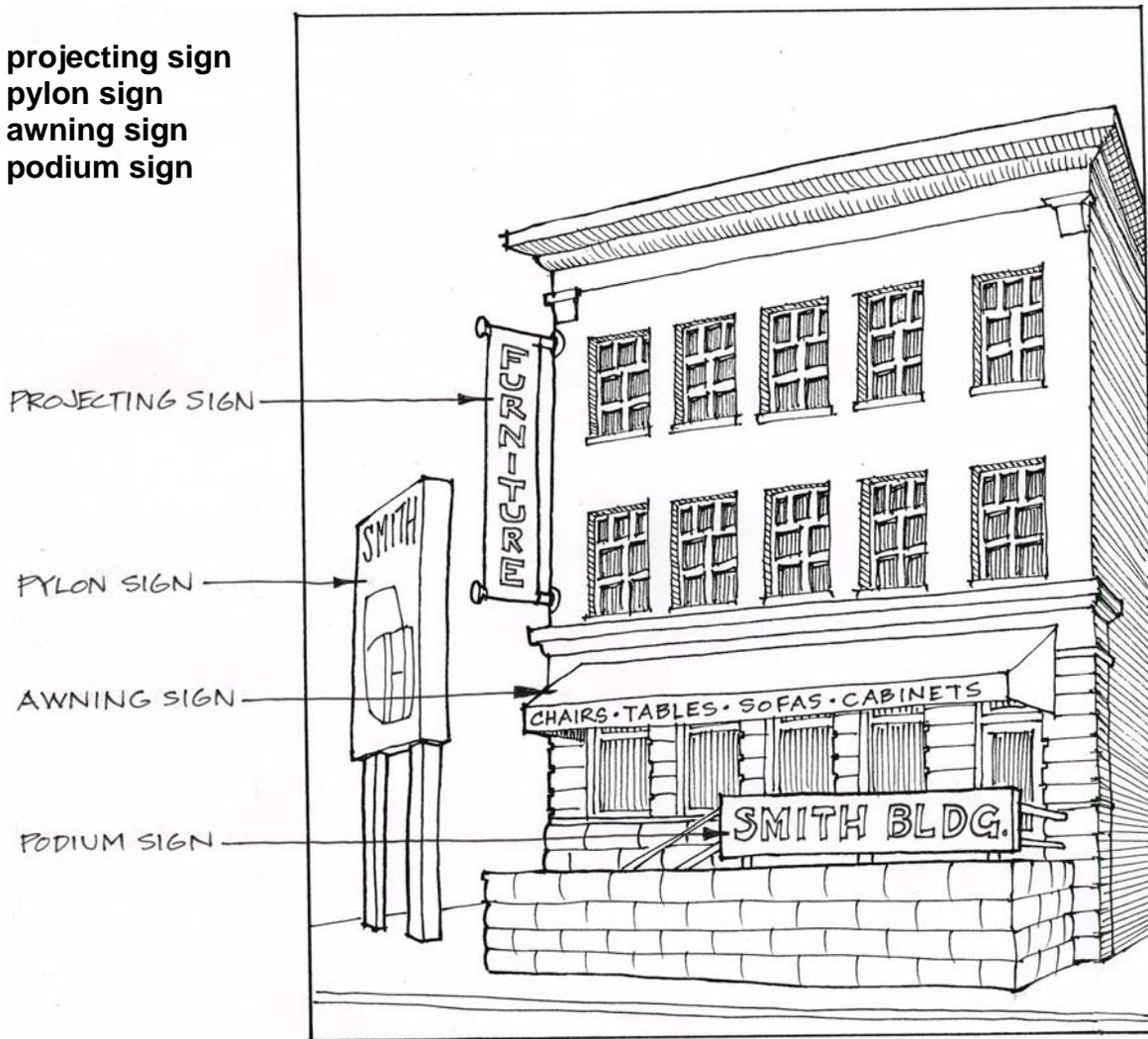
“canopy sign”

Means a canopy which utilizes or incorporates a sign. A “canopy” means any roof-like structure projecting more than 1.5 feet from the face of a building having a rigid frame, and attached to said building in such a manner as not to become an integral part thereof.

“roof sign”

Means a sign erected, constructed, and maintained wholly upon or over the parapet of a building with the principal support on the roof structure

projecting sign
pylon sign
awning sign
podium sign



“podium sign”

Means a sign attached to a podium. A “podium” means a building base or low wall serving as a raised foundation or terrace wall; an integral part of the building or buildings.

“pylon sign”

Means a sign that is more than 10 feet in height above grade level, is supported by a permanent structure, and is not attached to any building or podium

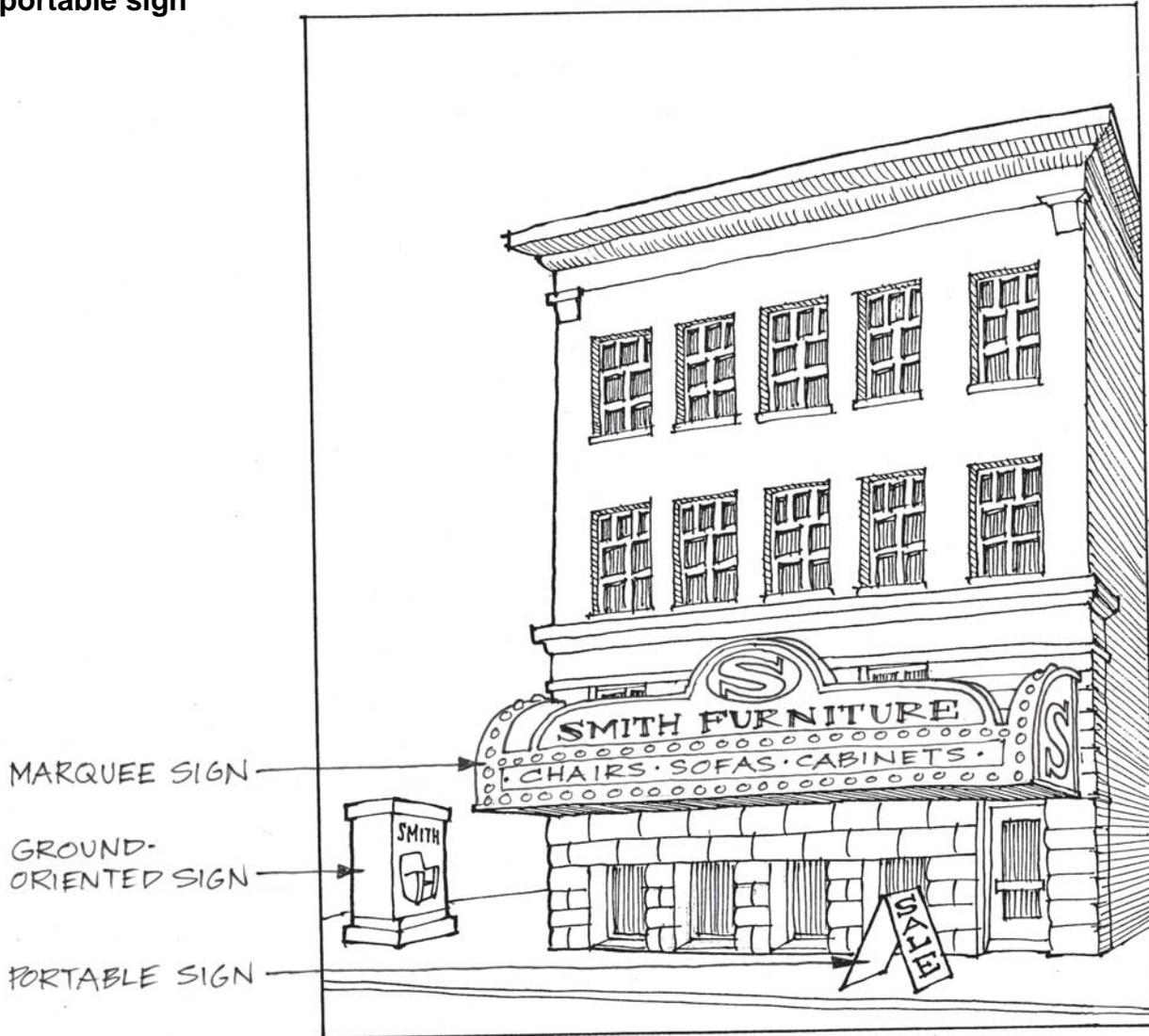
“projecting sign”

Means a sign, other than an awning, canopy, or marquee sign, the exposed face or faces of which are not necessarily parallel to a wall and which is attached to a building and extends as a projection of a line of that building or beyond the surface of that portion of the building to which it is attached for a distance exceeding 18 inches.

“awning sign”

Means an awning that incorporates a sign painted on, or affixed flat to the surface of the awning and which does not extend vertically or horizontally beyond the limits of such awning. An “awning” means a shelter projecting from and supported by the exterior wall of a building and designed to be collapsible, retractable, and generally constructed of fabric or similar non-rigid material.

marquee sign
ground oriented sign
portable sign



“marquee sign”

Means a sign attached to a marquee. A “marquee” means any roof-like structure constructed and erected as a permanent part of the building over an entrance thereto, and projecting more than 1.5 feet from the exterior wall of the building.

“ground-oriented sign”

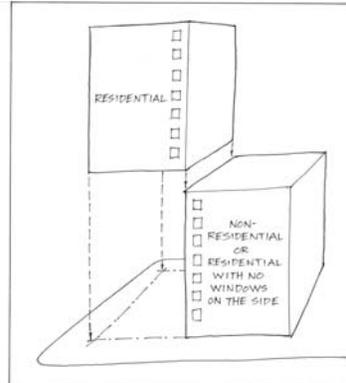
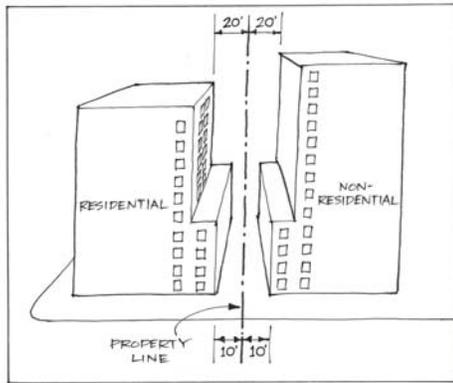
Means a free-standing sign that is 10 feet or less in height above ground level, and is not erected on one or more poles or similar supports, but erected to rest on and be permanently

“portable sign”

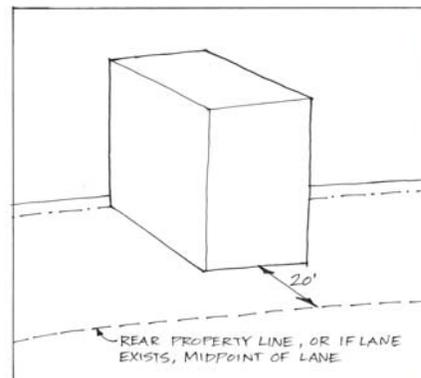
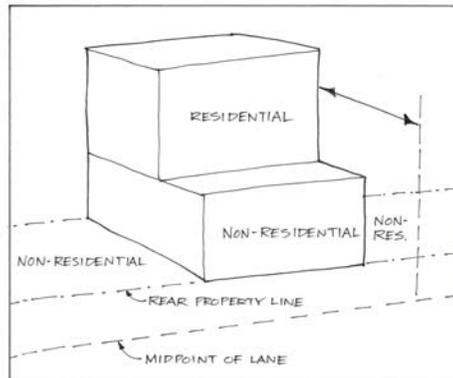
Means a sign not permanently attached to the ground, a podium, or a building. Includes Aframe, sandwich boards, and portable readerboards.

General Provisions

residential uses yards



RESIDENTIAL WITH NO WINDOWS OR DOORS ON THE SIDE HAS NO MINIMUM SIDE YARD.



RESIDENTIAL, OR NON-RESIDENTIAL NEXT TO RESIDENTIAL REQUIRES A 20' REAR YARD

210(6)

For all Residential Uses, a 10 foot interior side yard must be provided for the portion of the building containing such uses, to a maximum height of 4-storeys. Above 4-storeys, a 20 foot interior side yard must be provided for the portion of the building containing such uses. These yards must also be provided when a building or structure containing non-residential uses is established on a lot that abuts a lot already containing Residential Uses.

210(7)

Notwithstanding subsection 210(6), no interior side yard is required when no windows, doors, or other openings (not including fire escape) are provided in the wall facing the adjacent property and in the adjacent property wall.

210(8)

For all Residential Uses, unless otherwise required in the applicable sector Bulk regulations, no minimum front or corner side yards are required.

210(9)

For all Residential Uses, a 20 foot rear yard must be provided; such yard need not extend below the lowest storey containing such Residential Uses. This yard must also be provided when a building or structure containing non-residential uses is established on a lot that abuts a lot already containing Residential Uses.

210(10)

Notwithstanding subsection 210(9), the 20 foot rear yard for the portion of the building containing Residential Uses within the first 4-storeys may be calculated from the rear wall of the building to the mid-point of an existing public road or lane right-of-way.