



Basic Zoning Report

Sample address

Toronto, ON

Report by [LandLogic.ai](https://landlogic.ai)

My location

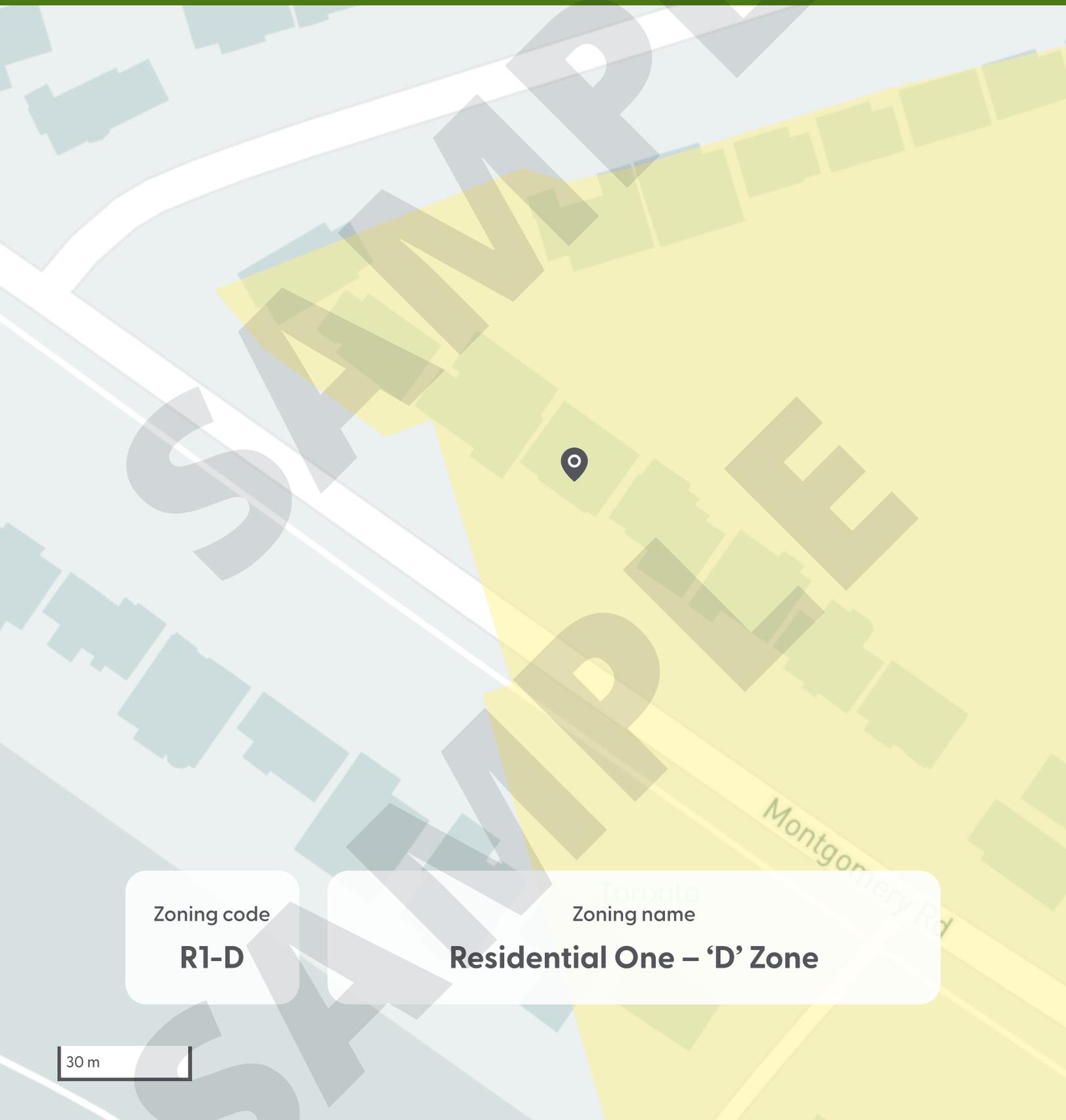
Sample address

Overview

Located on the northwestern shore of Lake Ontario, Toronto is Canada's largest city, serving as the provincial capital and a vibrant cultural hub. With a diverse population exceeding 2.9 million, it's celebrated for its multiculturalism, showcased through its array of neighborhoods, cuisines, and festivals. Toronto is the anchor of the Golden Horseshoe region which hosts 9.7 million people. Iconic landmarks such as the CN Tower and the historic Casa Loma castle, offer panoramic views and rich history, while the city's bustling financial district highlights its economic significance. Toronto is also renowned for its extensive network of green spaces, including High Park and the Toronto Islands, providing residents and visitors with ample opportunities for outdoor recreation amidst an urban landscape.

	Municipality	Toronto
	Upper tier municipality	-
	Ward name	Eglinton-Lawrence
	Ward number	Ward 8
	Community	Lawrence Park South
	Census Area (CMA or CA)	Toronto
	Lot	LOT 5
	Concession	CON 1 WEST OF YONGE STREET
	Geographic Township Name	YORK
	Forward sortation area	M4R

Zone designation



Zoning code
R1-D

Toronto
Zoning name
Residential One – ‘D’ Zone

30 m

Permitted uses

Permitted

- ✔ Dwelling Unit
- ✔ Municipal Shelter
- ✔ Park

With conditions

- ! Ambulance Depot
- ! Cogeneration Energy
- ! Community Centre
- ! Day Nursery
- ! Fire Hall
- ! Garden Suite
- ! Group Home
- ! Home Occupation
- ! laneway Suite
- ! Library
- ! Place of Worship
- ! Police Station
- ! Private Home Daycare
- ! Public Utility
- ! Renewable Energy
- ! Secondary Suite
- ! Seniors Community House
- ! Short-term Rental
- ! Tourist Home

Permitted dwellings



Building or structure



Detached



Duplex



Fourplex

Permitted ancillary structures and uses



Accessory Apartment



Accessory Buildings, Structures and Uses



Air Conditioning Units



Fences



Platforms



Private Garage



Public Garage



Satellite Dishes

Additional considerations



General provision

Consider checking [Section 3 \(General Regulations\)](#) for the base regulations applicable to all zones. Notable sections in this By-law include: 3.A.1 Accessory Buildings and Accessory Structures 3.A.1B Additional Residential Units



Hold

This property is subject to a Railway Hold, requiring a professional engineer to assess proposals in relation to the nearby railway. Please refer to [Section 3.R.1](#) for more information.



Other

Ancillary Uses within this zone are permitted only when accessory to a Primary Use.

Definitions

Dwellings



Apartment building

Means a building that has five or more dwelling units, with at least one dwelling unit entirely or partially above another, and each dwelling unit has a separate entrance directly from outside or through a common inside area. A building that was originally constructed as a detached house, semi-detached house or townhouse and has one or more secondary suites is not an apartment building.



Building or Structure

Means a wholly or partially enclosed structure with a roof supported by walls, columns, piers or other structural systems. A vehicle is not a building.



Detached

Means a building that has one dwelling unit occupying the entire building.



Duplex

Means a building that has two dwelling units, with one dwelling unit entirely or partially above the other. A detached house that has a secondary suite, is not a duplex.



Fourplex

Means a building that has four dwelling units, with at least one dwelling unit entirely or partially above another. A detached house, semi-detached house or townhouse that has one or more secondary suites is not a fourplex.



Mixed-use building

Means a building with a dwelling unit and a non-residential use. A residential building is not a mixed use building.



Semi-Detached

Means a building that has two dwelling units, and no dwelling unit is entirely or partially above another.



Town house

Means a building that has three or more dwelling units, and no dwelling unit is entirely or partially above another. A detached house or semi-detached house that has one or more secondary suites is not a townhouse.



Triplex

Means a building that has three dwelling units, with at least one dwelling unit entirely or partially above another. A detached house or semi-detached house that has one or more secondary suites is not a triplex.

Definitions

Defined Terms

Ancillary	Means naturally and normally incidental, subordinate in purpose or floor area, and exclusively devoted to a permitted use, building or structure.
Density	Means the ratio of the number of bedrooms, dwelling units or co-living units to one net developable hectare of lot area or per lot.
Develop or Development	Develop or Development means to: <ol style="list-style-type: none">1. Create a new lot;2. Create a new use;3. Convert to a different use;4. Alter landscaped open space, a landscaped berm, a planing strip or any other landscaping feature required pursuant to this By-law;5. Construct driveways, drive aisles, parking spaces, parking lots or loading spaces on a lot; and6. Alter, enlarge, erect, build, construct, reconstruct, relocate, renovate, or restore buildings or parts thereof.
Dwelling Unit	Means living accommodation for a person or persons living together as a single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the unit.



Terms and conditions

Limitations

- a. The information presented in this Basic Zoning Report is provided “**as is**”, without representations, warranties, or conditions of any kind, either express or implied, including but not limited to accuracy, completeness, or fitness for a particular purpose.
- b. While some of the information contained in this Report may be derived from publicly available provincial land registration records, this Report is neither a product of nor endorsed by the Government of Ontario. The Province of Ontario makes no representations or warranties as to the accuracy or completeness of this Report and assumes no responsibility for property boundaries, zoning classifications, or related data.
- c. This Report does **not** constitute legal, planning, or development advice. Users with concerns related to zoning, permitted uses, or development rights should consult appropriate licensed professionals, including lawyers, land use planners, or surveyors.
- d. LandLogic Inc. and its affiliates, suppliers, and licensors accept **no liability** for any direct, indirect, incidental, or consequential damages arising from the use of or reliance on this Basic Zoning Report.

Intended use

This Report is provided for informational purposes only and is intended for preliminary land use research and general guidance. It is not intended for submission to municipalities, courts, or other authorities as a substitute for officially stamped or certified planning documentation.

Data freshness and variability

Zoning and land use data may change without notice. Users are responsible for verifying all information with the applicable municipality or regulatory authority prior to making any decisions or investments. This Report reflects data available at the time of generation and may not account for recent amendments or site-specific exceptions.

Permitted use

This Report is licensed for individual use only. Copying, redistributing, or republishing this content, in whole or in part, without prior written consent from LandLogic Inc. is strictly prohibited. **Authorized resellers** are permitted to distribute this Report solely in its original form as provided by LandLogic Inc., without alteration, modification, or supplementation. All rights, including intellectual property rights, remain the exclusive property of LandLogic Inc.

Privacy notice

LandLogic Inc. is committed to maintaining the highest standards of privacy. Any personal or property-related information collected for the purpose of generating this Report is securely stored and handled in accordance with applicable privacy laws. Information is used solely to deliver the requested services and may be shared with authorized partners for fulfillment and support purposes, but is not sold or disclosed to unauthorized third parties.

For full terms, including data usage and disclaimers, please visit: www.landlogic.ai/terms



Connect with LandLogic

Head Office Address:

5255 Yonge St, Suite 900
North York, Ontario M2N 6P4

General Inquiries:

844.866.8275

Email:

info@landlogic.ai

Follow LandLogic

 LandLogic

 @landlogic

 @landlogic.ai

Connect with GeoWarehouse

Head Office Address:

123 Front Street West, Suite 700
Toronto, Ontario M5J 2M2

General Inquiries:

416.360.7542 | 1.866.237.5937

Email:

geowarehouse.support@teranet.ca

Follow GeoWarehouse

 Teranet Inc.

 @geowarehouse

 @teranet_social