

SECTION 3 - DISTRICTS AND ZONES

- (1) For the purpose of this by-law and of the maps in Appendix "A" hereto, herein referred to as "District Maps", the following classes of use district, volume area, residential density zone, commercial, institutional and industrial density zones and non-residential density zones are hereby established, namely:

Parks Districts - G, Gh, Gm, Gr, UOS; (425-93) (1995-0492)

Residential Districts - R1, R1S, R2, R3, R4, R4A; (909-88)

Mixed-Use Districts - CR, MCR, RA¹, Q; (425-93) (1994-0178) (1996-0238)

Industrial Districts - I1, I2, I3, I4, IC, T, Tr; (425-93) (1995-0492)

Holding District - (h); (1996-0238)

Mixed Use Total Density Zones - T0.27, T0.5, T0.6, T1.0, T1.5, T2.0, T2.5, T3.0, T3.5, T4.0, T4.25, T5.0, T5.1, T6.0, T6.5, T6.7, T7.0, T7.8, T8.0, T12.0; (425-93) (1997-0420)

Residential Density Zones - Z0.35, Z0.38, Z0.6, Z1.0, Z1.3, Z1.5, Z2.0, Z2.5, R0, R0.6, R1.0, R1.5, R1.7, R2.0, R2.5, R3.0, R3.5, R4.0, R4.8, R5.0, R5.1, R5.5, R6.0, R6.5, R7.3, R7.8, R8.0, R11.7; (425-93) (1995-0593) (1996-0278)

Commercial, Institutional and Industrial Density Zones - C0.27, C0.3, C0.5, C0.6, C1.0, C1.5, C1.75, C2.0, C2.3, C2.5, C3.0, C4.0, C4.5, C5.0, C5.1, C5.7, C6.0, C7.0, C8.0; (425-93) (1997-0420) (1997-0422)

Non-residential Density Zones - D0.6, D1, D2, D2.5, D3, D4, D5, D6, D7; (425-93) (1995-0492)

Commercial and Institutional Density Zones - N0.5, N1, N1.5, N2, N2.5, N3, N3.5.

(425-93) (1997-0422)

Editor's note:

¹ See Section 7.

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- (2) (a) The buildings and structures and uses of buildings, structures and *lots* permitted by this by-law in those districts may be referred to as: G buildings, G structures, G uses, Gh buildings, Gh structures, Gh uses, Gm buildings, Gm structures, Gm uses, Gr buildings, Gr structures, Gr uses, UOS buildings, UOS structures, UOS uses, R buildings, R structures, R uses, CR buildings, CR structures, CR uses, MCR buildings, MCR structures, MCR uses, RA buildings, RA structures, RA uses, h buildings, h structures, h uses, Q buildings, Q structures, Q uses, I buildings, I structures, I uses, IC buildings, IC structures, IC uses, T buildings, T structures, T uses, Tr buildings, Tr structures, Tr uses, the buildings, structures and uses of buildings, structures and *lots* specifically named in sections 5, 6, 7, 8, and 9 inclusive, as they appear in this by-law, respectively, may be referred to as G, Gh, Gm, Gr, UOS, R1, R1S, R2, R3, R4, R4A, CR, MCR, RA, Q, I1, I2, I3, I4, IC, T and Tr buildings, structures and uses, respectively. (1994-0178) (1995-0492) (1996-0238) (1997-0422)
- (b) The expressions "G district", "Gh district", "Gm district", "Gr district", "UOS district", "R1 district", "R1S district", "R2 district", "R3 district", "R4 district", "R4A district", "CR district", "MCR district", "RA district", "(h) district", "Q district", "I1 district", "I2 district", "I3 district", "I4 district", "IC district", "T district", "Tr district", "zone 0.35 area", "zone 0.38 area", "zone 0.6 area", "zone 1.0 area", "zone 1.3 area", "zone 1.5 area", "zone 2.0 area", "zone 2.5 area", "T0.5 zone", "T0.6 zone", "T1.0 zone", "T1.5 zone", "T2.0 zone", "T2.5 zone", "T3.0 zone", "T3.5 zone", "T4.0 zone", "T4.25 zone", "T5.0 zone", "T5.1 zone", "T6.0 zone", "T6.5 zone", "T6.7 zone", "T7.0 zone", "T7.8 zone", "T8.0 zone", "T11.7 zone", "T12.0 zone", "R0 zone", "R1.5 zone", "R1.7 zone", "R2.0 zone", "R2.5 zone", "R3.0 zone", "R3.5 zone", "R4.0 zone", "R4.8 zone", "R5.0 zone", "R5.1 zone", "R5.5 zone", "R6.0 zone", "R6.5 zone", "R7.3 zone", "R7.8 zone", "R8.0 zone", "C0.3 zone", "C0.5 zone", "C0.6 zone", "C1.0 zone", "C1.5 zone", "C1.75 zone", "C2.0 zone", "C2.3 zone", "C2.5 zone", "C3.0 zone", "C4.0 zone", "C4.5 zone", "C5.0 zone", "C5.7 zone", "C6.0 zone", "C7.0 zone", "C8.0 zone", "D0.6 zone", "D1 zone", "D2 zone", "D2.5 zone", "D3 zone", "D4 zone", "D5 zone", "D6 zone", "D7 zone", "N0.5 zone", "N1 zone", "N1.5 zone", "N2 zone", "N2.5 zone", "N3 zone" and "N3.5 zone", where used in this by-law, mean, respectively, an area of the City of Toronto delineated on a District Map and designated thereon by the symbols "G", "Gh", "Gm", "Gr", "UOS", "R1", "R1S", "R2", "R3", "R4", "R4A", "CR", "MCR", "RA", "h", "Q", "I1", "I2", "I3", "I4", "IC", "T", "Tr", "Z0.35", "Z0.38", "Z0.6", "Z1.0", "Z1.3", "Z1.5", "Z2.0", "Z2.5", "T0.5", "T0.6", "T1.0", "T1.5", "T2.0", "T2.5", "T3.0", "T3.5", "T4.0", "T4.25", "T5.0", "T5.1", "T6.0", "T6.5", "T6.7", "T7.0", "T7.8", "T8.0", "T12.0", "R0", "R0.6", "R1.0", "R1.5", "R1.7", "R2.0", "R2.5", "R3.0", "R3.5", "R4.0", "R4.8", "R5.0", "R5.1", "R5.5", "R6.0", "R6.5", "R7.3", "R7.8", "R8.0", "R11.7", "C0.3", "C0.5", "C0.6", "C1.0", "C1.5", "C1.75", "C2.0", "C2.3", "C2.5", "C3.0", "C4.0", "C4.5", "C5.0", "C5.1", "C5.7", "C6.0", "C7.0", "C8.0", "D0.6", "D1", "D2", "D2.5", "D3", "D4", "D5", "D6", "D7", "N0.5", "N1", "N1.5", "N2", "N2.5", "N3" and "N3.5". (1994-0178) (1995-0492) (1995-0593) (1996-0238) (1996-0278) (1997-0422)

(425-93)

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- (3) In this subsection "permitted" means permitted in a use district pursuant to subsection (1)(c) and (d) of the section relating to the use district. Where a use, building or structure is referred to in conjunction with and attributed to a designated use district, for example, a "CR use", a "CR building", the use, building or structure is any use, building or structure, as the case may be, that is permitted in the use district, but excluding, if the use district is listed under the column headed "Use district" in the chart that follows, the uses, buildings and structures listed under the column headed "Uses, buildings and structures excluded" and set opposite the use district. (425-93)

<u>Use district</u>	<u>Uses, buildings and structures excluded</u>
R1	Those permitted in a G district
R1S	Those permitted in an R1 district (909-88)
R2	Those permitted in an R1 district
R3	Those permitted in an R2 district
R4	Those permitted in an R3 district
R4A	Those permitted in an R4 district
CR	Those permitted in a G district
MCR	Those permitted in a G district (1994-0178)
RA	Those permitted in a G district (1996-0238) (1997-0422)
Q	Those permitted in a G district
I2	Those permitted in an I1 district
I3	Those permitted in an I2 district

(425-93)

SECTION 3 - DISTRICTS AND ZONES

- (4) The City of Toronto is hereby divided into the use districts delineated on the maps in Appendix "A", referred to as "District Maps", the *height* districts and the minimum *lot frontage* districts delineated on the maps in Appendix "B" referred to as "Height and Minimum Lot Frontage Maps" and the areas delineated on the maps at the end of section 2(1), which maps, Map Area Index Appendices "A" and "B" and the information shown thereon form part of this By-law. (425-93)