



Enhanced Zoning Report

SAMPLE

Sample address

Sample











Report by [LandLogic.ai](#)

My location

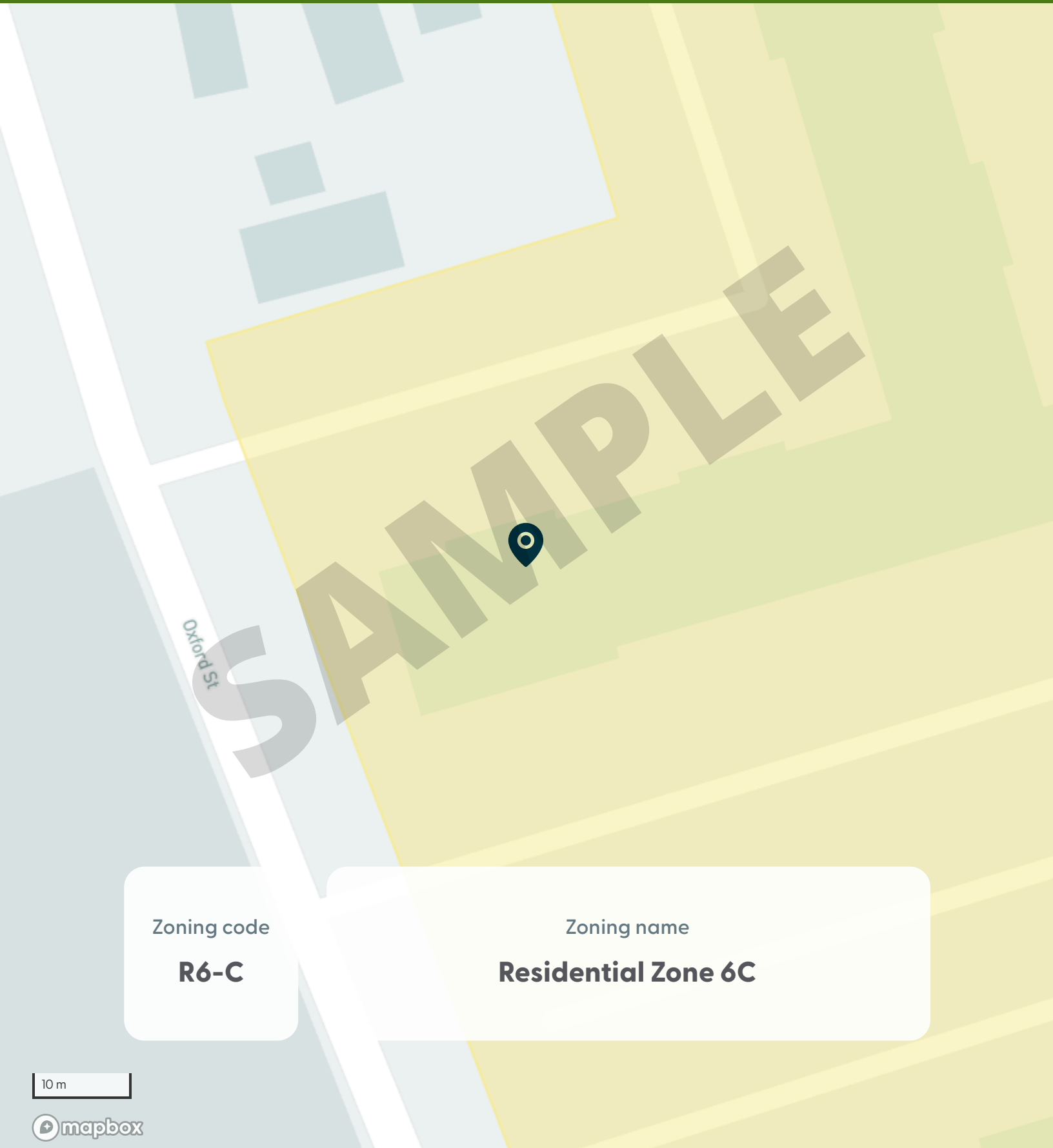
Sample Address

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

R6-C

Zoning name

Residential Zone 6C

10 m



Permitted uses

Permitted

- ✓ Dwelling unit in permitted residential building
- ✓ 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
- ! Retail Store
- ! Rooming House
- ! Secondary Suite
- ! Seniors Community House
- ! Short-term Rental
- ! Tourist Home
- ! Transportation

Permitted dwellings



Building or structure



Detached



Duplex



Fourplex

Residential 6C



Triplex

SAMPLE

Permitted ancillary structures and uses



Ancillary building

Residential 6C



Detached private garage

Residential 6C



Swimming pools or similar ancillary structures containing water

Residential 6C



Ground mounted heating or air-conditioning devices



Open platforms

Permitted uses conditions

✓	Dwelling Unit 10.20.20.10	No condition
✓	Municipal Shelter 10.20.20.10	No condition
✓	Park 10.20.20.10	No condition
!	Ambulance Depot 10.20.20.100 (1)	In the RD zone, an ambulance depot, fire hall, or police station must be on a <u>lot</u> that: (A) fronts on a major <u>street</u> on the Policy Areas Overlay Map; or (B) fronts on a <u>street</u> which intersects a major <u>street</u> on the Policy Areas Overlay Map, and is no more than 250 meters from that intersection
!	Cogeneration Energy 10.20.20.100 (2)	In the RD zone, <u>cogeneration energy</u> production or <u>renewable energy</u> production must be in combination with another permitted <u>use</u> on the lot, and comply with all Municipal, Provincial and Federal by-laws, statutes and regulations.

Requirements for permitted uses

Crisis Care Shelter

Number of Parkings [200.5.10.1](#) Parking spaces must be provided at a maximum rate of 1.5 for each 100 square metres of gross floor area.

Number of Accessible Parkings [200.15.10.5](#) The rate for calculating effective parking spaces is 0.2 parking spaces for each 100 square metres of gross floor area.

Other Requirements [6.7](#)

150.20.20 Use Requirements

150.20.20.1 General

1. Crisis Care Shelter - Use Restriction A crisis care shelter must:

- A** occupy the entire building and not be combined with any other use; and
- B** be regulated or supervised pursuant to Province of Ontario or Government of Canada legislation.

150.20.30 Lot Requirements

150.20.30.1 General

1. Crisis Care Shelter - Separation Distance and Location A crisis care shelter must:

- A** be a minimum distance of 250 metres from a lot with a crisis care shelter or municipal shelter, measured in a straight line from nearest lot line to nearest lot line; and
- B** be on a lot that has a front lot line or side lot line abutting:
 - i. a major street on the Policy Areas Overlay Map; or
 - ii. a street which intersects a major street on the Policy Areas Overlay Map, and the lot is located in whole or in part, within a distance of 80 metres from that intersection.

Requirements for permitted uses

Ambulance Depot

Parking count

[200.5.10.1](#)

Parking spaces must be provided:

- (A) in Parking Zone A (PZA) at a maximum rate of 3.5 for each 100 square metres of gross floor area;
- (B) in Parking Zone B (PZB) at a maximum rate of 4.0 for each 100 square metres of gross floor area; and
- (C) in all other areas of the City, at a maximum rate of 6.0 for each 100 square metres of gross floor area.

Accessible Parking count

[200.15.10.5](#)

The rate for calculating effective parking spaces is:

- (A) in Parking Zone A (PZA) and Parking Zone B (PZB), 1.0 parking spaces for each 100 square metres of gross floor area; and
- (B) in all other areas of the City, 2.0 parking spaces for each 100 square metres of gross floor area

Community Centre

Parking count

[200.5.10.1](#)

Parking spaces must be provided:

- (A) in Parking Zone A (PZA) at a maximum rate of 0.8 for each 100 square metres of gross floor area; and
- (B) in Parking Zone B (PZB) at a maximum rate of 1.0 for each 100 square metres of gross floor area; and
- (C) in all other areas of the City, at a maximum rate of 3.5 for each 100 square metres of gross floor area.

Accessible Parking count

[200.15.10.5](#)

The rate for calculating effective parking spaces is:

- (A) in Parking Zone A (PZA) and Parking Zone B (PZB), 0.4 parking spaces for each 100 square metres of gross floor area; and

Requirements for dwellings

Apartment Building

Minimum Amenity Space

[10.20.40.20 \(2\)](#)

(1) Amenity Space for an Apartment Building

In the RA zone, an apartment building with 20 or more dwelling units must provide amenity space at a minimum rate of 4.0 square metres for each dwelling unit, of which:

- (A) at least 2.0 square metres for each dwelling unit is indoor amenity space located at or above established grade; [By-law: 1353-2015]
- (B) at least 40.0 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space; and
- (C) no more than 25% of the outdoor component may be a green roof.

Maximum Building Height

[Building height illustration](#)

[15.10.40.10\(1\)](#)

24m

Minimum Front Setback

[Seatbacks illustration](#)

[15.10.40.70\(1\)](#)

6m

Minimum Lot Area

[15.10.30.10\(1\)](#)

720m²

Maximum Lot Coverage

[Lot coverage illustration](#)

[15.10.30.40\(1\)](#)

35%

Requirements for dwellings

Detached

Minimum Lot Frontage

[10.20.30.20 \(1\)](#) 12 m

Minimum Lot Coverage

[Lot coverage illustration](#)

[10.20.30.40 \(1\)](#) No lot coverage applies

Minimum Lot Area

[10.20.30.10 \(1\)](#) 360 m²

Floor Space Index (FSI)

[FSI illustration](#)

[10.20.40.40 \(1\)](#) 0.35

Minimum Building Depth

[Building depth illustration](#)

[10.20.40.30 \(1\)](#) 19 m

Requirements for ancillary structures

Swimming Pools or Similar Ancillary Structures Containing Water

Minimum Side Setback

[Setbacks illustration](#)

10.5.60.20(9)

(9) Swimming Pools or Similar Ancillary Structures Containing Water - Side Yard Setback

Despite regulation 10.5.60.20(3), in the Residential Zone category, the required minimum side yard setback for an outdoor swimming pool or other ancillary structure used to hold water, such as a fountain or artificial pond, is as follows:

(A) on a lot with a residential building other than an apartment building:

- (i) the greater of 1.2 metres or the side yard setback required by regulation 10.5.60.20(3);
- (ii) if it is a corner lot, the required minimum side yard setback for the residential building, plus 1.5 metres, from the side lot line abutting a street; and
- (iii) no minimum side yard setback is required if the water surface area is 1.0 square metres or less;

(B) on a lot with an apartment building:

- (i) 4.5 metres;
- (ii) if it is a corner lot, 7.5 metres from the side lot line abutting a street; and
- (iii) no minimum side yard setback is required if the water surface area is 3.0 square metres or less.

Requirements for ancillary structures and uses

Ancillary Buildings or Structures

Setbacks

[Setbacks illustration](#)

[10.5.60.20 \(2\)](#) **Rear: 0.3 m**

[10.5.60.20 \(3\)](#) **Side: 0.3m**

[10.5.60.20 \(4\)](#) **From a Lane: 2.5 m (from the original centerline of a lane)**

Exemption

[10.5.60.20 \(1\)](#)

In the Residential Zone category, required minimum ancillary building setbacks apply to all parts of an ancillary building or structure above-ground and below-ground, excluding footings.

Exemption

[10.5.60.20 \(2\)](#)

- (A) if an ancillary building or structure is on a through lot, and a residential building on an adjacent lot fronts on the street that abuts the rear lot line of the through lot, the required minimum rear yard setback for the ancillary building or structure is equal to the required minimum front yard setback for the residential building on the adjacent lot;
- (B) if an ancillary building or structure is on a lot with a lot depth greater than 45 meters, and its height is greater than 2.5 meters or its floor area is greater than 10 square meters, the required minimum rear yard setback for the ancillary building or structure is equal to half the height of the ancillary building or structure;

Exemption

[10.5.60.20 \(3\)](#)

- (A) in a side yard, is the required minimum side yard setback for the residential building on the lot
- (B) in a rear yard and less than 1.8 meters from the residential building on the lot, is the same as the required minimum side yard setback for the residential building
- (C) in a rear yard and 1.8 m or more from the residential building on the lot, is as follows:

Additional considerations



General provision

This area has additional special provisions that may apply to your land. Read [section #](#) to review.



Hold

This area has additional special provisions that may apply to your land. Read [section #](#) to review.



Other

This area has additional special provisions that may apply to your land. Read [section #](#) to review.

SAMPLE

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:

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; and
6. 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.



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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

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