

Authority: Planning and Growth Management Committee Item 33.6,
adopted as amended, by City of Toronto Council on June 10, 11, 12 and 13, 2014

CITY OF TORONTO

BY-LAW No. 572-2014

To amend Zoning By-law No. 569-2013, as amended, with respect to the Residential Apartment Commercial Zone.

Whereas authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The Zoning By-law Map in By-law No. 569-2013 is amended for the lands outlined by a thick black line on each of Schedules '1' to '90', inclusive, attached to this by-law, by changing the zone label for the lands to the zone label shown on the respective Schedules.
2. Regulation 15.20.20.100(1) in By-law No. 569-2013 is amended by replacing parts (A) to (E), inclusive, with the following, so that it reads:
 - "(A) they are not located above the first **storey** of an **apartment building**;
 - (B) a **service shop** or a **veterinary hospital** are located in **non-residential buildings** on the **lot**;
 - (C) if located in an **apartment building**, the uses may not occupy, in total, more than 50% of the **interior floor area** of the first **storey** in that **apartment building**;
 - (D) the total **interior floor area** of the uses may not exceed 400 square metres for the first 100 **dwelling units** on the **lot**, which may be increased by 50 square metres of **interior floor area** for each additional 25 **dwelling units** in excess of 100, to a maximum of 1,000 square metres of **interior floor area**;
 - (E) the **interior floor area** of an individual establishment may not exceed 200 square metres; and
 - (F) the calculation of total **interior floor area** is reduced by the area in the **building** used for:
 - (i) the same **building** areas as provided for in the calculation of **gross floor area** for an **apartment building** in regulation 15.5.40.40(1); and
 - (ii) in the case of an **eating establishment** or a **take-out eating establishment**, the areas used for associated offices, storage rooms, and staff rooms located in the basement."

3. Regulation 15.20.20.100(12) in By-law No. 569-2013 is amended by replacing parts (A) to (C), inclusive, with the following, so that it reads:

- "(A) the goods or commodities may not be displayed closer to a **dwelling unit** than 7.5 metres;
- (B) despite (A), above, the outdoor sale or display of goods or commodities in combination with a permitted use inside an **apartment building** may be located abutting that use if the area for the outdoor sale or display of those goods or commodities does not exceed 10 square metres;
- (C) the goods or commodities may not be displayed closer to a **rear lot line** or a **side lot line** than:
- (i) 3.0 metres where the **lot line** abuts a **street**; and
- (ii) 7.5 metres in all other cases;
- (D) the total area for the outdoor sale or display of goods or commodities may not exceed 400 square metres for the first 100 **dwelling units** on the **lot**, which may be increased by 50 square metres for each additional 25 **dwelling units** in excess of 100, to a maximum of 1,000 square metres; and
- (E) the area for the outdoor sale or display of goods or commodities may not be located in areas required by this By-law for parking, loading, **driveways** or outdoor **amenity space**."

4. Regulation 15.20.20.100(13) in By-law No. 569-2013 is amended by replacing the number "600" with the number "110" in each of (A)(i)(c) and (A)(ii).

5. Regulation 15.20.40.50(1) in By-law No. 569-2013 is amended by replacing part (A) with:

- "(A) at least 2.0 metres for each **dwelling unit** is indoor **amenity space** located at or above **established grade**;"

6. Regulation 15.20.40.80(3) in By-law No. 569-2013 is re-numbered to be regulation 15.20.40.80(4) and the following is inserted as regulation 15.20.40.80(3), so that it reads:

- "(3) Distance Between Residential and Non-Residential Buildings on the Same Lot

In the RAC zone, if a **non-residential building** is on the same **lot** as a **residential building**, the required minimum above-ground separation distance between the **main walls** of the **non-residential building** and the **residential building** is:

- (A) 11.0 metres if there is an opening to a **dwelling unit** in the **main wall** of the **residential building** facing the **non-residential building**; and

(B) 7.5 metres in all other cases."

7. By-law No. 569-2013 is amended by inserting the following Section and Articles in Chapter 900, after Section 900.7:

"900.8 RAC - Zone

900.8.1 General

(1) RAC Zone Exceptions

The regulations in Article 900.8.10 apply only to the exceptions subject to the RAC zone and identified with the corresponding exception number.

900.8.10 Exceptions for RAC Zone"

8. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(728) and adding Site Specific Exception 900.8.10(1), so that it reads:

"(1) Exception RAC 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The number of permitted **dwelling units** is:
- (i) a minimum of 145 **dwelling units**; and
 - (ii) a maximum of 170 **dwelling units**;
- (B) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;
- (C) **Amenity space** must be provided within a **building** at a minimum rate of 1.0 square metre for each **dwelling unit**;
- (D) A **vehicle** entrance to a **parking garage** that faces the **street** must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) The maximum height of a **building** or **structure** is:
- (i) 15 metres for the portion located with 30 metres of Alton Towers Circle; and
 - (ii) 54 metres in all other cases;
- (F) **Parking spaces** must be provided at the minimum rate of:

- (i) 1.0 **parking space** for each **dwelling unit**; and
 - (ii) 0.3 **parking space** for each **dwelling unit** and used for visitor parking;
and
- (G) A **parking space** in a yard that abuts a **street** must be a minimum of 3.0 metres from the **lot line** that abuts the **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

9. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(555) and adding Site Specific Exception 900.8.10(2), so that it reads:

"(2) Exception RAC 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Parking spaces** must be provided at a minimum rate of 1.3 **parking spaces** per **dwelling unit**;
- (C) Of the required parking:
 - (i) a minimum of 1.0 **parking space** per **dwelling unit** must be enclosed for residents; and
 - (ii) a minimum of 0.3 **parking space** per **dwelling unit** must be for visitors;
- (D) **Parking spaces** may be between the **main wall** and a **lot line** abutting a **street** if the **parking space** is set back a minimum of 3.0 metres from the **lot line**;
- (E) Indoor **amenity space** must be provided at a minimum rate of one square metre for each **dwelling unit**;
- (F) The maximum height for a **building** or **structure** is 54.0 metres;
- (G) The maximum **lot coverage** may exceed 40%; and
- (H) Swimming pools are permitted in the **rear yard** and **side yards**, if:
 - (i) the yard is not abutting a **street**;
 - (ii) the water surface area does not exceed 15% of the **lot area**; and

- (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)"

10. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(746) and adding Site Specific Exception 900.8.10(3), and in regulation (E) insert the word "**residential**" after the word "two" and add the letter "s" to the end of the word "**building**", so that it reads:

"(3) Exception RAC 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) The maximum floor space index is 1.5;
- (E) The minimum separation between the above ground **main wall** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) A below grade parking **structure** may be in a yard;
- (G) The minimum **building setback** for a below grade parking **structure** is a distance equal to the vertical distance between the surface of the lowest floor of the **structure** and the average elevation of grade along the **front lot line**;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (I) A minimum of 209 **parking spaces** must be provided on the **lot**, of which a minimum of 128 **parking spaces** must be underground;
- (J) A minimum of 40% of the **lot area** must be **landscaping**; and
- (K) The maximum number of **dwelling units** must be no more than the sum of: The total number of Bachelors x 1.5, the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25, must not exceed 401 times the **lot area** in hectares; and, in no case,

may 2-bedroom units exceed 31% of the total number of units, and 3-bedroom units may not exceed one per floor.

Prevailing By-laws and Prevailing Sections: (None Apply)"

11. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(745) and adding Site Specific Exception 900.8.10(4), and in regulation (E) insert the word "**residential**" after the word "two" and add the letter "s" to the end of the word "**building**", so that it reads:

"(4) Exception RAC 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) The maximum floor space index is 1.5;
- (E) The minimum separation between the above ground **main wall** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) A below grade parking **structure** may be in a yard;
- (G) The minimum **building setback** for a below grade parking **structure** is a distance equal to the vertical distance between the surface of the lowest floor of the **structure** and the average elevation of grade along the **front lot line**;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (I) A minimum of 211 **parking spaces** must be provided on the **lot**, of which a minimum of 144 **parking spaces** must be underground;
- (J) A maximum of six **parking spaces** are permitted in the **front yard** abutting Antrim Crescent;
- (K) An area equal to no less than 43% of the **gross floor area** of the **building** or **buildings**, minus the **gross floor area** for **basements**, must be landscaping;

- (L) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking; and
- (M) The maximum number of **dwelling units** must be no more than the sum of: The total number of Bachelors x 1.5, the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25, must not exceed 401 times the **lot** area in hectares; and, in no case, may 2-bedroom units exceed 31% of the total number of units, and 3-bedroom units may not exceed one per floor.

Prevailing By-laws and Prevailing Sections: (None Apply)"

12. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(579) and adding Site Specific Exception 900.8.10(5), and in regulation (D) insert the word "**residential**" after the word "two" so that it reads:

"(5) Exception RAC 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 18.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance of half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) Of the required **parking spaces**:
- (i) a minimum of 66% must be below grade; and
- (ii) a minimum of 11% must be surface **parking spaces** for visitors;

- (G) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (H) The maximum **lot coverage** is 22%;
- (I) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** the greater of 3.0 metres or a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street line**;
- (J) An area equal to no less than 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be landscaping;
- (K) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;
- (L) On Blocks B, D and E on Registered Plan M-1492, free-standing recreation **buildings** must be provided and must only serve these lands;
- (M) The maximum height for a **building** or **structure** is 54.0 metres; and
- (N) Swimming pools are permitted in the **rear yard** and **side yards**, if:
 - (i) the yard is not abutting a **street**;
 - (ii) the water surface area does not exceed 15% of the **lot area**; and
 - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)"

13. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(578) and adding Site Specific Exception 900.8.10(6), and in regulation (E) insert the word "**residential**" after the word "two" so that it reads:

"(6) Exception RAC 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. and Warden Ave. is 18.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts Bridletowne Circle is 12.0 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance of half the height of the **building**;
- (E) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) Of the required **parking spaces**:
 - (i) a minimum of 66% must be below grade; and
 - (ii) a minimum of 11% must be surface **parking spaces** for visitors;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) The maximum **lot coverage** is 15%;
- (J) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (K) An area equal to no less than 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be landscaping;
- (L) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;
- (M) The maximum height for a **building** or **structure** is 54.0 metres; and

- (N) Swimming pools are permitted in the **rear yard** and **side yards**, if:
- (i) the yard is not abutting a **street**;
 - (ii) the water surface area does not exceed 15% of the **lot area**; and
 - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)"

14. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(598) and adding Site Specific Exception 900.8.10(7), so that it reads:

"(7) Exception RAC 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Parking spaces** must be provided at a minimum rate of 1.4 spaces per **dwelling unit**;
- (C) Of the required **parking spaces**:
 - (i) a minimum of 1.2 **parking spaces** must be below grade for residents;
 - (ii) a minimum of 0.2 **parking spaces** must be surface spaces for visitors; and
 - (iii) a maximum of 0.2 **parking spaces** per **dwelling unit** may be in a **street yard**;
- (D) **Amenity space** must be provided at a minimum rate of 93 square metres for the first **dwelling unit**, plus an additional 1.9 square metres for each unit over 50;
- (E) The maximum **lot coverage** is 40%;
- (F) The maximum height for a **building** or **structure** is 70.0 metres;
- (G) Swimming pools are permitted in the **rear yard** and **side yards**, if:
 - (i) the yard is not abutting a **street**;
 - (ii) the water surface area does not exceed 15% of the **lot area**; and
 - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres;

- (H) The **parking space** requirements and the **amenity space** requirements apply collectively to the whole of the area.

Prevailing By-laws and Prevailing Sections: (None Apply)"

15. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(599) and adding Site Specific Exception 900.8.10(8), so that it reads:

"(8) Exception RAC 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Parking spaces** must be provided at a minimum rate of 1.4 spaces per **dwelling unit**;
- (C) Of the required **parking spaces**:
- (i) a minimum of 1.2 **parking spaces** must be below grade for residents;
 - (ii) a minimum of 0.2 **parking spaces** must be surface spaces for visitors; and
 - (iii) a maximum of 0.2 **parking spaces** per **dwelling unit** may be in a **street yard**;
- (D) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (E) The maximum **lot coverage** is 40%;
- (F) The maximum height for a **building** or **structure** is 65.0 metres;
- (G) Swimming pools are permitted in the **rear yard** and **side yards**, if:
- (i) the yard is not abutting a **street**;
 - (ii) the water surface area does not exceed 15% of the **lot area**; and
 - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres;
- (H) The **parking space** requirements and the **amenity space** requirements apply collectively to the whole of the area.

Prevailing By-laws and Prevailing Sections: (None Apply)"

16. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(601) and adding Site Specific Exception 900.8.10(9), so that it reads:

"(9) Exception RAC 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum floor space index is 1.6;
- (B) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 18.0 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (E) Of the required **parking spaces**:
 - (i) a minimum of 1.2 **parking spaces** must be enclosed or below grade for residents; and
 - (ii) a minimum of 0.2 **parking spaces** must be surface spaces for visitors;
- (F) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** the greater of 3.0 metres or a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (G) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (H) An area equal to no less than 45% of the total **gross floor area** of all **buildings** on the **lot** must be **landscaping**;
- (I) The maximum **lot coverage** is 16%;
- (J) The maximum height for a **building** or **structure** is 54.0 metres; and
- (K) Swimming pools are permitted in the **rear yard** and **side yards**, if:
 - (i) the yard is not abutting a **street**;
 - (ii) the water surface area does not exceed 15% of the **lot area**; and
 - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)"

17. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(600) and adding Site Specific Exception 900.8.10(10), so that it reads:

"(10) Exception RAC 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Parking spaces** must be provided at a minimum rate of 1.4 spaces per **dwelling unit**;
- (C) Of the required **parking spaces**:
 - (i) a minimum of 1.2 **parking spaces** must be below grade for residents; and
 - (ii) a minimum of 0.2 **parking spaces** must be surface spaces for visitors;
- (D) Despite regulations to the contrary, **parking spaces** may be in a **street yard**;
- (E) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (F) The maximum **lot coverage** is 40%;
- (G) The maximum height for a **building** or **structure** is 54.0 metres;
- (H) Despite regulations to the contrary, swimming pools are permitted in any yard; and
- (I) The requirements of this exception and this by-law apply collectively to the whole of this area.

Prevailing By-laws and Prevailing Sections: (None Apply)"

18. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(763) and adding Site Specific Exception 900.8.10(11), and in regulation (D) insert the word "**residential**" after the word "two", so that it reads:

"(11) Exception RAC 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is:
 - (i) 36.0 metres measured from the original centre line of the **street** if the **front lot line** abuts Sheppard Ave.; and
 - (ii) 12.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is:
 - (i) 21.0 metres measured from the original centre line of the **street** if the **side lot line** abuts Sheppard Ave.; and
 - (ii) 3.0 metres in all other cases;
- (C) The minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The maximum **lot coverage** is 15%;
- (G) A minimum of 70% of the **lot area** must be **landscaping**;
- (H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (I) A minimum of 67% of all **parking spaces** must be underground;
- (J) A minimum of 33% of the **parking space** must be for visitor parking;
- (K) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (L) The maximum **building** height is 54.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)"

19. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(764) and adding Site Specific Exception 900.8.10(12), deleting regulation (L), replacing the

letter "(M)" with "(L)", and inserting the word "and" after the word "metres" in regulation (K)(ii), so that it reads:

"(12) Exception RAC 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is:
 - (i) 36.0 metres measured from the original centreline of the **street** if the **front lot line** abuts Sheppard Ave. or Birchmount Rd.; and
 - (ii) 18.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to the greater of:
 - (i) half the height of the **building**; and
 - (ii) half the length of the **building**;
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in an RD zone or RS zone is 15.0 metres;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The maximum **lot coverage** is 18%;
- (G) A minimum of 50% of the **lot area** must be **landscaping**;
- (H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (I) A minimum of 67% of all **parking spaces** must be underground;
- (J) A minimum of 33% of the **parking space** must be for visitor parking;
- (K) On the lands municipally known as 365 Bay Mills Boulevard a **Day Nursery** is permitted if:

- (i) it is on the ground floor; and
 - (ii) it has an **interior floor area** less than 372 square metres;
- (L) The maximum **building** height is 54.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)."

20. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(584) and adding Site Specific Exception 900.8.10(13), and in regulation (E) insert the word "**residential**" after the word "two", so that it reads:

"(13) Exception RAC 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 31.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (D) The minimum **building setback** from a **side lot line** is a distance of half the height of the **building**;
- (E) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) Of the required **parking spaces**:
 - (i) a minimum of 77% must be below grade; and
 - (ii) a minimum of 11% must be for visitors;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) The maximum **lot coverage** is 18%;

- (J) A minimum of 50% of the **lot area** must be **landscaping**;
- (K) The maximum height for a **building** or **structure** is 54.0 metres; and
- (L) Swimming pools are permitted in the **rear yard** and **side yards**, if:
 - (i) the yard is not abutting a **street**;
 - (ii) the water surface area does not exceed 15% of the **lot area**; and
 - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)"

21. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(61) and adding Site Specific Exception 900.8.10(14), so that it reads:

"(14) Exception RAC 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot area** is:
 - (i) the greater of 665 square metres or 139 square metres per **dwelling unit** for an **apartment building** with 5 **dwelling units**; and
 - (ii) 116 square metres per **dwelling unit** for an **apartment building** with more than 5 **dwelling units**;
- (B) The minimum **lot frontage** is:
 - (i) 18.0 metres for an **apartment building** with 5 **dwelling units**; and
 - (ii) 24.0 metres for an **apartment building** with more than 5 **dwelling units**;
- (C) The maximum height is 14.0 metres.
- (D) The minimum **front yard setback** is 7.5 metres.
- (E) The minimum **rear yard setback** is the greater of 6.0 metres or 20% of the **lot depth**; and
- (F) The minimum **side yard setback** is:
 - (i) 3.0 metres for an **apartment building** with 5 **dwelling units**; and

- (ii) half the height of the **building** for an **apartment building** with more than 5 **dwelling units**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

22. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(613) and adding Site Specific Exception 900.8.10(15), and in regulation (C) insert the word "**residential**" after the word "two", so that it reads:

"(15) Exception RAC 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 18.0 metres if the **lot line** abuts Sheppard Ave., Neilson Rd. or Finch Ave.;
 - (ii) 12.0 metres if the **lot line** abuts Tapscott Rd. or Washburn Way; and
 - (iii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is the distance equal to half the height of the **building**;
- (C) The minimum separation between all above ground **main walls** of two **residential buildings** on the same **lot** is the distance equal to half the cumulative total height of the two **buildings**;
- (D) The maximum **lot coverage** is 15%;
- (E) **Parking spaces** must be provided at the following minimum rate:
 - (i) 1.0 for each **dwelling unit** and used for below grade resident parking; and
 - (ii) 0.12 for each **dwelling unit** and used for surface visitor parking;
- (F) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) A minimum of 45% of the **lot area** must be **soft landscaping**; and
- (H) The minimum **building setback** from a **lot line** for a below grade parking **structures** is a distance equal to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

23. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(169) and adding Site Specific Exception 900.8.10(16), so that it reads:

"(16) Exception RAC 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the **building** types permitted in 15.10.20.40(1), a **townhouse** is a permitted **building** type subject to compliance with the applicable provisions of Section 10.60.

Prevailing By-laws and Prevailing Sections: (None Apply)"

24. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(581) and adding Site Specific Exception 900.8.10(17), and in regulation (D) insert the word "**residential**" after the word "two", so that it reads:

"(17) Exception RAC 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 36.0 metres, measured from the centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres, measured from the centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) Of the required **parking spaces**:
- (i) a minimum of 66% must be below grade; and

- (ii) a minimum of 11% must be for surface **parking spaces** for visitors;
- (G) The maximum **lot coverage** is 15%;
- (H) An area equal to no less than 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be landscaping;
- (I) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;
- (J) The maximum height for a **building** or **structure** is 54.0 metres; and
- (K) Swimming pools are permitted in the **rear yard** and **side yards**, if:
 - (i) the yard is not abutting a **street**;
 - (ii) the water surface area does not exceed 15% of the **lot area**; and
 - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)"

25. By-law No. 569-2013 is amended by adding Site Specific Exception 900.8.10(18), so that it reads:

"(18) Exception RAC 18

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) All **residential building** types are permitted, and the lands may be developed in compliance with the regulations of (B) or (C) below, but not both;
- (B) For an **apartment building**:
 - (i) a minimum of 67 square metres of **lot area** is required of each **dwelling unit**;
 - (ii) the minimum **building setback** from a **front lot line** is 18.0 metres;

- (iii) the minimum **building setback** from a **side lot line** that abuts a **street** is 12.0 metres;
 - (iv) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
 - (v) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
 - (vi) **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
 - (vii) the minimum **building setback** from a **rear lot line** is 7.5 metres;
 - (viii) the maximum **lot coverage** is 33%; and
 - (ix) **parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (C) For **residential buildings** other than an **apartment building**:
- (i) a minimum of 199.0 square metres of **lot area** is required for each **dwelling unit**;
 - (ii) the minimum **building setback** from a **front lot line** is 12.0 metres;
 - (iii) the minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres;
 - (iv) the minimum **building setback** from a **side lot line** that does not abut a **street** is 2.4 metres;
 - (v) the minimum **building setback** from a **rear lot line** is 7.5 metres;
 - (vi) the maximum **lot coverage** is 33%;
 - (vii) **parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**; and
 - (viii) **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50.

Prevailing By-laws and Prevailing Sections: (None Apply)"

26. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(571) and adding Site Specific Exception 900.8.10(19), so that it reads:

"(19) Exception RAC 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Sheppard Ave. and Chichester Place is 2.8 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) The minimum **building setback** within 10.0 metres from the **lot line** intersection of Sheppard Ave. and Chichester Place is 2.0 metres;
- (D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (E) **Parking spaces** must be provided for an **apartment building** existing on the **lot** as of July 2007 at a minimum rate of 1.0 **parking spaces per dwelling unit**;
- (F) Of the required **parking spaces** required in (E):
 - (i) a minimum of 0.85 **parking spaces** must be for residents; and
 - (ii) a minimum of 0.15 **parking spaces** must be for visitors;
- (G) **Parking spaces** must be provided for an **apartment building** constructed after July 2007 at a minimum rate of 1.2 **parking spaces per dwelling unit**;
- (H) Of the required **parking spaces** required in (G):
 - (i) a minimum of 1.05 **parking spaces** must be for residents; and
 - (ii) a minimum of 0.15 **parking spaces** must be for visitors;
- (I) **Parking spaces** may exist between the **main wall** and a **lot line** abutting a **street**;
- (J) The maximum height for a **building** or **structure** is 58.0 metres, measured from the average elevation of grade at the **lot line** abutting a **street** to the top of the **building**, excluding parapet walls, rooftop mechanical equipment and penthouses;
- (K) No maximum **lot coverage** applies; and
- (L) Swimming pools are permitted in the **rear yard** and **side yards**, if:
 - (i) the yard is not abutting a **street**;

- (ii) the water surface area does not exceed 15% of the **lot area**; and
- (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 36, of former City of Scarborough By-law No. 12466."

27. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(570) and adding Site Specific Exception 900.8.10(20), and in regulation (D) insert the word "**residential**" after the word "two", so that it reads:

"(20) Exception RAC 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Sheppard Ave. is 36.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) Of the required **parking spaces**:
 - (i) a minimum of 66% must be below grade; and
 - (ii) a minimum of 11% must be surface **parking spaces** for visitors;
- (G) The maximum **lot coverage** is 15%;
- (H) An area equal to no less than 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be landscaping;
- (I) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational

ancillary buildings, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;

- (J) Indoor **amenity space** must be provided as follows:
- (i) at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50, to a maximum of 93 square metres in one room; and
 - (ii) if the result of applying the rate in (A) exceeds 93 square metres, two or more rooms must be provided in the **building** with each room having a minimum floor area of 46 square metres;
- (K) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** the greater of 3.0 metres or a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (L) The maximum height for a **building** or **structure** is 54.0 metres; and
- (M) Swimming pools are permitted in the **rear yard** and **side yards**, if:
- (i) the yard is not abutting a **street**;
 - (ii) the water surface area does not exceed 15% of the **lot area**; and
 - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)"

28. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(574) and adding Site Specific Exception 900.8.10(21), in regulation (C) insert the word "**residential**" after the word "two", and in regulation (K) delete part (i) and re-letter the remaining parts as (i) and (ii), so that it reads:

"(21) Exception RAC 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **lot line** that abuts a **lot** in the RD zone is 15.0 metres;

- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (D) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (E) Of the required **parking spaces**:
 - (i) a minimum of 66% must be below grade; and
 - (ii) a minimum of 11% must be for visitors;
- (F) The maximum **lot coverage** is 15%;
- (G) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (H) A minimum of 70% of the **lot area** must be **landscaping**;
- (I) The maximum height for a **building** or **structure** is 54.0 metres;
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
 - (i) the yard is not abutting a **street**;
 - (ii) the water surface area does not exceed 15% of the **lot area**;
 - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres, subject to (iv); and
 - (iv) the swimming pool is no closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone; and
- (K) The following uses are also permitted on Block B, Registered Plan M-1272:
 - (i) a **day nursery** if it does not exceed a **gross floor area** of 140 square metres; and
 - (ii) recreational facilities.

Prevailing By-laws and Prevailing Sections: (None Apply)"

29. By law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(331) and adding Site Specific Exception 900.8.10(22), so that it reads:

"(22) Exception RAC 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **lot line** abutting Danforth Rd. is 25 metres, measured from the original centre line of Danforth Rd.;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is equal to half the height of the **building**;
- (C) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of 50; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)"

30. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(332) and adding Site Specific Exception 900.8.10(23), so that it reads:

"(23) Exception RAC 23

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The **main wall** with a **vehicle** entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is equal to half the height of the **building**;
- (D) **Amenity space** must be provided at a minimum rate of 0.9 square metres per **dwelling unit**;
- (E) No **parking spaces** may be within a required yard that abuts a **street**; and

(F) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)"

31. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(413) and adding Site Specific Exception 900.8.10(24), and replacing the contents of regulations (A) and (B), so that it reads:

"(24) Exception RAC 24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The required minimum **building setback** from the westerly **lot line** is 10.66 metres; and
- (B) The required minimum **rear yard setback** is 10.97 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)"

32. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(640) and adding Site Specific Exception 900.8.10(25), so that it reads:

"(25) Exception RAC 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd., Eglinton Ave. or Markham Rd.;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 18%;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) **Parking spaces** must be provided at a minimum rate of:
- (i) 1.0 for each **dwelling unit** and used for tenant parking; and

- (ii) 0.125 for each **dwelling unit** and used for visitor parking;
- (F) A minimum of 70% of all **parking spaces** must be in a below grade **structure**; and
- (G) A maximum of 8 **parking spaces** may be in the **front yard**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

33. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(639) and adding Site Specific Exception 900.8.10(26), so that it reads:

"(26) Exception RAC 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd., Eglinton Ave. or Markham Rd.; and
 - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 33%;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) A maximum of 50% of the **gross floor area** of the ground floor may be used for **dwelling units**; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

34. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(647) and adding Site Specific Exception 900.8.10(27), so that it reads:

"(27) Exception RAC 27

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **rear lot line** is 13.5 metres;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) The maximum **lot coverage** is 18%;
- (F) **Parking spaces** must be provided at a minimum rate of:
 - (i) 1.0 for each **dwelling unit** for resident use; and
 - (ii) 0.125 for each **dwelling unit** and used for visitor **parking space**; and
- (G) 75% of all **parking spaces** must be at or above grade.

Prevailing By-laws and Prevailing Sections: (None Apply)"

35. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(669) and adding Site Specific Exception 900.8.10(28), so that it reads:

"(28) Exception RAC 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height is the **lawful** height of the **lawfully existing building** on the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the **lawful building setback** of the **lawfully existing building** on the **lot**;

- (C) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to the **lawful building setback** of the **lawfully existing building** from that **side lot line**;
- (D) The minimum **building setback** from a **rear lot line** that does not abut a **street** is a distance equal to the **lawful building setback** of the **lawfully existing building** from that **rear lot line**;
- (E) The maximum **lot coverage** is 40%;
- (F) A below grade parking **structure** must be set back from a **lot line** that abuts a road a minimum of 3.0 metres;
- (G) **Amenity space** must be provided at a minimum rate of 1.0 square metres for each **dwelling unit**; and
- (H) **Parking spaces** must be provided at a minimum rate of:
 - (i) 1.0 for each **dwelling unit** and used for resident parking; and
 - (ii) 0.3 for each **dwelling unit** and used for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)"

36. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(688) and adding Site Specific Exception 900.8.10(29), and replacing the contents of regulation (D), so that it reads:

"(29) Exception RAC 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** is:
 - (i) 6.0 metres if a **building** has a maximum height the lesser of 10.5 metres and 3 **storeys**; and
 - (ii) 14.0 metres if a **building** has a maximum height more than 10.5 metres and 3 **storeys**;
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in an RD, RS, RT or RM zone is:
 - (i) 35.0 metres if the **building** has a maximum height the lesser of 10.5 metres and 3 **storeys**; and

- (ii) 45.0 metres if a **building** has a maximum height more than 10.5 metres and 3 **storeys**;
- (C) Despite (B), a gatehouse is permitted;
- (D) The maximum number of dwelling units for these lands, in total, is 338, of which a maximum of 14 **dwelling units** must be in one or more **buildings** of three **storeys** or less in height;
- (E) A balcony, porch or canopy may encroach into a required **building setback** between the **main wall** of the **building** and a **lot line** abutting a **street**, if the balcony, porch or canopy does not have a length of more than 4.0 metres along the **main wall** of the **building**;
- (F) A below grade **structure** must be set back a minimum of 3.0 metres from a **lot line** that abuts a **street**, unless the **lot line** abuts Exchequer Place, for which no setback is required;
- (G) **Amenity space** must be provided at a minimum rate of 3.0 square metres for each **dwelling unit**; and
- (H) **Parking spaces** must be provided at a minimum rate of 1.4 for each **dwelling unit**, of which 1.0 for each **dwelling unit** must be for resident use and 0.2 for each **dwelling unit** must be for at grade visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)"

37. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(672) and adding Site Specific Exception 900.8.10(30), and by deleting regulation (J) and adding the word "and" following "underground;" in regulation (H), so that it reads:

"(30) Exception RAC 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Lawrence Ave.; and
 - (ii) 12.0 metres if the **lot line** abuts Galloway Rd.;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;

- (C) The portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (D) The maximum **lot coverage** is 15%;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;
- (G) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (H) A minimum of 67% of all **parking spaces** must be underground; and
- (I) A minimum of 33% of the **parking spaces** must be for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)"

38. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(322) and adding Site Specific Exception 900.8.10(31), so that it reads:

"(31) Exception RAC 31

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 12 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 9 metres;
- (C) The minimum **building setback** from a **rear lot line**, or a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (D) The minimum separation distance between the **main walls** of two **residential buildings** on the same **lot** is the average of the combined height of the two **buildings**;
- (E) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;

- (F) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of 50;
- (G) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 50% of the spaces must be below grade; and
 - (ii) 0.125 spaces per **dwelling unit** must be visitor **parking spaces**;
- (H) The maximum **lot coverage** is the **lawful lot coverage** of the **lawfully existing buildings** on each **lot**; and
- (I) A minimum 40% of the **lot area** must be **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

39. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(320) and adding Site Specific Exception 900.8.10(32), so that it reads:

"(32) Exception RAC 32

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
 - (i) Midland Ave. is 12.0 metres; and
 - (ii) Gilder Drive is 9.0 metres;
- (B) The minimum **building setback** from a **rear lot line**, or a **side lot line** that does not abut a **street**, is a distance equal to half the height of the **building**;
- (C) The minimum separation distance between the **main walls** of two **residential buildings** on the same **lot** is the average of the combined height of the two **buildings**;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of 50;
- (E) The maximum **lot coverage** is 18%;
- (F) A minimum of 70% of the **lot area** must **landscaping**;

- (G) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 65% of the **parking spaces** must be below grade; and
 - (ii) 0.11 spaces per **dwelling unit** must be surface parking for visitors; and
- (H) The minimum **building setback** for a below grade parking **structures** is equivalent to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

40. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(748) and adding Site Specific Exception 900.8.10(33), so that it reads:

"(33) Exception RAC 33

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
 - (i) 36.0 metres, measured from the original centerline of the **street**, if the **lot line** abuts Kennedy Rd.; and
 - (ii) 12.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 18%;
- (D) The minimum **building setback** from a **rear lot line** is 13.5 metres;
- (E) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) A minimum 50% of the **lot area** must be **landscaping**;
- (G) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**; and
- (H) Of the required **parking spaces**:

- (i) A minimum of 55% must be at or above ground; and
- (ii) 11% must be surface **parking spaces** for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)"

41. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(325) and adding Site Specific Exception 900.8.10(34), so that it reads:

"(34) Exception RAC 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The total **interior floor area** of all **dwelling units** may not exceed 1.5 times the **lot area**;
- (B) The maximum **lot coverage** is 15%;
- (C) A minimum 70% of the **lot area** must be **landscaping**;
- (D) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 65% of the **parking spaces** must be below grade; and
 - (ii) 0.11 **parking spaces** per **dwelling unit** must be surface parking for visitors;
- (E) The minimum **building setback** for underground parking **structures** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **street** line; and
- (F) **Amenity space** must be provided at a minimum rate of 0.9 square metres per **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

42. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(653) and adding Site Specific Exception 900.8.10(35), so that it reads:

"(35) Exception RAC 35

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
 - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 33%;
- (D) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

43. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(654) and adding Site Specific Exception 900.8.10(36), so that it reads:

"(36) Exception RAC 36

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
 - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 33%;

- (D) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

44. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(326) and adding Site Specific Exception 900.8.10(37), and deleting regulation (F), so that it reads:

"(37) Exception RAC 37

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Amenity space** must be provided at a minimum rate of 1.0 square metres per **dwelling unit**;
- (C) The minimum number of **parking spaces** required is 1.4 spaces per **dwelling unit**;
- (D) Of the required **parking spaces**:
 - (i) a minimum of 1.0 **parking spaces** per **dwelling unit** must be in a **building** for resident use; and
 - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitor parking; and
- (E) The **lot coverage** regulations of this by-law do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)"

45. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(768) and adding Site Specific Exception 900.8.10(38), and in regulation (D) insert the word "**residential**" after the word "two", so that it reads:

"(38) Exception RAC 38

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is:
 - (i) 36.0 metres measured from the original centre line of the **street** if the **front lot line** abuts Sheppard Ave. or Kennedy Rd.; and
 - (ii) 12.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to the greater of:
 - (i) half the height of the **building**; or
 - (ii) half the length of the **building**;
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in an RD or RS zone is 15.0 metres;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) A minimum of 50% of the **lot area** must **landscaping**;
- (F) **Amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) The maximum **lot coverage** is 18%;
- (H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (I) A minimum of 67% of all **parking spaces** must be underground;
- (J) A minimum of 33% of the **parking spaces** must be for visitors;
- (K) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (L) The maximum **building** height is 54.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)"

46. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(501) and adding Site Specific Exception 900.8.10(39), so that it reads:

"(39) Exception RAC 39

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kennedy Rd., measured from the original centreline of the **street**, is 25.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) The maximum **lot coverage** is 33%; and
- (E) A **lawfully existing nursing home** is permitted on the eastern portion of the **lot**, if:
 - (i) the maximum number of beds does not exceed 230;
 - (ii) a minimum of 30% of the area of the eastern portion of the **lot** is **landscaping**;
 - (iii) the minimum **building setback** from a **lot line** that abuts a **street**, other than Kennedy Rd., is 7.5 metres; and
 - (iv) the minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

47. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(553) and adding Site Specific Exception 900.8.10(40), so that it reads:

"(40) Exception RAC 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Parking spaces** must be provided at a minimum rate of 1.3 **parking spaces** per **dwelling unit**;
- (C) Of the required **parking spaces**:
 - (i) a minimum of 1.0 **parking spaces** per **dwelling unit** must be for residents and must be enclosed; and
 - (ii) a minimum of 0.3 **parking spaces** per **dwelling unit** must be for visitors;
- (D) Indoor **amenity space** must be provided at a minimum rate of 1.0 square metres for each **dwelling unit**;
- (E) The maximum height for a **building** or **structure** is 8 **storeys**;
- (F) The maximum **lot coverage** is 40%;
- (G) Swimming pools are permitted in the **rear yard** and **side yards**, if:
 - (i) the yard is not abutting a **street**;
 - (ii) the water surface area does not exceed 15% of the **lot area**;
 - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres, subject to (iv); and
 - (iv) the swimming pool is no closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone; and
- (H) A **day nursery** with a maximum **gross floor area** is 335 square metres is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)"

48. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(554) and adding Site Specific Exception 900.8.10(41), so that it reads:

"(41) Exception RAC 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **front lot line** is 12.0 metres;
- (B) The minimum **building setback** from a **lot line** is a distance equal to half the height of the **building**;
- (C) **Parking spaces** must be provided at a minimum rate of 1.3 **parking spaces** per **dwelling unit**;
- (D) Of the required **parking spaces**:
 - (i) a minimum of 1.0 enclosed **parking spaces** per **dwelling unit** must be for residents;
 - (ii) a minimum of 0.1 **parking spaces** per **dwelling unit** must be for residents and may be either enclosed or surface spaces;
 - (iii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be surface spaces for visitors; and
 - (iv) **parking spaces** may be between the **main wall** and the **lot line** abutting a **street**;
- (E) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) A minimum of 45% of the **lot area** must be **landscaping**;
- (G) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** the greater of 3.0 metres or a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street line**;
- (H) The maximum height for a **building** or **structure** is 8 **storeys**;
- (I) The maximum **lot coverage** is 20%;
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
 - (i) the yard is not abutting a **street**;
 - (ii) the water surface area does not exceed 15% of the **lot area**; and
 - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres; and
- (K) A **day nursery** with a maximum **gross floor area** is 233 square metres is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)"

49. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(675) and adding Site Specific Exception 900.8.10(42), so that it reads:

"(42) Exception RAC 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Lawrence Ave.; and
 - (ii) 12.0 metres if the **lot line** abuts Galloway Rd.;
- (B) The portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (C) The maximum **lot coverage** is 15%;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) **Amenity space** must be located in a **building** and each room used for **amenity space** must have a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;
- (F) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (G) A minimum of 67% of all **parking spaces** must be underground; and
- (H) A minimum of 33% of the **parking spaces** must be for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)"

50. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(650) and adding Site Specific Exception 900.8.10(43), so that it reads:

"(43) Exception RAC 43

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts at **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
 - (ii) 12.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **rear lot line** is 13.5 metres;
- (D) The maximum **lot coverage** is 33%;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

51. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(661) and adding Site Specific Exception 900.8.10(44), so that it reads:

"(44) Exception RAC 44

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** may be in a **detached house**, a **semi-detached house**, a **townhouse**, or an **apartment building**;
- (B) The permitted maximum number of **dwelling units** is:
 - (i) in an **apartment building**, 1 for each 80.0 square metres of **lot area**; and

- (ii) in a **detached house, semi-detached house or townhouse**, 1 for each 199 square metres of **lot area**;
- (C) The minimum **building setback** from a **lot line** that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd. is 36.0 metres, measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (E) For an **apartment building** a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (F) The maximum **lot coverage** is 33%;
- (G) For an **apartment building**, **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (H) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

52. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(651) and adding Site Specific Exception 900.8.10(45), so that it reads:

"(45) Exception RAC 45

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts at **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
 - (ii) 25.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Scarborough Golf Club Rd., Bellamy Rd. or Orton Park Rd.;
- (B) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;

- (D) The maximum **lot coverage** is 33%;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

53. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(662) and adding Site Specific Exception 900.8.10(46), so that it reads:

"(46) Exception RAC 46

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
 - (ii) 25.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd.;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) For an **apartment building** a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) For an **apartment building**, **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) The maximum **lot coverage** is 33%; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

54. By-law No. 569-2013 is amended by adding Site Specific Exception 900.8.10(47), so that it reads:

"(47) Exception RAC 47

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** for a **building** that abuts a **street** is:
- (i) 36.0 metres if the **lot line** abuts Lawrence Ave., measured from the original centreline of the **street**;
 - (ii) 31.0 metres if the **lot line** abuts Morningside Ave., measured from the original centreline of the **street**; and
 - (iii) 9.0 metres from any other **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;
- (F) An area of the **lot** equal to a minimum of 45% of the **gross floor area** of all **buildings** on the **lot** must be **soft landscaping**;
- (G) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (H) A minimum of 67% of all **parking spaces** must be underground; and
- (I) A minimum of 33% of the **parking spaces** must be for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)"

55. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(634).

56. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(649) and adding Site Specific Exception 900.8.10(49), so that it reads:

"(49) Exception RAC 49

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) All **residential building** types are permitted, and the lands may be developed in compliance with the regulations of (B) or (C) but not both;
- (B) For an **apartment building**:
- (i) a minimum of 63 square metres of **lot area** is required of each **dwelling unit**;
 - (ii) the minimum **building setback** from a **front lot line** is 18.0 metres;
 - (iii) the minimum **building setback** from a **side lot line** that abuts a **street** is 12.0 metres;
 - (iv) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
 - (v) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
 - (vi) **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
 - (vii) the **lot** must have an outdoor children's play area with minimum area of 158 square metres;
 - (viii) the minimum **building setback** from a **rear lot line** is 7.5 metres;
 - (ix) the maximum **lot coverage** is 33%; and
 - (x) **parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (C) For **residential buildings** other than an **apartment building**:
- (i) a minimum of 199.0 square metres of **lot area** is required for each **dwelling unit**;

- (ii) the minimum **building setback** from a **front lot line** is 12.0 metres;
- (iii) the minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres;
- (iv) the minimum **building setback** from a **side lot line** that does not abut a **street** is 2.4 metres;
- (v) the minimum **building setback** from a **rear lot line** is 7.5 metres;
- (vi) the maximum **lot coverage** is 33%;
- (vii) **parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (viii) **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50.

Prevailing By-laws and Prevailing Sections: (None Apply)"

57. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(658) and adding Site Specific Exception 900.8.10(50), and deleting regulation (J), so that it reads:

"(50) Exception RAC 50

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street** is the minimum **building setback** from a **lot line** that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
 - (ii) 18.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **rear lot line** that does not abut a **street** is 13.5 metres;
- (D) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;

- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The maximum height of a **building** is the lesser of 12 **storeys** and 38.0 metres;
- (G) The maximum **lot coverage** is 55%;
- (H) **Parking spaces** must be provided at a minimum rate of:
 - (i) 1.0 for each **dwelling unit** for resident parking; and
 - (ii) 0.125 for each **dwelling unit** for visitor parking; and
- (I) A minimum of 50% of the resident **parking spaces** required in H(i) must be at or above grade.

Prevailing By-laws and Prevailing Sections: (None Apply)"

- 58.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(663) and adding Site Specific Exception 900.8.10(51), so that it reads:

"(51) Exception RAC 51

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **rear lot line** that does not abut a **street** is 13.5 metres;
- (D) A **building** or **structure** must be set back a minimum of 10.0 metres from a stable top-of-bank;
- (E) For an **apartment building**, **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The maximum height of a **building** is the lesser of 11 **storeys** and 35.0 metres;
- (G) The maximum **lot coverage** is 15%;

- (H) The part of a **building** used for below grade parking must be set back from a **lot line** that abuts a **street** a distance equal to half the vertical distance from the surface of the lowest floor to surface grade at the **lot line** abutting the **street**;
- (I) **Parking spaces** must be provided at the minimum rate of:
 - (i) 1.0 for each **dwelling unit** for resident parking; and
 - (ii) 0.125 for each **dwelling unit** for visitor parking;
- (J) A minimum of 66% of all **parking spaces** must be underground; and
- (K) A minimum of 70% of the **lot area** must be **landscaping**, and of that **landscaping** a minimum of 50% must be **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

59. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(637) and adding Site Specific Exception 900.8.10(52), and deleting regulation (E)(v), so that it reads:

"(52) Exception RAC 52

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** may be in a **detached house**, a **semi-detached house**, a **duplex**, a **triplex**, a **fourplex** or an **apartment building**;
- (B) A **parking space** may be within 16.0 metres of a **lot line** that abuts Dunelm St.;
- (C) **Parking spaces** must be provided at a minimum rate of:
 - (i) 1.0 for each **dwelling unit** for resident use and located in a **building**; plus
 - (ii) 0.2 for each **dwelling unit** for visitor parking;
- (D) The maximum **lot coverage** is 33%;
- (E) For an **apartment building** the following applies:
 - (i) the maximum number of **dwelling units** in an **apartment building** is not more than 1 **dwelling unit** for each 71 square metres of **lot area**;
 - (ii) the minimum **building setback** from a **lot line** that abuts a **street** is:

- (a) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd., Eglinton Ave. or Markham Rd.; and
 - (b) 9.0 metres in all other cases;
 - (iii) the minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**; and
 - (iv) **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) For a **dwelling unit** in a **detached house**, **semi-detached house**, **duplex**, **triplex** or **fourplex** the following applies:
- (i) the maximum number of **dwelling units** is no more than 1 for each 632 square metres of **lot area**;
 - (ii) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
 - (iii) the floor area of each **dwelling unit** is:
 - (a) a minimum of 111 square metres; and
 - (b) a maximum of 168 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)"

60. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(689) and adding Site Specific Exception 900.8.10(53), and in regulation (C) insert the word "**residential**" after the word "two" and add the letter "s" to the end of the word "**building**", so that it reads:

"(53) Exception RAC 53

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 18.0 metres if the **lot line** abuts Finch Ave. or McCowan Rd.;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;

- (C) The minimum separation between the above ground **main wall** of two **residential buildings** is the distance equal to half the combined total height of the two **buildings**;
- (D) The maximum **lot coverage** is 15%;
- (E) **Amenity space** must be provided at a minimum rate of 46 square metres plus 0.9 square metres for each **dwelling unit** in excess of 50. If the total amount of **amenity space** required for all **dwelling units** exceeds 93 square metres, then the required **amenity space** must be provided in two or more rooms, with each room having an **interior floor area** of not less than 46 square metres and not more than 93 square metres;
- (F) The minimum **lot area** for **landscaping**, is an area equal to 45% of the **gross floor area** of all **buildings**, minus the **gross floor area** of the free-standing recreation **building** and enclosed public malls used for walkway purposes;
- (G) Below grade **structures** are permitted in all required yards if they are no closer to a **lot line** that abuts a **street** than the greater of:
- (i) 3.0 metres; or
 - (ii) a distance equal to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**, and of the **parking spaces** required, a minimum of:
- (i) 65% of the **parking spaces** must be in a **building**; and
 - (ii) 11% of all **parking spaces** must be for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)"

61. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(337) and adding Site Specific Exception 900.8.10(54), so that it reads:

"(54) Exception RAC 54

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts McCowan Rd. is 25.0 metres measured from the centerline of the original road allowance;

- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of 50;
- (D) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 50% of the **parking spaces** must be below grade; and
 - (ii) 0.125 **parking spaces** per **dwelling unit** must be for visitors;
- (E) The maximum **lot coverage** is 18%; and
- (F) A minimum of 50% of the **lot area** must be **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

62. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(335) and adding Site Specific Exception 900.8.10(55), so that it reads:

"(55) Exception RAC 55

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts McCowan Rd. is 25.0 metres measured from the centerline of the original road allowance;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of 50;
- (D) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 50% of the **parking spaces** must be below grade; and
 - (ii) 0.125 **parking spaces** per **dwelling unit** must be for visitors;
- (E) The maximum **lot coverage** is 18%; and

(F) A minimum of 50% of the **lot area** must be **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

63. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(546) and adding Site Specific Exception 900.8.10(56), so that it reads:

"(56) Exception RAC 56

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Midland Ave. is 31.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) The minimum **building setback** from a **rear lot line** is 13.5 metres;
- (E) Indoor **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (F) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) Of the required **parking spaces**:
 - (i) a maximum of 50% must be surface spaces; and
 - (ii) a minimum of 11% must be visitor parking;
- (H) A minimum of 50% of the **lot area** must be **landscaping**; and
- (I) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)"

64. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(319) and adding Site Specific Exception 900.8.10(57), so that it reads:

"(57) Exception RAC 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **front lot line** is 31 metres as measured from the original centre line of Midland Ave.;
- (B) The minimum **side yard setback** and **rear yard setback** is a distance equal to the greater of:
 - (i) half the height of the **building**; or
 - (ii) half the length of the wall of the **building** that faces the respective **side lot line** or **rear lot line**;
- (C) The minimum separation distance between **residential buildings** on the same **lot** is the average of the combined height of the two **buildings**;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of 50;
- (E) The maximum **lot coverage** is 18%;
- (F) A minimum of 50% of the **lot area** must be **landscaping**; and
- (G) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which 0.11 spaces per **dwelling unit** must be provided as surface parking for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)"

65. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(321) and adding Site Specific Exception 900.8.10(58), so that it reads:

"(58) Exception RAC 58

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Midland Ave. is 25 metres as measured from the original centre line of Midland Ave.;

- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is equal to half the height of the **building**;
- (C) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) A minimum of 46 square metres of **amenity space** must be provided, plus 0.9 square metres per **dwelling unit** in excess of 50; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)"

66. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(670) and adding Site Specific Exception 900.8.10(59), so that it reads:

"(59) Exception RAC 59

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height is the **lawful** height of the **lawfully existing building** on the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the **lawful building setback** of the **lawfully existing building** on the **lot**;
- (C) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to the **lawful building setback** of the **lawfully existing building** from that **side lot line**;
- (D) The minimum **building setback** from a **rear lot line** that does not abut a **street** is a distance equal to the **lawful building setback** of the **lawfully existing building** from that **rear lot line**;
- (E) The maximum **lot coverage** is 40%;
- (F) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) **Parking spaces** must be provided at a minimum rate of:
 - (i) 1 for each **dwelling unit** for resident use; and
 - (ii) 0.125 each **dwelling unit** for visitor parking at grade; and

(H) A minimum of 67% of all **parking spaces** must be underground.

Prevailing By-laws and Prevailing Sections: (None Apply)"

67. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(677) and adding Site Specific Exception 900.8.10(60), and in regulation (C) insert the word "**residential**" after the word "two", and replace the contents of regulation (J), so that it reads:

"(60) Exception RAC 60

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.; and
 - (ii) 18.0 metres if the **lot line** abuts Kingston Rd.;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is the greater of:
- (i) a distance equal to half the height of the **building**; and
 - (ii) 15 metres where the **lot line** also abuts a **lot** in a RD or RS zone;
- (C) The minimum separation between the above ground portions of the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half of the combined total height of the two **buildings**;
- (D) The maximum **lot coverage** is 15%;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;
- (G) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;

- (H) A minimum 7.5 metre wide strip of land along the entire length of the part of a **lot line** that abuts a **lot** in an RD or RS zone must be **soft landscaping**;
- (I) An area of the **lot** equal to a minimum of 45% of the **gross floor area** of all **buildings** on the **lot** must be **soft landscaping**; and
- (J) For a **place of worship**, regulation 15.20.20.100(13) does not apply if **the place of worship** does not cover more than 50% of the lot area.

Prevailing By-laws and Prevailing Sections: (None Apply)"

68. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(676) and adding Site Specific Exception 900.8.10(61), so that it reads:

"(61) Exception RAC 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr. is 22.0 metres measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) The maximum height is the **lawful** height of the **lawfully existing building** on the **lot**;
- (E) The maximum **lot coverage** is the **lawful** percentage of the **lot** covered by **lawfully existing buildings** on the **lot**;
- (F) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (G) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)"

69. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(681) and adding Site Specific Exception 900.8.10(62), so that it reads:

"(62) Exception RAC 62

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) 31.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.; and
 - (ii) 9.0 metres from any other **street**;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street** is a distance equal to half the height of the **building**;
- (C) The maximum height is the **lawful** height of the **lawfully existing building** on the **lot**;
- (D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)"

70. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(680) and adding Site Specific Exception 900.8.10(63), so that it reads:

"(63) Exception RAC 63

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 31.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) The minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street** is a distance equal to half the height of the **building**;
- (D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (E) The maximum height is the **lawful** height of the **lawfully existing building** on the **lot**;
- (F) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres; and
- (H) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

71. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(679) and adding Site Specific Exception 900.8.10(64), so that it reads:

"(64) Exception RAC 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 25.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street** is a distance equal to half the height of the **building**;

- (C) The maximum height is the **lawful** height of the **lawfully existing building** on the **lot**;
- (D) The maximum **lot coverage** is 18%;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;
- (G) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (H) A minimum of 67% of all **parking spaces** must be underground; and
- (I) A minimum of 11% of the **parking spaces** must be visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)"

72. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(597) and adding Site Specific Exception 900.8.10(65), and in regulation (C) insert the word "**residential**" after the word "two", so that it reads:

"(65) Exception RAC 65

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 18.0 metres if the **lot line** abuts Sheppard Ave., Neilson Rd. or Finch Ave; and
 - (ii) 12.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between two **residential buildings** on the same **lot** is a distance equal to half the total height of the **buildings**;
- (D) The maximum **lot coverage** is 15%;

- (E) **Parking spaces** must be provided at a minimum rate of 1.12 for each **dwelling unit**, of which:
- (i) 1.0 for each **dwelling unit** is for resident parking and a minimum of 65% of the required resident **parking spaces** must be in a **building** or a below grade **structure**; and
 - (ii) 0.12 for each **dwelling unit** is for visitor parking at grade;
- (F) A minimum of 46 square metres of **amenity space** must be provided, plus 0.9 square metres for each **dwelling unit** in excess of fifty; and
- (G) A minimum of 45% of the **lot area** must be **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

73. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(576) and adding Site Specific Exception 900.8.10(66), and in regulation (D) insert the word "**residential**" after the word "two", and delete regulation (K), so that it reads:

"(66) Exception RAC 66

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is:
 - (i) the greater of half the height of the **building** or half the width of the **building**; and
 - (ii) no less than 15.0 metres from a **lot line** that abuts a **lot** in the RD zone;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) Of the required **parking spaces**:

- (i) a minimum of 77% must be below grade; and
- (ii) a minimum of 11% must be for visitors;
- (G) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (H) A minimum of 70% of the **lot area** must be **landscaping**;
- (I) The maximum **lot coverage** is 18%; and
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
 - (i) the yard is not abutting a **street**;
 - (ii) the water surface area does not exceed 15% of the **lot area**;
 - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres, subject to (iv); and
 - (iv) the swimming pool is no closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone.

Prevailing By-laws and Prevailing Sections: (None Apply)"

74. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(485) and adding Site Specific Exception 900.8.10(67), and in regulation (K) insert the word "**residential**" after the word "two", so that it reads:

"(67) Exception RAC 67

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Pharmacy Ave. is 31.0 metres, measured from the original centerline of the **street**;
- (B) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (C) Of the required **parking spaces**:
 - (i) a minimum of 88% must be enclosed spaces; and

- (ii) a minimum of 11% must be for visitor parking, which must be located between the **lot line** that abuts the **street** and the **building**;
- (D) The maximum **lot coverage** is 15%;
- (E) A minimum of 50% of the **lot area** must be **landscaping**, which includes all areas covered by lawns and shrubs, elevated podium **structures** and outdoor swimming pools;
- (F) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** a distance equal to half the depth of the **building** located below grade, measured from the floor of the **building** to the grade at the **lot line** that abuts the **street**;
- (G) The maximum **building** height is 20 **storeys**;
- (H) The minimum **building setback** from a **lot line** that abuts:
 - (i) the ON zone or I zone is 16.5 metres; and
 - (ii) any other zone, is the **lawful building setback** of the **lawfully existing building** on the **lot**;
- (I) Indoor **amenity space** must be provided at a minimum rate of 0.9 square metres for each **dwelling unit**;
- (J) Indoor **amenity space** may be located within the **residential building** or within separate **buildings** on the **lot**; and
- (K) The minimum separation distance between **residential buildings** on the **lot** is half the total sum of the height of the **buildings**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

75. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(312) and adding Site Specific Exception 900.8.10(68), so that it reads:

"(68) Exception RAC 68

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The total **interior floor area** of all **dwelling units** may not exceed 1.5 times the **lot area**;

- (B) The permitted maximum number of **dwelling units** is the **lawful** number of **dwelling units** in the **lawfully existing building** on the **lot**;
- (C) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** is:
 - (i) if the **lot line** abuts Lawrence Ave., 36 metres measured from the original centre line of Lawrence Ave.; and
 - (ii) in all other cases, a distance equal to half the height of the **building**;
- (E) The minimum **building setback** from a **rear lot line** is:
 - (i) if the **lot line** abuts Lawrence Ave., 36 metres measured from the original centre line of Lawrence Ave.;
 - (ii) in all other cases, a distance equal to half the height of the **building**;
- (F) The minimum separation distance between the **main walls** of two **residential buildings** on the same **lot** is the average of the combined height of the two **buildings**;
- (G) The maximum **lot coverage** is 15%;
- (H) A minimum of 70% of the **lot area** must be **landscaping**;
- (I) **Amenity space** must be provided inside each **building** at a minimum rate of 0.9 square metres per **dwelling unit** in that **building**;
- (J) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 65% of the spaces must be below grade; and
 - (ii) 0.11 spaces per **dwelling unit** must be surface parking for visitors; and
- (K) The minimum **building setback** for a below grade parking **structure** is equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

76. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(315) and adding Site Specific Exception 900.8.10(69), so that it reads:

"(69) Exception RAC 69

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **rear lot line** is 1.5 metres;
- (D) The minimum separation distance between the **main walls** of two **residential buildings** on the same **lot** is the average of the combined height of the two **buildings**;
- (E) The total **interior floor area** of all **dwelling units** may not exceed 2.16 times the **lot area**;
- (F) The maximum **lot coverage** is 17%;
- (G) **Amenity space** must be provided at a minimum rate of 0.9 square metres per **dwelling unit**;
- (H) A minimum of 58% of the **lot area** must be **landscaping**;
- (I) The minimum **building setback** for a below grade parking **structure** is equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (J) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 65% of the **parking spaces** must be below grade; and
 - (ii) 0.11 spaces per **dwelling unit** must be surface parking for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)"

77. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(687) and adding Site Specific Exception 900.8.10(70), and in regulation (C) insert the word "**residential**" after the word "two" and add the letter "s" to the end of the word "**building**", so that it reads:

"(70) Exception RAC 70

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Brimley Rd. is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the above ground **main walls** of two **residential buildings** is the distance equal to half the combined total height of the two **buildings**;
- (D) The maximum **lot coverage** is 20%;
- (E) **Amenity space** must be provided at a minimum rate of 46 square metres plus 0.9 square metres for each **dwelling unit** in excess of 50. If the total amount of **amenity space** required for all **dwelling units** exceeds 93 square metres, then the required **amenity space** must be provided in two or more rooms, with each room having an **interior floor area** of no less than 46 square metres and no more than 93 square metres;
- (F) The minimum area for **landscaping** is equal to 45% of the **gross floor area** of all **buildings**, minus the **gross floor area** of the free-standing recreation **building** and enclosed public malls used for walkway purposes;
- (G) Below grade **structures** are permitted in all required yards if they are no closer to a **lot line** that abuts a **street** than the greater of:
 - (i) 3.0 metres; or
 - (ii) a distance equal to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**; and
- (I) A minimum of 65% of the required **parking spaces** must be in a **building** or in a below grade **structure**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

78. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(659) and adding Site Specific Exception 900.8.10(71), so that it reads:

"(71) Exception RAC 71

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
- i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
 - (ii) 18.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is the greater of:
- (i) 15.0 metres; or
 - (ii) a distance equal to half the height of the **building**;
- (C) The minimum separation distance between the above ground, **main walls** of two **residential buildings** on the same **lot**, is a distance equal to half the total height of the two **buildings**;
- (D) The maximum **lot coverage** is 18%;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **Parking spaces** must be provided at a minimum rate of:
- (i) 1.0 for each **dwelling unit** for resident parking; and
 - (ii) 0.125 for each **dwelling unit** for visitor parking; and
- (G) A minimum of 75% of the required **parking spaces** must be at or above grade.

Prevailing By-laws and Prevailing Sections: (None Apply)"

79. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(667) and adding Site Specific Exception 900.8.10(72), and in regulation (I) delete subsections (ii), (iii) and (iv) and renumber (v) as (ii), and under Prevailing By-laws and Prevailing Sections, delete regulation (A) and insert the words "(None Apply)", so that it reads:

"(72) Exception RAC 72

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height is the **lawful** height of the **lawfully existing building** on the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the **lawful building setback** of the **lawfully existing building** on the **lot**;
- (C) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to the **lawful building setback** of the **lawfully existing building** from that **side lot line**;
- (D) The minimum **building setback** from a **rear lot line** that does not abut a **street** is a distance equal to the **lawful building setback** of the **lawfully existing building** from that **rear lot line**;
- (E) The maximum **lot coverage** is 40%;
- (F) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) **Parking spaces** must be provided at a minimum rate of:
 - (i) 1.0 for each **dwelling unit** for resident use; and
 - (ii) 0.125 each **dwelling unit** for visitor parking at grade;
- (H) A minimum of 67% of all **parking spaces** must be underground; and
- (I) In addition to the uses permitted in the RA zone, the following uses are permitted:
 - (i) **nursing home**;
 - (ii) nurse, doctor and medical **student residences**.

Prevailing By-laws and Prevailing Sections: (None Apply)."

80. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(775) and adding Site Specific Exception 900.8.10(73), and in regulation (D) insert the word "**residential**" after the word "two", and in regulation (M) insert the word "**residential**" after the word "only", so that it reads:

"(73) Exception RAC 73

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 18.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **rear lot line** is the greater of:
 - (i) a distance equal to half the height of the **building**; or
 - (ii) 18.0 metres;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) The maximum number of **dwelling units** is 300, of which no more than 264 are bachelor **dwelling units** and no more than 36 are one-bedroom **dwelling units**, and no **dwelling unit** may have more than one bedroom;
- (F) The minimum **interior floor area** of a **dwelling unit** is:
 - (i) 33 square metres for a bachelor **dwelling unit**; and
 - (ii) 47 square metres for a one-bedroom **dwelling unit**;
- (G) The maximum **lot coverage** is 22%;
- (H) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (I) A minimum of 50% of the **lot area** must be landscaping;
- (J) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;

- (K) A recreation hall must be at least 3.0 metres from the westerly **lot line**;
- (L) **Parking spaces** must be provided at a minimum rate of 0.15 for each **dwelling unit**; and
- (M) A **dwelling unit** for senior citizens occupancy is the only **residential** use permitted and the **dwelling unit** must be in an **apartment building**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

- 81.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(771) and adding Site Specific Exception 900.8.10(74), so that it reads:

"(74) Exception RAC 74

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is 30.0 metres;
- (B) The maximum **lot coverage** is 21%;
- (C) **Amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (D) The minimum **building setback** from a **rear lot line** is 15.0 metres;
- (E) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to the greater of:
 - (i) half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; or
 - (ii) 3.0 metres;
- (F) A maximum of 105 **dwelling units** are permitted;
- (G) The maximum **building** height is the lesser of 13 **storeys** and 54 metres;
- (H) A minimum of 147 underground **parking spaces** must be provided; and
- (I) The minimum area for landscaping is equal to 45% of the **gross floor area** of all **buildings**, minus the **interior floor area** used for retail commercial purposes

open to the public and minus the **interior floor area** used for recreational purposes; and

- (J) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building or structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking.

Prevailing By-laws and Prevailing Sections: (None Apply)"

82. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(562) and adding Site Specific Exception 900.8.10(75), and in regulation (D) insert the word "**residential**" after the word "two", so that it reads:

"(75) Exception RAC 75

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts Birchmount Ave. is 12.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance of half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) Of the required **parking spaces**:
- (i) a minimum of 66% must be below grade; and
- (ii) a minimum of 11% must be surface parking for visitors;
- (G) The maximum **lot coverage** is 15%;

- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50, to a maximum of 93 square metres in one room. If the requirement exceeds 93 square metres, two or more rooms must be provided in the **building** with each room having a minimum floor area of 46 square metres;
- (I) An area equal to no less than 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be landscaping;
- (J) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;
- (K) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** the greater of 3.0 metres or a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (L) The maximum height for a **building** or **structure** is 54.0 metres; and
- (M) Swimming pools are permitted in the **rear yard** and **side yards**, if:
 - (i) the yard is not abutting a **street**;
 - (ii) the water surface area does not exceed 15% of the **lot area**; and
 - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)"

- 83.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(585) and adding Site Specific Exception 900.8.10(76), so that it reads:

"(76) Exception RAC 76

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Only the following **building** types are permitted:
 - (i) multiple family dwellings; or

- (ii) a combination of multiple family dwellings and **apartment buildings**;
- (B) For the purpose of this Site Specific Provision, multiple family dwelling means two or more **dwelling units** arranged in a **building** so that no more than 4 **dwelling units** have a common access from one external entrance to the **building** at grade level;
- (C) The minimum **building setback** from a **lot line** that abuts Silver Springs Boulevard is 12.0 metres;
- (D) The maximum **lot coverage** is 30%;
- (E) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** the greater of 3.0 metres or a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (F) **Buildings** or **structures** for the storage of waste or **recyclable material** must be:
 - (i) set back a minimum of 1.5 metres from a **lot line** that abuts a **street**; and
 - (ii) enclosed by four walls and a roof;
- (G) A minimum of 50% of the **lot area** must be **landscaping**;
- (H) If there is a combination of multiple family **dwelling units** and **apartment buildings**, the following applies:
 - (i) the minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance of half the height of the **building**;
 - (ii) the minimum separation between the **main walls** of **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
 - (iii) **parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
 - (iv) of the required **parking spaces**:
 - (a) a minimum of 66% must be below grade; and
 - (b) a minimum of 11% must be surface parking for visitors;
 - (v) indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50, to a maximum of 93 square metres in one room, and where the requirement exceeds 93 square metres, two or more rooms must

be provided in the **building** with each room having a minimum floor area of 46 square metres; and

- (vi) the maximum height for a **building** or **structure** is the lesser of 9 **storeys** and 30 metres;
- (I) If there are only multiple family **dwelling units**, the following applies:
- (i) the minimum **building setback** from a **side lot line** or **rear lot line** is:
 - (a) 7.5 metres for end walls; and
 - (b) 10.5 metres in all other cases;
 - (ii) the maximum height for a **building** or **structure** is 8.0 metres;
 - (iii) **parking spaces** must be provided at a minimum rate of 1.2 **parking spaces per dwelling unit**; and
 - (iv) of the required **parking spaces**:
 - (a) a minimum of 75% must be below grade; and
 - (b) a minimum of 20% must be surface parking for visitors; and
- (J) The maximum number of **dwelling units** is the lesser of 430, or 40 for each hectare of **lot area**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

- 84.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(577) and adding Site Specific Exception 900.8.10(77), and in regulation (D) insert the word "**residential**" after the word "two", so that it reads:

"(77) Exception RAC 77

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance of half the height of the **building**;

- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) Of the required **parking spaces**:
 - (i) a minimum of 66% must be below grade; and
 - (ii) a minimum of 11% must be surface **parking spaces** for visitors;
- (G) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (H) The maximum **lot coverage** is 15%;
- (I) A minimum **landscaping** strip of 1.5 metres must be provided along the **lot line** abutting Finch Ave.;
- (J) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (K) An area equal to no less than 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be landscaping;
- (L) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;
- (M) The maximum height for a **building** or **structure** is 54.0 metres; and
- (N) Swimming pools are permitted in the **rear yard** and **side yards**, if:
 - (i) the yard is not abutting a **street**;
 - (ii) the water surface area does not exceed 15% of the **lot area**; and
 - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)"

- 85.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(673) and adding Site Specific Exception 900.8.10(78), and under Prevailing By-laws and Prevailing Sections, delete "34 and" after the word "Exceptions", so that it reads:

"(78) Exception RAC 78

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Lawrence Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) The maximum height of the **building** is the lesser of 6 **storeys** and 20 metres;
- (E) The maximum **lot coverage** is the **lawful** percentage of the **lot** covered by **lawfully existing buildings** on the **lot**;
- (F) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (G) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 16, of former City of Scarborough By-law No. 10327."

- 86.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(580) and adding Site Specific Exception 900.8.10(79), and in regulation (E) insert the word "**residential**" after the word "two", and replace the contents of the last subclause with regulations (N) and (O), so that it reads:

"(79) Exception RAC 79

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum floor space index is 1.5. For the purpose of this Site Specific Provision, floor space index means the ratio of the total floor area to the site area, and total floor area means the aggregate of the areas of each floor above grade measured between the exterior faces of the exterior walls of the **building** or **structure** at the level of each floor including any part of the **building** or **structure** above grade used for the storage or parking of **vehicles**, locker storage and laundry facilities, excluding any part of the **building** or **structure** used for retail commercial purposes open to the public and any areas used for recreational or mechanical purposes;
- (B) The minimum **building setback** from a **lot line** that abuts Finch Ave. and Warden Ave. is 18.0 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance of half the height of the **building**;
- (E) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) Of the required **parking spaces**:
 - (i) a minimum of 66% must be below grade; and
 - (ii) a minimum of 11% must be surface **parking spaces** for visitors;
- (H) The maximum **lot coverage** is 40%;
- (I) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** the greater of 3.0 metres or a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (J) An area equal to no less than 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be landscaping;
- (K) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of

a **building** or **structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;

- (L) The maximum height for a **building** or **structure** is 54.0 metres;
- (M) Swimming pools are permitted in the **rear yard** and **side yards**, if:
 - (i) the yard is not abutting a **street**;
 - (ii) the water surface area does not exceed 15% of the **lot area**; and
 - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres; and
- (N) A **day nursery** with a maximum **gross floor area** is 372 square metres is permitted; and
- (O) A free-standing recreation **building** for the purpose of servicing the entire development must be provided, and the conditions in regulation 15.20.20.100(1) do not apply to the **recreation use**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

- 87.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(614) and adding Site Specific Exception 900.8.10(80), and under Prevailing By-laws and Prevailing Sections, insert the phrase "excluding subsection (a)(i)" after the number "14402", so that it reads:

"(80) Exception RAC 80

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 28%;
- (B) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (C) A minimum of 33% of the **lot area** must be **soft landscaping**;
- (D) The minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of:
 - (i) 3.0 metres; and

- (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (E) **Parking spaces** must be provided at the following minimum rates:
 - (i) 1.1 for each **dwelling unit** and used for resident parking located in a **building** or **structure**; and
 - (ii) 0.2 for each **dwelling unit** and used for surface visitor parking.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 7, of former City of Scarborough By-law No. 14402, excluding subsection (a)(i)."
- 88.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(695) and adding Site Specific Exception 900.8.10(81), and replace the contents of the last subclause with regulations (H), (I) and (J), so that it reads:

"(81) Exception RAC 81

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centerline of the **street**, if the **lot line** abuts Pharmacy Ave.; and
 - (ii) from any other **street**:
 - (a) 12.0 metres to any wall of the **building** 20 metres or more in length; and
 - (b) 7.5 metres to any wall of the **building** less than 20 metres in length;
- (B) The maximum **lot coverage** is 15%;
- (C) No part of a **building** may be less than 18.0 metres from a **lot line** that abuts a **lot** in a different zone, except that one corner of the **building** may be a minimum of 15.0 metres from the **lot line**;

- (D) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**, of which 1.0 **parking space** for each **dwelling unit** must be for resident parking and the remaining **parking spaces** must be for visitors;
- (E) A minimum of 50% of the **lot area** must be **landscaping**;
- (F) The minimum **building setback** for a below grade parking **structure** from a **lot line** is a distance equal to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (G) **Amenity space** must be provided at the minimum rate of 0.9 square metres for each **dwelling unit** and must be located in the **residential building**;
- (H) An **ancillary building** or recreational **building** may be no closer to a **lot line** that abuts a **lot** in a different zone than half the height of the **building**; and
- (I) The minimum distance between the **main walls** of **residential buildings** is equal to half the sum of the height of the two **buildings**, except where the overlap is less than 100% the minimum distance may be reduced proportionately by the amount of **building** that is not overlapped, provided the distance is no less than:
- (i) 24 metres, if there are no openings to **dwelling units** in one or both of the **main walls**;
 - (ii) 30 metres, if both **main walls** facing each other are less than 19.5 metres in length; and
 - (iii) 45 metres in all other cases; and
- (J) For the purpose of this Site Specific Provision, overlap means the greater of two distances, measured along the **main walls** of the **building**, between two lines extended perpendicularly from each **building** to the corners of an opposite **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)"

- 89.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(689) and adding Site Specific Exception 900.8.10(83), and in regulation (C) insert the word "**residential**" after the word "two", so that it reads:

"(82) Exception RAC 82

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 18.0 metres if the **lot line** abuts Finch Ave. or McCowan Rd.;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the above ground **main wall** of two **residential building** is the distance equal to half the combined total height of the two **buildings**;
- (D) The maximum **lot coverage** is 15%;
- (E) **Amenity space** must be provided at a minimum rate of 46 square metres plus 0.9 square metres for each **dwelling unit** in excess of 50. If the total amount of **amenity space** required for all **dwelling units** exceeds 93 square metres, then the required **amenity space** must be provided in two or more rooms, with each room having an **interior floor area** of not less than 46 square metres and not more than 93 square metres;
- (F) The minimum area for **landscaping** is equal to 45% of the **gross floor area** of all **buildings**, minus the **gross floor area** of the free-standing recreation **building** and enclosed public malls used for walkway purposes;
- (G) Below grade **structures** are permitted in all required yards if they are no closer to a **lot line** that abuts a **street** than the greater of:
 - (i) 3.0 metres; or
 - (ii) a distance equal to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**, and of the **parking spaces** required, a minimum of:
 - (i) 65% must be in a **building**; and
 - (ii) 11% of all **parking spaces** must be for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)"

90. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(336) and adding Site Specific Exception 900.8.10(83), so that it reads:

"(83) Exception RAC 83

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts McCowan Rd. is 25.0 metres measured from the centerline of the original road allowance;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of 50; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)"

91. By-law No. 569-2013 is amended by adding Site Specific Exception 900.8.10(84), and replacing the contents of regulation (A), so that it reads:

"(84) Exception RAC 84

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum size of the following uses is:
 - (i) 837 square metres for a **day nursery**; and
 - (ii) 930 square metres for a recreational centre;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
 - (ii) 12.0 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;

- (D) The minimum **building setback** from a **rear lot line** is 13.5 metres;
- (E) The maximum **lot coverage** is 18%;
- (F) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50, but in no case is the total **amenity space** to be less than 198 square metres;
- (G) The part of a **building** used for below grade parking must be set back from a **lot line** that abuts a **street** a distance equal to half the vertical distance from the surface of the lowest floor to surface grade at the **lot line** abutting the **street**; and
- (H) **Parking space** must be provided at a minimum rate of:
 - (i) 1.0 for each **dwelling unit** for resident use; and
 - (ii) 0.125 for each **dwelling unit** and used for visitor **parking space**; and
- (I) 75% of all **parking spaces** must be at or above grade.

Prevailing By-laws and Prevailing Sections: (None Apply)"

92. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(575) and adding Site Specific Exception 900.8.10(85), and in regulation (D) insert the word "**residential**" after the word "two", so that it reads:

"(85) Exception RAC 85

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum floor space index is 1.25. For the purpose of this Site Specific Provision, floor space index means the ratio of the total floor area to the site area, and total floor area means the aggregate of the areas of each floor above grade measured between the exterior faces of the exterior walls of the **building** or **structure** at the level of each floor including any part of the **building** or **structure** above grade used for the storage or parking of **vehicles**, locker storage and laundry facilities, excluding any part of the **building** or **structure** used for retail commercial purposes open to the public and any areas used for recreational or mechanical purposes;
- (B) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 36.0 metres, measured from the original centreline of the **street**;

- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) The minimum **building setback** from a **lot line** that abuts a **lot** in the RD zone is 15.0 metres;
- (F) **Parking spaces** must be provided at a minimum rate of 0.9 **parking space** per **dwelling unit**;
- (G) Of the required **parking spaces**:
 - (i) a minimum of 66% must be below grade; and
 - (ii) a minimum of 11% must be for visitors;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) The maximum **lot coverage** is 15%;
- (J) A minimum of 70% of the **lot area** must be **landscaping**;
- (K) All parts of a **building** below grade must be set back a from a **lot line** that abuts a **street** a distance equal to half the full depth of the **structure**;
- (L) The maximum height for a **building** or **structure** is 54.0 metres;
- (M) Swimming pools are permitted in the **rear yard** and **side yards**, if:
 - (i) the yard is not abutting a **street**;
 - (ii) the water surface area does not exceed 15% of the **lot area**;
 - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres, subject to (iv); and
 - (iv) the swimming pool is no closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone; and
- (N) A property management office on the ground floor to conduct rent collection, maintenance and social services is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)"

93. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(573) and adding Site Specific Exception 900.8.10(86), and in regulation (E) insert the word "**residential**" after the word "two", so that it reads:

"(86) Exception RAC 86

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum floor space index is 1.5;
- (B) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in the RD zone is 15.0 metres;
- (D) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance of half the height of the **building**;
- (E) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) Of the required **parking spaces**:
 - (i) a minimum of 66% must be below grade; and
 - (ii) a minimum of 11% must be for visitors;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) The maximum **lot coverage** is 15%;
- (J) A minimum of 70% of the **lot area** must be **landscaping**;
- (K) All parts of a **building** below grade must be set back a from a **lot line** that abuts a **street** a distance equal to half the full depth of the **structure**;
- (L) The maximum height for a **building** or **structure** is 54.0 metres; and

- (M) Swimming pools are permitted in the **rear yard** and **side yards**, if:
- (i) the yard is not abutting a **street**;
 - (ii) the water surface area does not exceed 15% of the **lot area**;
 - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres, subject to (iv); and
 - (iv) the swimming pool is no closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone.

Prevailing By-laws and Prevailing Sections: (None Apply)"

94. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(572) and adding Site Specific Exception 900.8.10(87), and in regulation (D) insert the word "**residential**" after the word "two", so that it reads:

"(87) Exception RAC 87

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum floor space index is 1.5. For the purpose of this Site Specific Provision, floor space index means the ratio of the total floor area to the site area;
- (i) total floor area means the aggregate of the areas of each floor above grade measured between the exterior faces of the exterior walls of the **building** or **structure** at the level of each floor including any part of the **building** or **structure** above grade used for the storage or parking of **vehicles**, locker storage and laundry facilities;
 - (ii) excluding any part of the **building** or **structure** used for retail commercial purposes open to the public and any areas used for recreational or mechanical purposes;
- (B) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance of half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

- (E) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (F) The maximum **lot coverage** is 15%;
- (G) A minimum of 70% of the **lot area** must be **landscaping**;
- (H) All parts of a **building** below grade must be set back a from a **lot line** that abuts a **street** a distance equal to half the full depth of the **structure**;
- (I) The maximum height for a **building** or **structure** is 54.0 metres; and
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
 - (i) the yard is not abutting a **street**;
 - (ii) the water surface area does not exceed 15% of the **lot area**; and
 - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)"

95. By-law No. 569-2013 is amended by adding Site Specific Exception 900.8.10(88), so that it reads:

"(88) Exception RAC 88

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 27.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)"

- 96.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(618) and adding Site Specific Exception 900.8.10(89), so that it reads:

"(89) Exception RAC 89

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 10 Humberline Drive, former City of Etobicoke By-law No. 1978-308."

- 97.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(2) and adding Site Specific Exception 900.8.10(90), so that it reads:

"(90) Exception RAC 90

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 8 Humberline Drive, former City of Etobicoke By-law No. 1989-225."

- 98.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(39) and adding Site Specific Exception 900.8.10(91), so that it reads:

"(91) Exception RAC 91

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2777 Kipling Ave., former City of Etobicoke By-law No. 1808 and City of Toronto By-law No. 527-2002."

- 99.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(38) and adding Site Specific Exception 900.8.10(92), and under Prevailing By-laws and Prevailing Sections, delete "and 4171", so that it reads:

"(92) Exception RAC 92

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 1807."

- 100.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(37) and adding Site Specific Exception 900.8.10(93), so that it reads:

"(93) Exception RAC 93

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law Nos. 1806 and 1988-106."

- 101.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(6) and adding Site Specific Exception 900.8.10(94), so that it reads:

"(94) Exception RAC 94

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 14642."

- 102.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(40) and adding Site Specific Exception 900.8.10(95), so that it reads:

"(95) Exception RAC 95

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law Nos. 2110 and 1986-79."

- 103.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(34) and adding Site Specific Exception 900.8.10(96), so that it reads:

"(96) Exception RAC 96

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law Nos. 1766 and 1805."

- 104.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(35) and adding Site Specific Exception 900.8.10(97), and under Prevailing By-laws and Prevailing Sections, add the words "excluding subsection 1(b) of former City of Etobicoke By-law No. 3131" following the number "3131", so that it reads:

"(97) Exception RAC 97

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law Nos. 1766, 1805 and 3131, excluding subsection 1(b) of former City of Etobicoke By-law No. 3131."

- 105.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(36) and adding Site Specific Exception 900.8.10(98), so that it reads:

"(98) Exception RAC 98

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 1988-106."

- 106.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(8) and adding Site Specific Exception 900.8.10(99), so that it reads:

"(99) Exception RAC 99

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 621."

- 107.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(29) and adding Site Specific Exception 900.8.10(100), so that it reads:

"(100) Exception RAC 100

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law Nos. 1978-35, 1978-36 and 1978-254."

- 108.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(27) and adding Site Specific Exception 900.8.10(101), so that it reads:

"(101) Exception RAC 101

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law Nos. 1982-117 and 1982-118."

- 109.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(41) and adding Site Specific Exception 900.8.10(102), and under Prevailing By-laws and Prevailing Sections, replacing the contents of regulation (A), so that it reads:

"(102) Exception RAC 102

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 625, excluding subsections 1(A)(k) and 1(B)(l) of that by-law, and former City of Etobicoke By-law No. 2034, excluding subsections 1(a) and 2(a) of that by-law."

- 110.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(43) and adding Site Specific Exception 900.8.10(103), so that it reads:

"(103) Exception RAC 103

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 1371."

- 111.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(44) and adding Site Specific Exception 900.8.10(104), so that it reads:

"(104) Exception RAC 104

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-laws Nos. 1719, 1297 and 1983-136."

- 112.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(58) and adding Site Specific Exception 900.8.10(105), so that it reads:

"(105) Exception RAC 105

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 834."

- 113.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(24) and adding Site Specific Exception 900.8.10(106), so that it reads:

"(106) Exception RAC 106

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 75 Tandridge Cres., former City of Etobicoke By-law Nos. 2313 and 15027."

- 114.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(88) and adding Site Specific Exception 900.8.10(107), and under Prevailing By-laws and Prevailing Sections, insert the words "excluding subsection 1(e) of that by-law" after the number "1079", so that it reads:

"(107) Exception RAC 107

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 1079, excluding subsection 1(e) of that by-law."

- 115.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(77) and adding Site Specific Exception 900.8.10(108), and under Prevailing By-laws and Prevailing Sections, insert the words "excluding subsection 1(h) of that by-law" after the number "936", so that it reads:

"(108) Exception RAC 108

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke By-law No. 936, excluding subsection 1(h) of that by-law."

- 116.** By-law No. 569-2013 is amended by adding Site Specific Exception 900.8.10(109), so that it reads:

"(109) Exception RAC 109

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.20-A(19) of the former City of North York Zoning By-law No. 7625."

- 117.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(93) and adding Site Specific Exception 900.8.10(110), so that it reads:

"(110) Exception RAC 110

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 311 Dixon Rd., former City of Etobicoke By-law No. 14450."

- 118.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(534) and adding Site Specific Exception 900.8.10(111), so that it reads:

"(111) Exception RAC 111

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 1223."

- 119.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(51) and adding Site Specific Exception 900.8.10(112), so that it reads:

"(112) Exception RAC 112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 105 La Rose Ave., former City of Etobicoke By-law No. 1982-122."

- 120.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(52) and adding Site Specific Exception 900.8.10(113), so that it reads:

"(113) Exception RAC 113

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 95 La Rose Ave., former City of Etobicoke By-law No. 1982-122."

- 121.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(48) and adding Site Specific Exception 900.8.10(114), so that it reads:

"(114) Exception RAC 114

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 151 La Rose Ave., former City of Etobicoke By-laws Nos. 3708 and 132."

- 122.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(47) and adding Site Specific Exception 900.8.10(115), so that it reads:

"(115) Exception RAC 115

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 165 La Rose Ave., former City of Etobicoke By-law No. 1978-198."

- 123.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(55) and adding Site Specific Exception 900.8.10(116), so that it reads:

"(116) Exception RAC 116

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 32 Richview Rd., former City of Etobicoke By-law No. 1986-155."

- 124.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(54) and adding Site Specific Exception 900.8.10(117), and under Prevailing By-laws and Prevailing Sections, insert the words "excluding subsection 1(b) of that by-law" after the number "1978-105", so that it reads:

"(117) Exception RAC 117

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 40 Richview Rd., former City of Etobicoke By-law No. 1978-105, excluding subsection 1(b) of that by-law."

- 125.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(62) and adding Site Specific Exception 900.8.10(118), and under Prevailing By-laws and Prevailing Sections, delete "and 2014" after the number "702", so that it reads:

"(118) Exception RAC 118

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 702."

- 126.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(56) and adding Site Specific Exception 900.8.10(119), so that it reads:

"(119) Exception RAC 119

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 1332."

- 127.** By-law No. 569-2013 is amended by adding Site Specific Exception 900.8.10(120), and under Prevailing By-laws and Prevailing Sections insert the words "excluding subsection 1(c) of that by-law" after the number "1333", so that it reads:

"(120) Exception RAC 120

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 1333, excluding subsection 1(c) of that by-law."

- 128.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(218) and adding Site Specific Exception 900.8.10(121), so that it reads:

"(121) Exception RAC 121

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law Nos. 25477 and 22135."

- 129.** By-law No. 569-2013 is amended by adding Site Specific Exception 900.8.10(122), so that it reads:

"(122) Exception RAC 122

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law No. 7625."

- 130.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(114) and adding Site Specific Exception 900.8.10(123), so that it reads:

"(123) Exception RAC 123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(54) of the City of North York Zoning By-law No. 7625."

- 131.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(244) and adding Site Specific Exception 900.8.10(124), so that it reads:

"(124) Exception RAC 124

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(18) of the City of North York Zoning By-law No. 7625."

- 132.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(130) and adding Site Specific Exception 900.8.10(125), so that it reads:

"(125) Exception RAC 125

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 22634."

- 133.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(110) and adding Site Specific Exception 900.8.10(126), and under Prevailing By-laws and Prevailing Sections, insert the words "excluding subsection 1(e) of that by-law" after the number "25435", so that it reads:

"(126) Exception RAC 126

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 25435, excluding subsection 1(e) of that by-law."

- 134.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(733) and adding Site Specific Exception 900.8.10(127), so that it reads:

"(127) Exception RAC 127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law No. 335-2010."

- 135.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(131) and adding Site Specific Exception 900.8.10(128), so that it reads:

"(128) Exception RAC 128

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 22575."

- 136.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(131) and adding Site Specific Exception 900.8.10(129), under Site Specific Provisions delete the words "(None Apply)" and insert regulation (A), and under Prevailing By-laws and Prevailing Sections delete regulation (A) and insert "(None Apply)", so that it reads:

"(129) Exception RAC 129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite Clause 15.20.40.70, the required minimum **building setbacks** are:

(i) 3.0 metres from the southerly **lot line**; and

(ii) 7.5 metres from all other **lot lines**.

Prevailing By-laws and Prevailing Sections: (None Apply)."

- 137.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(202) and adding Site Specific Exception 900.8.10(130), so that it reads:

"(130) Exception RAC 130

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 1130 and 1154 Wilson Ave., Section 64.20-A(12) of the City of North York Zoning By-law No. 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law No. 7625."

- 138.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(216) and adding Site Specific Exception 900.8.10(131), so that it reads:

"(131) Exception RAC 131

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York By-law No. 22688."

- 139.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(235) and adding Site Specific Exception 900.8.10(132), so that it reads:

"(132) Exception RAC 132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York By-law No. 26603; and
- (B) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law No. 7625."

- 140.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(104) and adding Site Specific Exception 900.8.10(133), so that it reads:

"(133) Exception RAC 133

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York By-law No. 27699; and
- (B) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law No. 7625."

- 141.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(138) and adding Site Specific Exception 900.8.10(134), and under Prevailing By-laws and Prevailing Sections, add the words "excluding subsections 2(a) and 3(a) of that by-law" after the number "28621", so that it reads:

"(134) Exception RAC 134

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York By-law No. 28621, excluding subsections 2(a) and 3(a) of that by-law."

- 142.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(139) and adding Site Specific Exception 900.8.10(135), so that it reads:

"(135) Exception RAC 135

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On these lands former City of North York By-law Nos. 23282 and 27913."

- 143.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(238) and adding Site Specific Exception 900.8.10(136), so that it reads:

"(136) Exception RAC 136

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.20-A(15) and Section 64.20-A(17) of the City of North York Zoning By-law No. 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law No. 7625."

- 144.** By-law No. 569-2013 is amended by adding Site Specific Exception 900.8.10(137), so that it reads:

"(137) Exception RAC 137

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto By-law No. 190-2002."

- 145.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(242) and adding Site Specific Exception 900.8.10(138), so that it reads:

"(138) Exception RAC 138

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York By-law No. 18889."

- 146.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(192) and adding Site Specific Exception 900.8.10(139), so that it reads:

"(139) Exception RAC 139

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 20634."

- 147.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(464) and adding Site Specific Exception 900.8.10(140), so that it reads:

"(140) Exception RAC 140

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(237) of the former City of York Zoning By-law No. 1-83."

- 148.** By-law No. 569-2013 is amended by adding Site Specific Exception 900.8.10(141), so that it reads:

"(141) Exception RAC 141

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(182) of the former City of York Zoning By-law No. 1-83, excluding subsection 3(m) of that by-law."

- 149.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(446) and adding Site Specific Exception 900.8.10(142), so that it reads:

"(142) Exception RAC 142

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Sections 16(130) of the former City of York Zoning By-law No. 1-83."

- 150.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(469) and adding Site Specific Exception 900.8.10(143), so that it reads:

"(143) Exception RAC 143

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 797 Jane St., Section 16(135) of the former City of York Zoning By-law No. 1-83."

- 151.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(436) and adding Site Specific Exception 900.8.10(144), so that it reads:

"(144) Exception RAC 144

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of York By-law No. 200."

- 152.** By-law No. 569-2013 is amended by adding Site Specific Exception 900.8.10(145), so that it reads:

"(145) Exception RAC 145

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(129) of the former City of York Zoning By-law No. 1-83."

- 153.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(471) and adding Site Specific Exception 900.8.10(146), so that it reads:

"(146) Exception RAC 146

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(6) of the former City of York Zoning By-law No. 1-83."

- 154.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(347) and adding Site Specific Exception 900.8.10(147), so that it reads:

"(147) Exception RAC 147

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 23835."

- 155.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(462) and adding Site Specific Exception 900.8.10(148), so that it reads:

"(148) Exception RAC 148

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(131) of the former City of York Zoning By-law No. 1-83."

- 156.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(503) and adding Site Specific Exception 900.8.10(149), so that it reads:

"(149) Exception RAC 149

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(148) of the former City of York Zoning By-law No. 1-83."

- 157.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(505) and adding Site Specific Exception 900.8.10(150), so that it reads:

"(150) Exception RAC 150

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(179) of the former City of York Zoning By-law No. 1-83."

- 158.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(502) and adding Site Specific Exception 900.8.10(151), so that it reads:

"(151) Exception RAC 151

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(158) of the former City of York zoning By-law No. 1-83."

- 159.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(504) and adding Site Specific Exception 900.8.10(152), so that it reads:

"(152) Exception RAC 152

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 855 Roselawn Ave., Section 16(164) of the former City of York Zoning By-law No. 1-83."

- 160.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(167) and adding Site Specific Exception 900.8.10(153), so that it reads:

"(153) Exception RAC 153

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 26431."

- 161.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(128) and adding Site Specific Exception 900.8.10(154), and under Prevailing By-laws and Prevailing Sections insert the words "excluding subsection 6.10.1(c)" after the number "1916", so that it reads:

"(154) Exception RAC 154

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 85 and 95 Thorncliffe Park Dr., Section 6.10.1, of the former Town of Leaside Zoning By-law No. 1916, excluding subsection 6.10.1(c)."

- 162.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(387) and adding Site Specific Exception 900.8.10(155), so that it reads:

"(155) Exception RAC 155

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 7.7.5.12, of the former Borough of East York Zoning By-law No. 6752."

- 163.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(388) and adding Site Specific Exception 900.8.10(156), so that it reads:

"(156) Exception RAC 156

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 500 Dawes Rd., Section 12.1.17, of the former Borough of East York Zoning By-law No. 6752."

- 164.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(560) and adding Site Specific Exception 900.8.10(157), so that it reads:

"(157) Exception RAC 157

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 390 Dawes Rd., Section 12.1.19, of the former Borough of East York Zoning By-law No. 6752."

- 165.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(391) and adding Site Specific Exception 900.8.10(158), so that it reads:

"(158) Exception RAC 158

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 10 and 12 Gower St., Section 7.7.5.20, of the former Borough of East York Zoning By-law No. 6752."

- 166.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(381) and adding Site Specific Exception 900.8.10(159), so that it reads:

"(159) Exception RAC 159

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 65 and 75 Halsey Ave., Section 7.7.5.1, of the former Borough of East York Zoning By-law No. 6752."

- 167.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(559) and adding Site Specific Exception 900.8.10(160), so that it reads:

"(160) Exception RAC 160

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12.1.13, of the former Borough of East York Zoning By-law No. 6752."

- 168.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(426) and adding Site Specific Exception 900.8.10(162), and under Prevailing By-laws and Prevailing Sections, replace the contents of regulation (A), so that it reads:

"(162) Exception RAC 162

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 26570, excluding subsection (a) of that by-law, and former City of North York By-law No. 28107, excluding subsection (b) of that by-law."

- 169.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(424) and adding Site Specific Exception 900.8.10(163), so that it reads:

"(163) Exception RAC 163

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law Nos. 25937 and 26244."

170. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(157) and adding Site Specific Exception 900.8.10(164), under Site Specific Provisions insert regulation (A), and under Prevailing By-laws and Prevailing Sections delete regulation (A) and insert the words "(None Apply)", so that it reads:

"(164) Exception RAC 164

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulation 15.20.40.70(3) and (4), the required minimum **building setback** from a northerly **side lot line** is 7.62 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)"

171. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(484) and adding Site Specific Exception 900.8.10(165), and in regulation (J) insert the word "**residential**" after the word "between", and under Prevailing By-laws and Prevailing Sections delete regulation (A) and insert the words "(None Apply)", so that it reads:

"(165) Exception RAC 165

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Pharmacy Ave. is 31.0 metres, measured from the original centerline of the **street**;

(B) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces per dwelling unit**;

(C) Of the required **parking spaces**:

- (i) a minimum of 88% must be enclosed spaces; and
 - (ii) a minimum of 11% must be for visitor parking, which must be between the **lot line** abutting the **street** and the **building**;
- (D) The maximum **lot coverage** is 15%;
- (E) A minimum of 50% of the **lot area** must be **landscaping**, which includes all areas covered by lawns and shrubs, elevated podium **structures** and outdoor swimming pools;
- (F) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** a distance equal to half the depth of the **building** below grade, measured from the floor of the **building** to the grade at the **lot line** that abuts the **street**;
- (G) The minimum **building setback** from a **lot line** that abuts:
- (i) the ON zone or I zone is 16.5 metres; and
 - (ii) any other zone, is the **lawful building setback** of the **lawfully existing building** on the **lot**;
- (H) Indoor **amenity space** must be provided at a minimum rate of 0.9 square metres for each **dwelling unit**;
- (I) Indoor **amenity space** may be within the **residential building** or within separate **buildings** on the **lot**; and
- (J) The minimum separation distance between **residential buildings** on the **lot** is half the total sum of the height of the **buildings**.

Prevailing By-laws and Prevailing Sections: (None Apply)."

172. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(495) and adding Site Specific Exception 900.8.10(166), so that it reads:

"(166) Exception RAC 166

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is 25.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;

- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) The maximum **lot coverage** is 33%; and
- (E) A greenhouse is permitted.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception (a), of former City of Scarborough By-law No. 9276."

173. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(483) and adding Site Specific Exception 900.8.10(167), and in regulation (K) insert the word "**residential**" after the word "between", so that it reads:

"(167) Exception RAC 167

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Pharmacy Ave. is 31.0 metres, measured from the original centerline of the **street**;
- (B) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces per dwelling unit**;
- (C) Of the required **parking spaces**:
 - (i) a minimum of 88% must be enclosed spaces; and
 - (ii) a minimum of 11% must be for visitor parking, which spaces must be between the **lot line** that abuts the **street** and the **building**;
- (D) The maximum **lot coverage** is 15%;
- (E) A minimum of 50% of the **lot area** must be **landscaping**, which includes all areas covered by lawns and shrubs, elevated podium **structures** and outdoor swimming pools;
- (F) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** a distance equal to half the depth of the **building** below grade, measured from the floor of the **building** to the grade at the **lot line** that abuts the **street**;
- (G) The maximum **building** height is 20 **storeys**;

- (H) The minimum **building setback** from a **lot line** that abuts:
 - (i) the ON zone or I zone is 16.5 metres; and
 - (ii) any other zone, is the **lawful building setback** of the **lawfully existing building** on the **lot**;
- (I) Indoor **amenity space** must be provided at a minimum rate of 0.9 square metres for each **dwelling unit**;
- (J) Indoor **amenity space** may be within the **residential building** or within separate **buildings** on the **lot**;
- (K) The minimum separation distance between **residential buildings** on the **lot** is half the total sum of the height of the **buildings**; and
- (L) A **day nursery** is permitted if it has a maximum **gross floor area** of 140 square metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 3, of former City of Scarborough By-law No. 8978."

174. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(714) and adding Site Specific Exception 900.8.10(168), and in regulation (C) change the word "minimum" to "maximum" and change the word "is" to "may", and under Prevailing By-laws and Prevailing Sections delete section (A) and insert the words "(None Apply)", so that it reads:

"(168) Exception RAC 168

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 36.0 metres, measured from the original centre line of the **street**;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus 0.9 square metres for each **dwelling unit** in excess of 50;

(E) **Parking spaces** must be provided at a minimum rate of 1.1 for each **dwelling unit**; and

(F) A minimum of 50% of the required **parking spaces** must be below ground.

Prevailing By-laws and Prevailing Sections: (None Apply)"

175. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(715) and adding Site Specific Exception 900.8.10(169), and in regulation (C) change the word "minimum" to "maximum" and change the word "is" to "may", so that it reads:

"(169) Exception RAC 169

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 36.0 metres, measured from the original centre line of the **street**, if the **lot line** abuts Kingston Rd., Eglinton Ave. and Markham Rd.; and

(ii) 9.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;

(C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;

(D) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus 0.9 square metres for each **dwelling unit** in excess of 50;

(E) **Parking spaces** must be provided at a minimum rate of 1.05 for each **dwelling unit**; and

(F) A minimum of 50% of the required **parking spaces** must be below ground.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exceptions 11 and 19, of former City of Scarborough By-law No. 10010."

176. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(628) and adding Site Specific Exception 900.8.10(170), so that it reads:

"(170) Exception RAC 170

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum **lot coverage** is 18.0%;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 33.0 metres, measured from the original centre line of the **street**, if the **lot line** abuts Kingston Rd.; and
 - (ii) 26.0 metres, measured from the original centre line of the **street**, if the **lot line** abuts Midland Ave.;
- (C) The minimum **building setback** from a **lot line** that does not abut a **street** is:
 - (i) a distance equal to the greater of half the height of the **building** or 15.0 metres, if the **lot line** abuts a **lot** in a RD, RS or RT zone; and
 - (ii) in all other cases, a distance equal to half the height of the **building**;
- (D) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) The maximum **building** height is the lesser of 17 **storeys** and 54 metres; and
- (F) **Parking spaces** must be provided at a minimum rate of:
 - (i) 1.0 for each **dwelling unit** for residents, of which 84% must be below ground; and
 - (ii) 0.125 for each **dwelling unit** for visitor **parking spaces**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 12 and 20, of former City of Scarborough By-law No. 9364."
177. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(638) and adding Site Specific Exception 900.8.10(171), and in regulation (C) insert the word "**residential**" after the word "more", so that it reads:

"(171) Exception RAC 171

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd., Eglinton Ave. or Markham Rd.; and
 - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between any two or more **residential buildings** on the same **lot** is a distance equal to the half of the combined total height of the two **buildings**;
- (D) The maximum **lot coverage** is 18%;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **Parking spaces** must be provided at a minimum rate of:
 - (i) 1.0 for each **dwelling unit** for resident **parking spaces**;
 - (ii) 0.125 for each **dwelling unit** for visitor **parking spaces**; and
 - (iii) 70% of all **parking spaces** must be in a below grade **structure**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 12, of former City of Scarborough By-law No. 10010."

178. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(314) and adding Site Specific Exception 900.8.10(172), so that it reads:

"(172) Exception RAC 172

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Amenity space** must be provided at a minimum rate of 3.0 square metres per **dwelling unit**;
- (C) **Lot coverage** does not apply; and
- (D) **Parking spaces** must be provided at a minimum rate of 1.4 **parking spaces** for each **dwelling unit**, of which:
 - (i) a minimum of 1.0 **parking spaces** per **dwelling unit** must be in a **building** and be for resident use; and
 - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitors.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 64, of former City of Scarborough By-law No. 10048."

179. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(316) and adding Site Specific Exception 900.8.10(173), so that it reads:

"(173) Exception RAC 173

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Amenity space** must be provided at a minimum rate of 3.0 square metres per **dwelling unit**;
- (C) **Lot coverage** does not apply;
- (D) The minimum number of **parking spaces** required is 1.4 **parking spaces** per **dwelling unit**; and
- (E) Of the required **parking spaces**:
 - (i) a minimum of 1.0 **parking spaces** per **dwelling unit** must be in a **building** and be for resident use; and
 - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitors.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exceptions 64, of former City of Scarborough By-law No. 10048."

- 180.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(317) and adding Site Specific Exception 900.8.10(174), so that it reads:

"(174) Exception RAC 174

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The permitted maximum projection of an unenclosed porch into the **rear yard** is 6.0 metres;
- (C) **Amenity space** must be provided at a minimum rate of 0.9 square metres per **dwelling unit**;
- (D) **Lot coverage** does not apply;
- (E) The minimum **building setback** for a below grade parking **structure** is equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 65% of the spaces must be below grade; and
 - (ii) 0.11 spaces per **dwelling unit** must be surface parking for visitors.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exceptions 63 and 64, of former City of Scarborough By-law No. 10048."

- 181.** By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(767) and adding Site Specific Exception 900.8.10(175), so that it reads:

"(175) Exception RAC 175

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;
- (B) **Amenity space** must be provided at a minimum rate of 1 square metre for each **dwelling unit**;
- (C) The maximum **building** height is 77.0 metres;
- (D) **Parking spaces** must be provided at a minimum rate of 1.4 for each **dwelling unit**, of which:
 - (i) a minimum of 1.2 for each **dwelling unit** must be underground; and
 - (ii) a minimum of 0.2 for each **dwelling unit** must be for visitors; and
- (E) The permitted maximum number of **dwelling units** is the **lawful** number of **dwelling units** in the **lawfully existing building** on the **lot**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 75, of former City of Scarborough By-law No. 12360."

182. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(766) and adding Site Specific Exception 900.8.10(176), so that it reads:

"(176) Exception RAC 176

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) The minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

- (E) **Amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The maximum **lot coverage** is 15%;
- (G) A minimum of 70% of the **lot area** must be **landscaping**;
- (H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (I) A minimum of 67% of all **parking spaces** must be underground;
- (J) A minimum of 33% of the **parking spaces** must be visitor parking; and
- (K) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 79, of former City of Scarborough By-law No. 12360."

183. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(765) and adding Site Specific Exception 900.8.10(177), so that it reads:

"(177) Exception RAC 177

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is 9.0 metres;
- (B) For a side **main wall** and rear **main wall** the minimum **building setback** is:
 - (i) 18.0 metres from a **lot line** that abuts Sheppard Ave.; and
 - (ii) 12.0 metres from a **lot line** that abuts Birchmount Rd.;
- (C) The minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

- (E) **Amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The maximum **lot coverage** is 15%;
- (G) A minimum of 70% of the **lot area** must be **landscaping**;
- (H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (I) A minimum of 67% of all **parking spaces** must be underground;
- (J) A minimum of 33% of the **parking spaces** must be visitor parking;
- (K) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (L) The maximum **building** height is 54.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 28 and 79, of former City of Scarborough By-law No. 12360."

184. By-law No. 569-2013 is amended by deleting Site Specific Exception 900.7.10(350) and adding Site Specific Exception 900.8.10(178), and under Prevailing By-laws and Prevailing Sections delete the words "Former City of North York By-law No. 31619" and insert the words "Former City of North York By-law No. 30883, excluding subsection 3(a)(iii) of that by-law", so that it reads:

"(178) Exception RAC 178

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

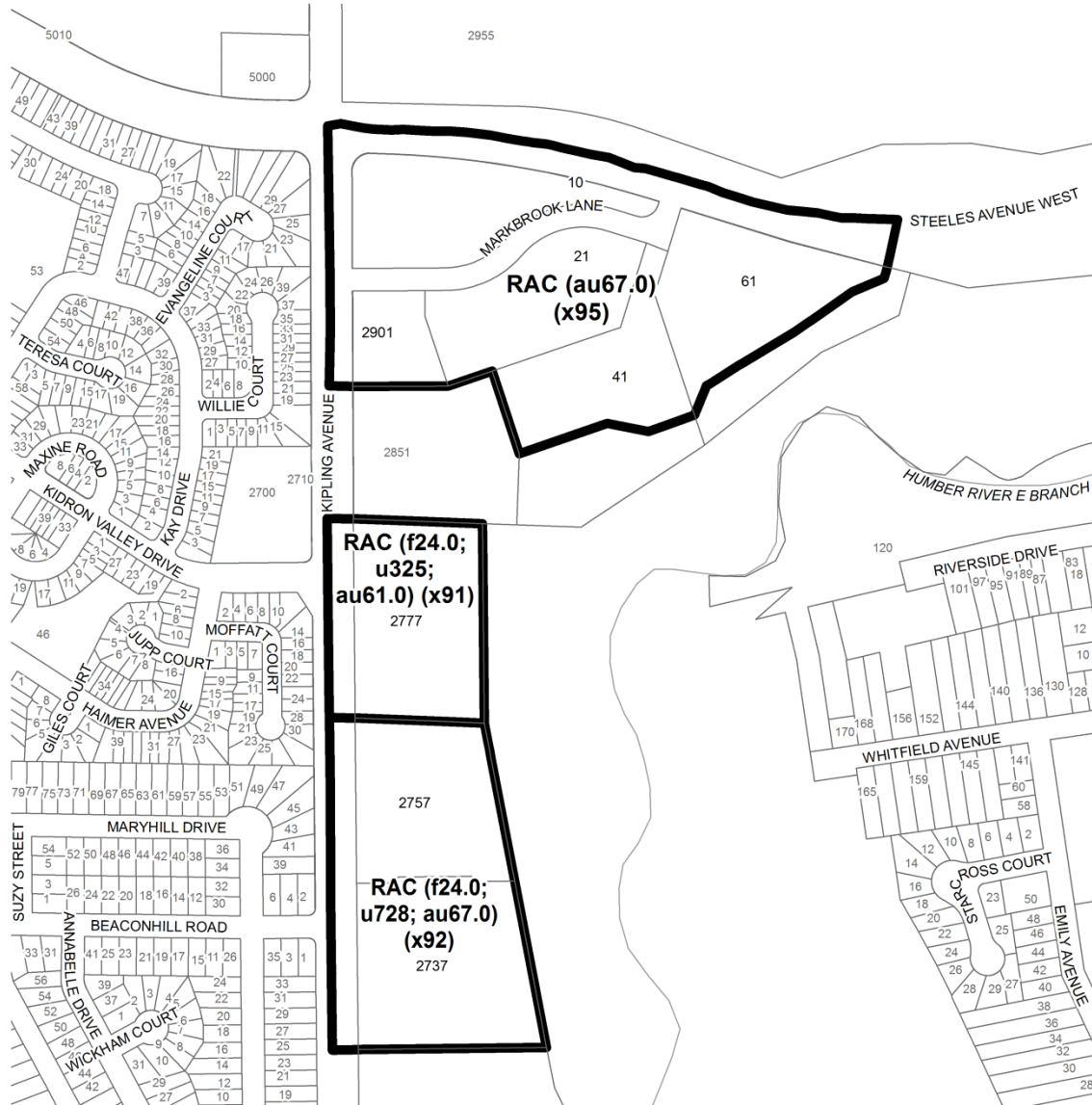
- (A) Former City of North York By-law No. 30883, excluding subsection 3(a)(iii) of that by-law."

Enacted and passed on June 13, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

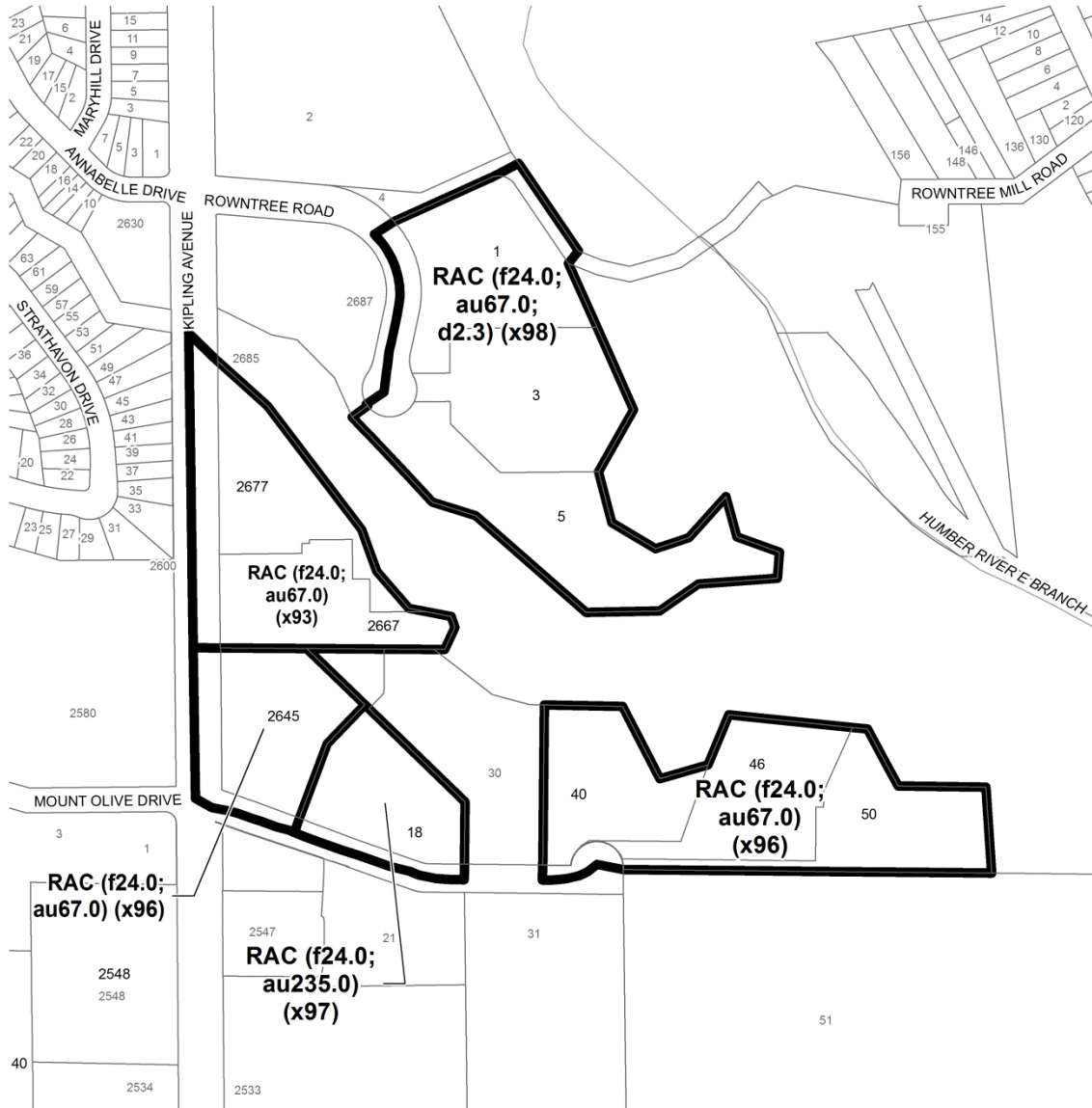


Kipling Avenue at Steeles Avenue West Area

Approved by: A. Theobald




City of Toronto By-Law 569-2013
 Not to Scale
 5/5/2014

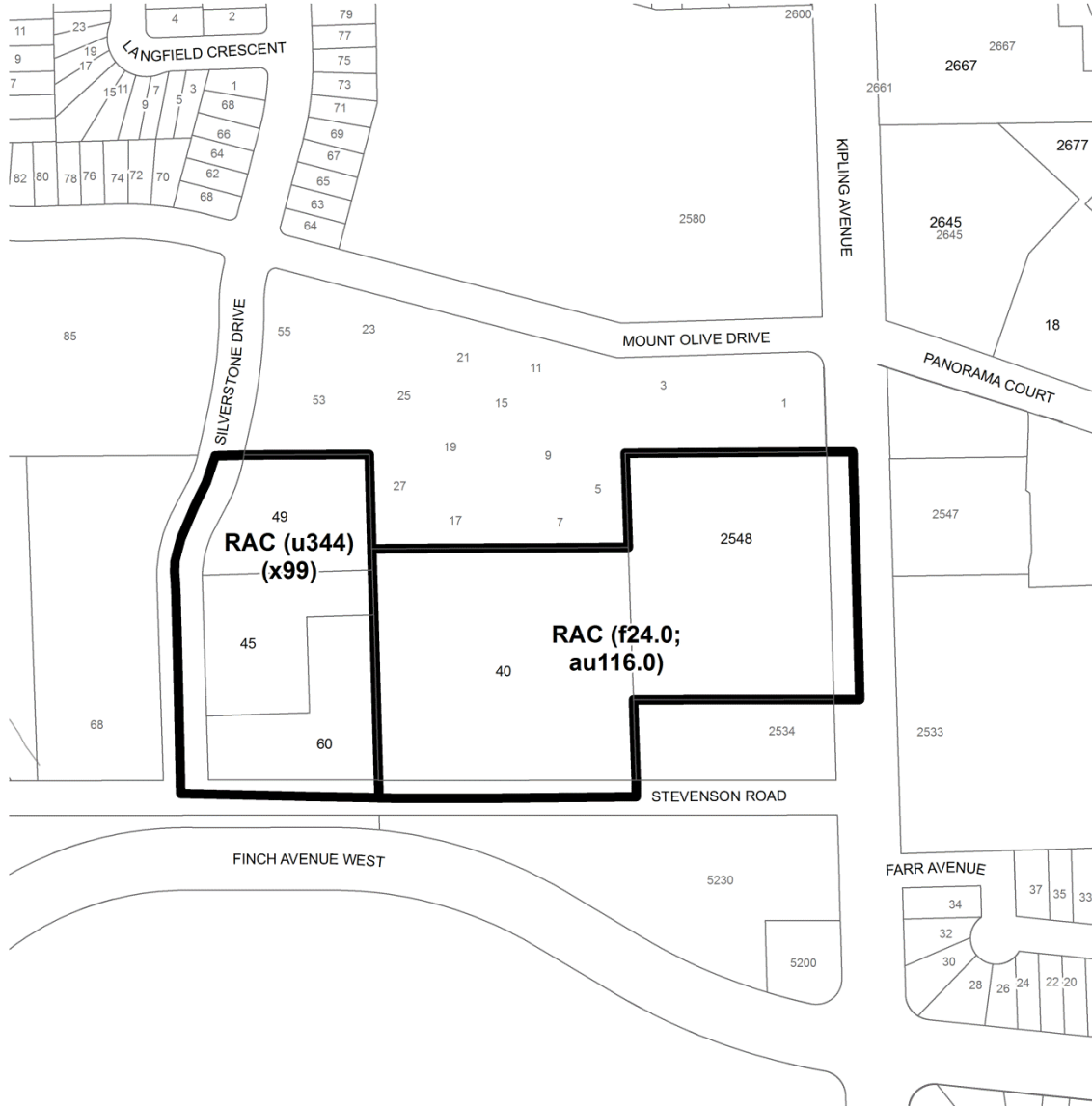


 **TORONTO** City Planning
Schedule '2'

18, 40-50 Panorama Court;
2667 & 2677 Kipling Avenue; 1-5 Rowntree Road

Approved by: A. Theobald


City of Toronto By-Law 569-2013
Not to Scale
5/5/2014



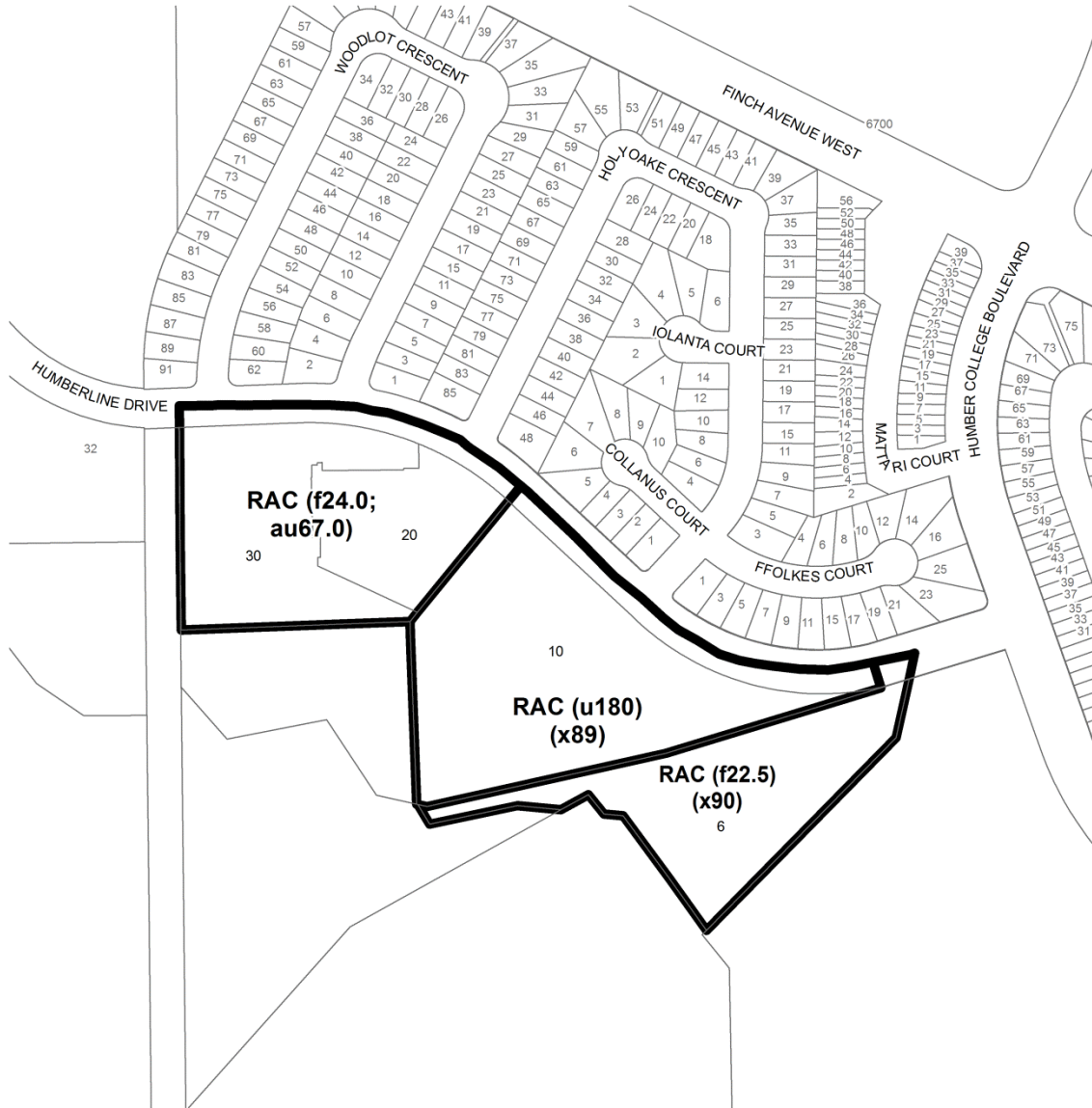
Schedule '3'

2548 Kipling Avenue;
40 & 60 Stevenson Road; 45 & 49 Silverstone Drive

Approved by: A. Theobald



City of Toronto By-Law 569-2013
Not to Scale
5/5/2014



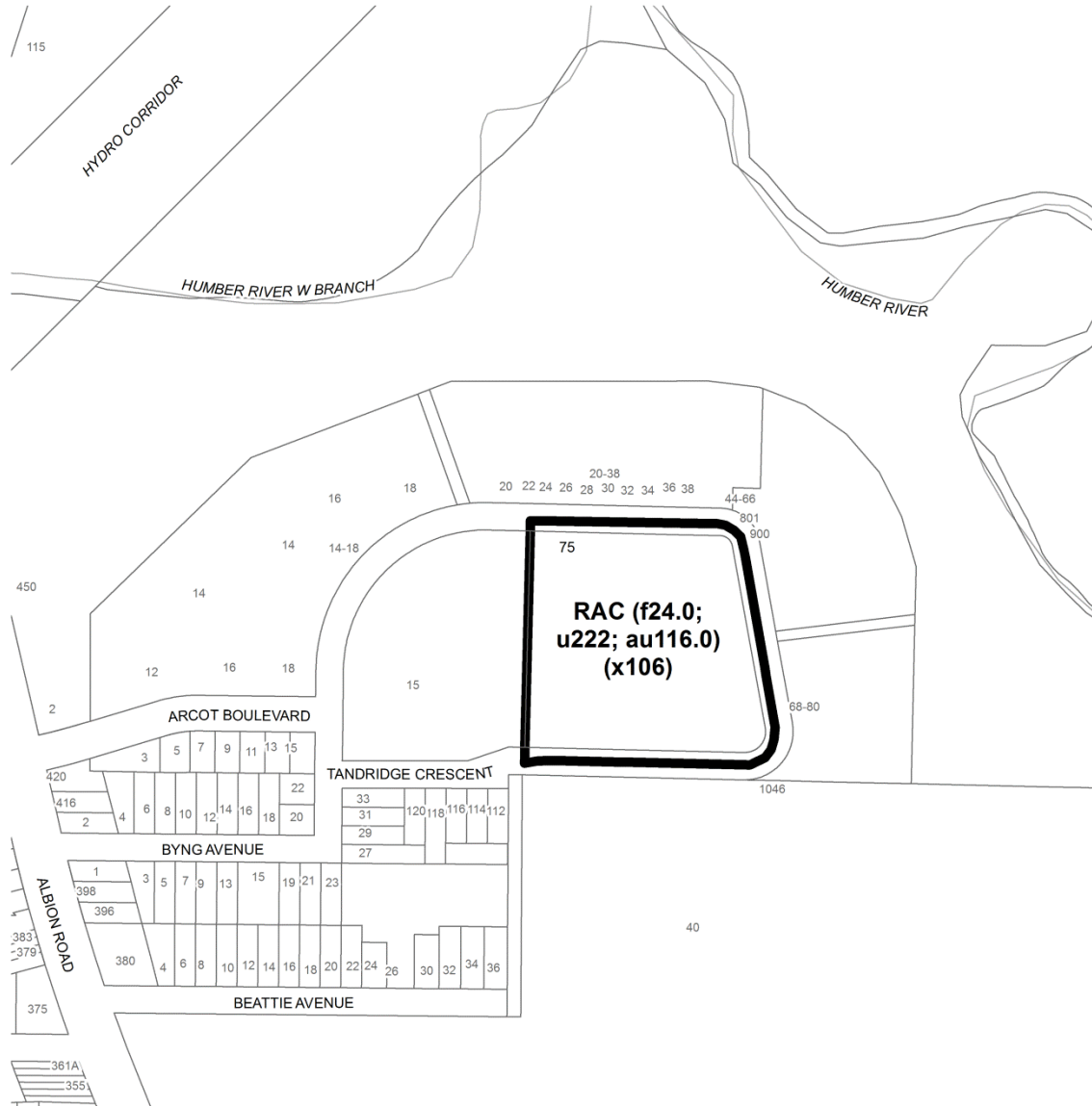


TORONTO City Planning
Schedule '5'

2435 Kipling Avenue & 20 Sanagan Road

Approved by: A. Theobald

City of Toronto By-Law 569-2013
 Not to Scale
 5/5/2014




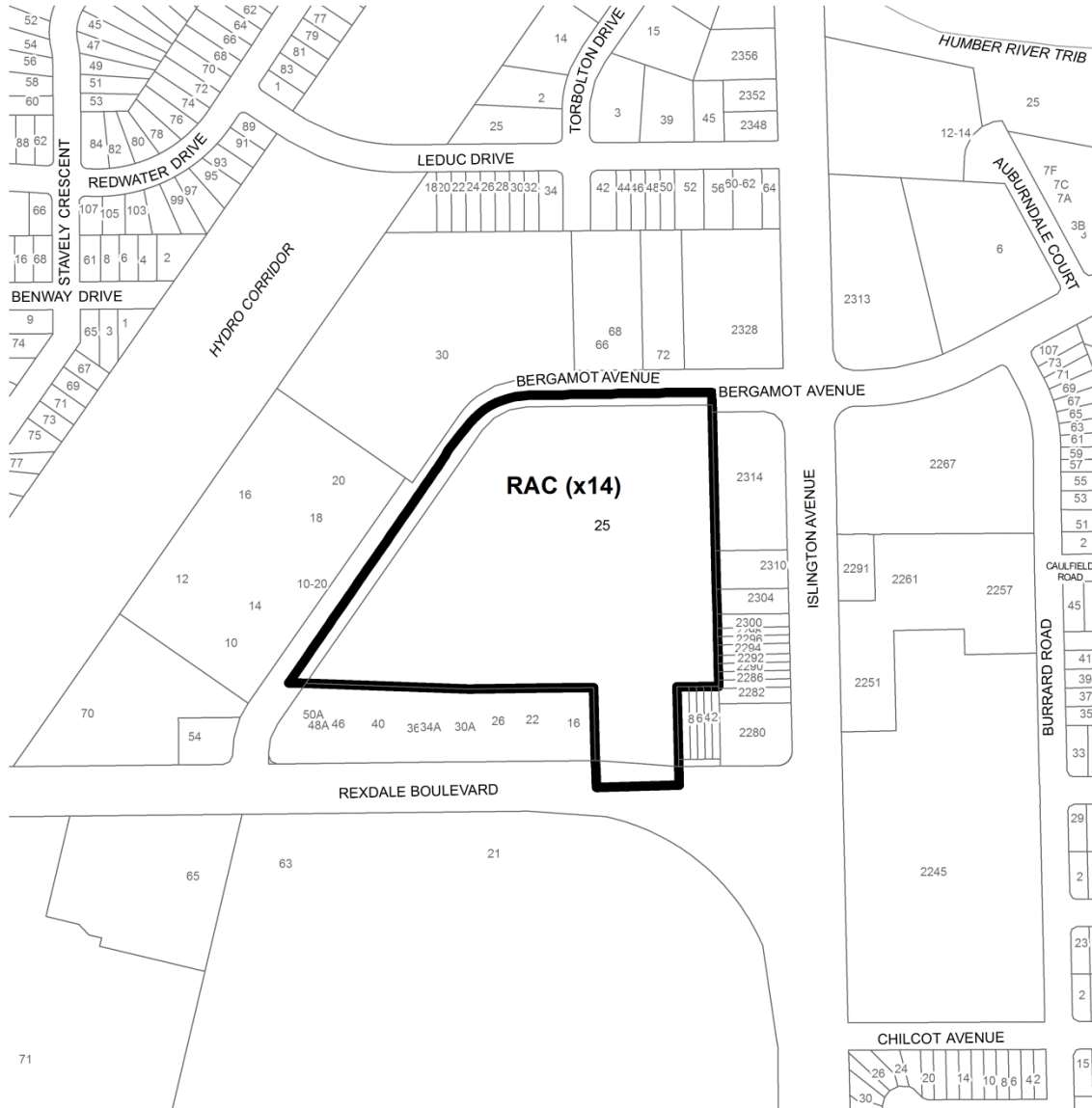


 **TORONTO** City Planning
Schedule '7'

**10 Armel Court;
234-238 Albion Road**

Approved by: A. Theobald


City of Toronto By-Law 569-2013
Not to Scale
5/5/2014

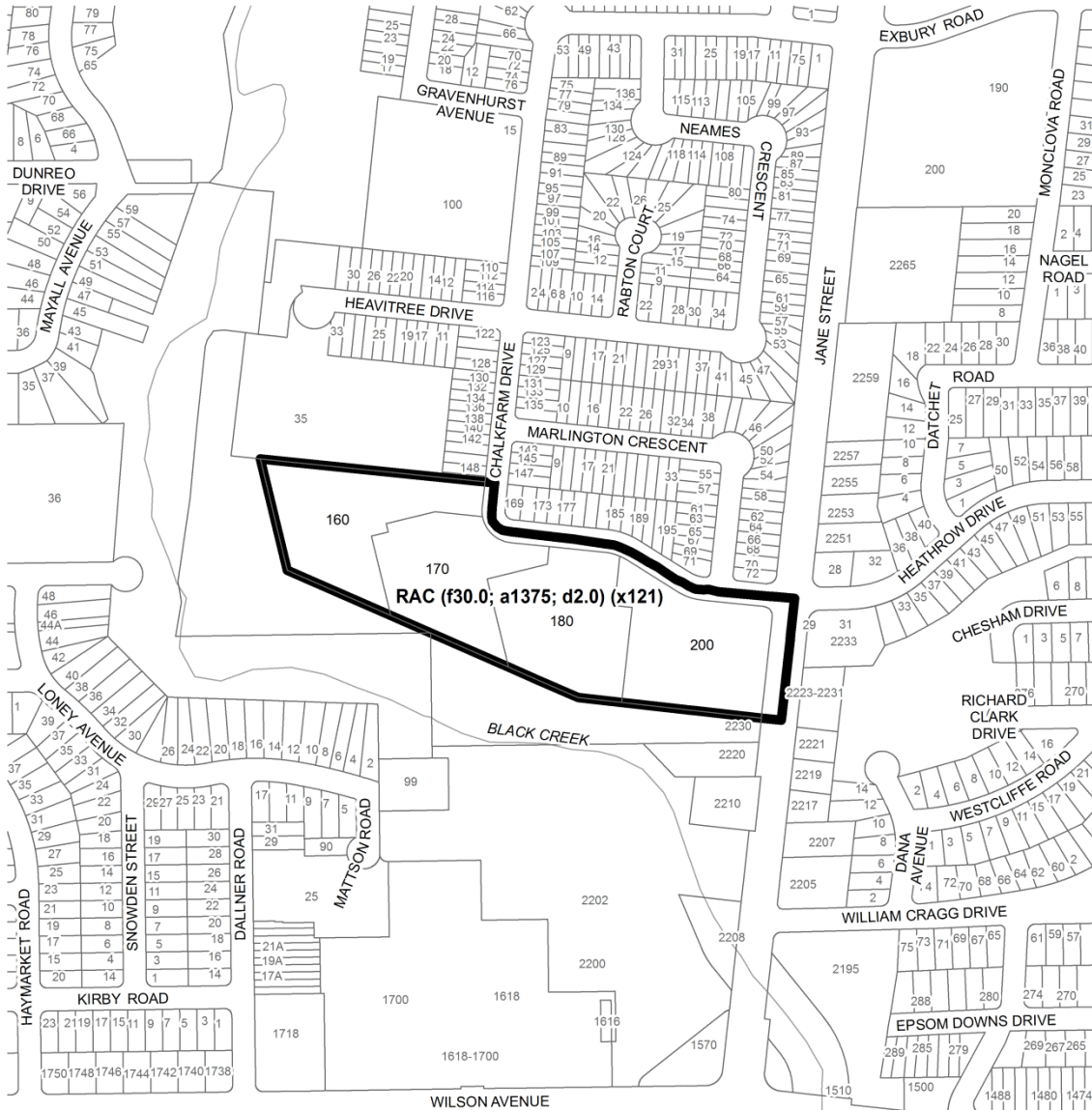


TORONTO City Planning
Schedule '8'

25 Bergamot Avenue

Approved by: A. Theobald

↑
 City of Toronto By-Law 569-2013
 Not to Scale
 5/5/2014



Schedule '9'

Approved by: A. Theobald

160-200 Chalkfarm Drive



City of Toronto By-Law 569-2013
Not to Scale
5/5/2014

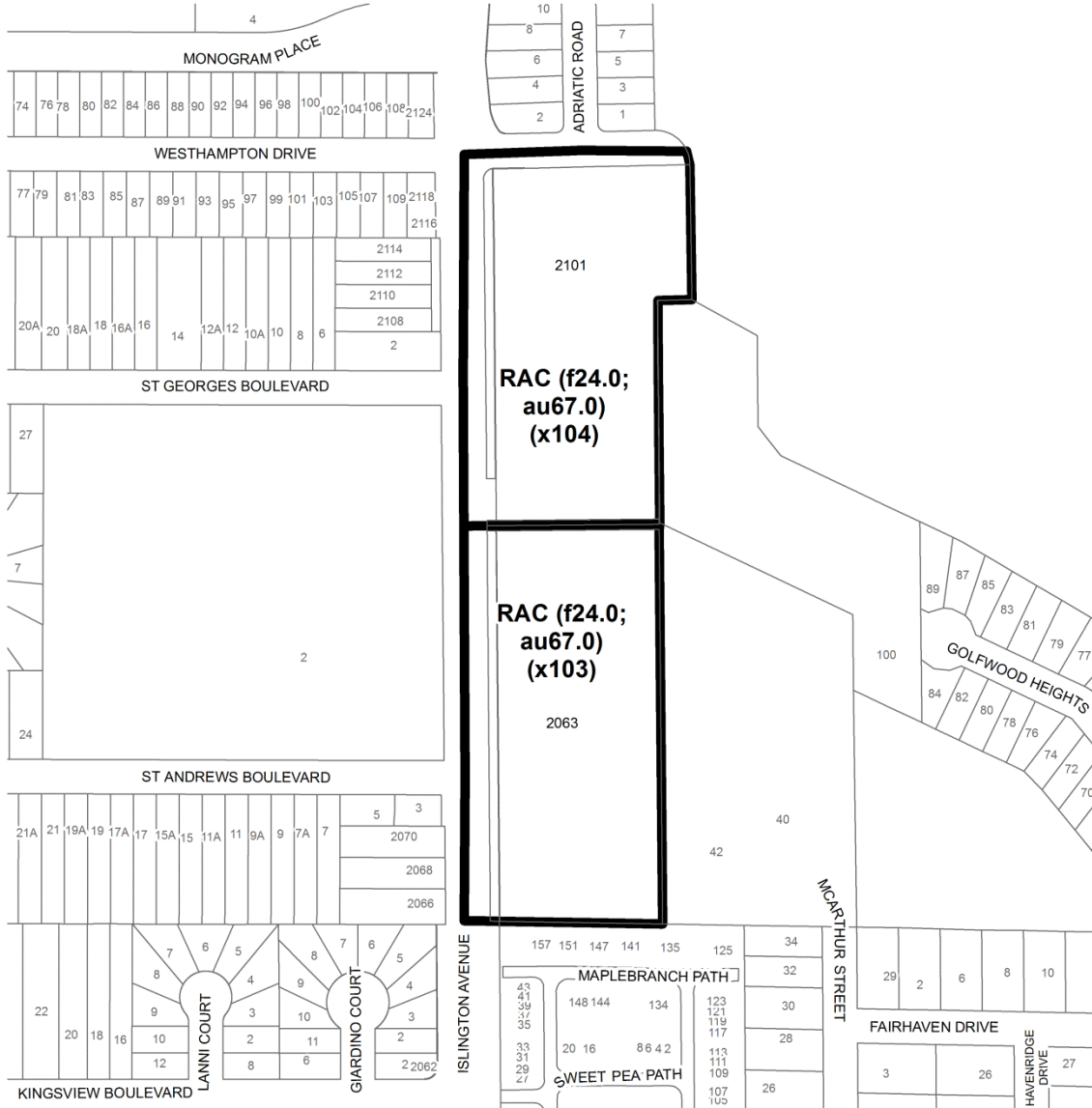


TORONTO City Planning
 Schedule '10'

20 Falstaff Avenue

Approved by: A. Theobald

↑
 City of Toronto By-Law 569-2013
 Not to Scale
 5/5/2014

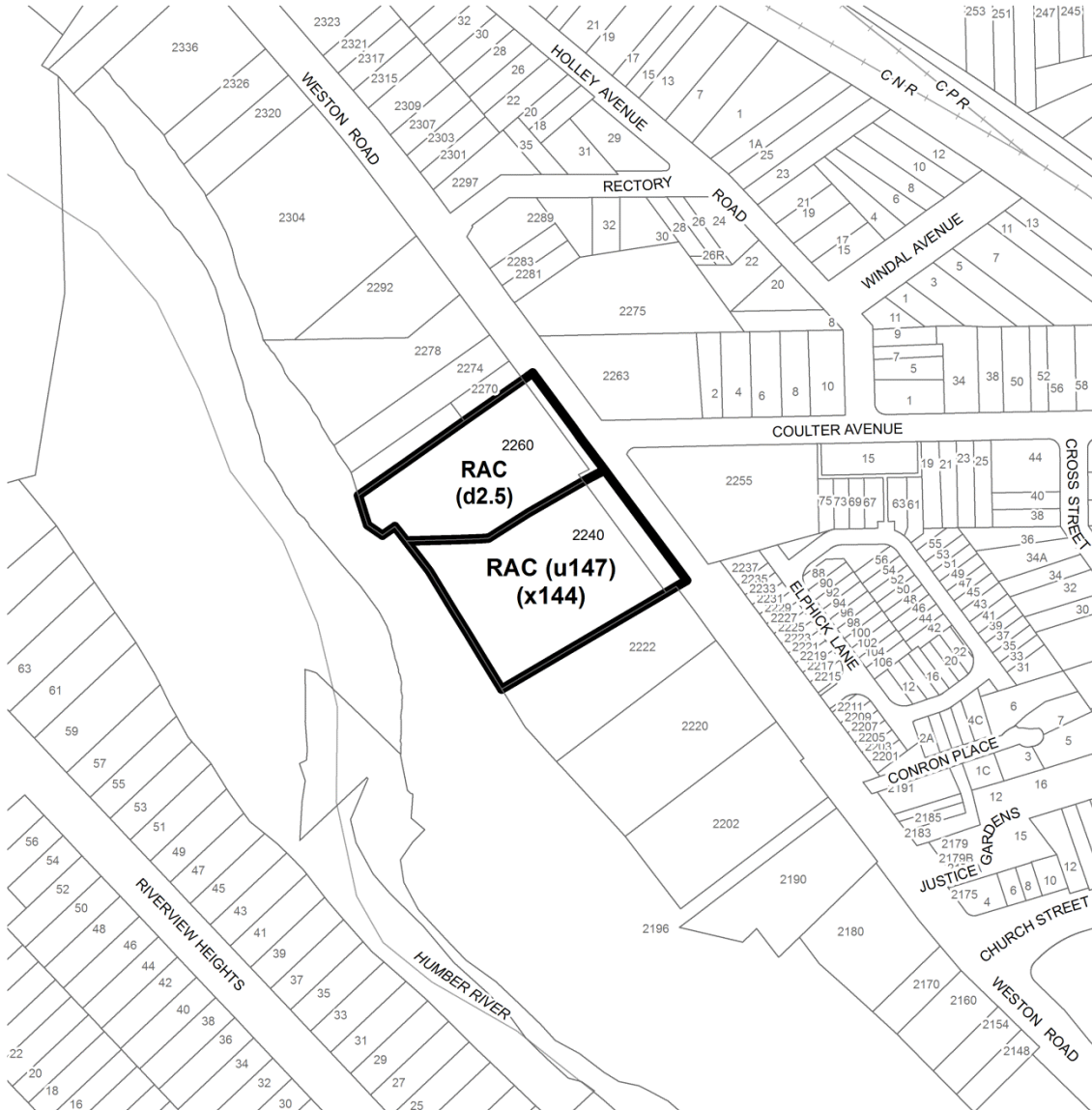


Toronto City Planning
 Schedule '11'

2063-2101 Islington Avenue

Approved by: A. Theobald

City of Toronto By-Law 569-2013
 Not to Scale
 5/5/2014



 **Toronto** City Planning
Schedule '12'

2240 & 2260 Weston Road

Approved by: A. Theobald




City of Toronto By-Law 569-2013
Not to Scale
5/7/2014

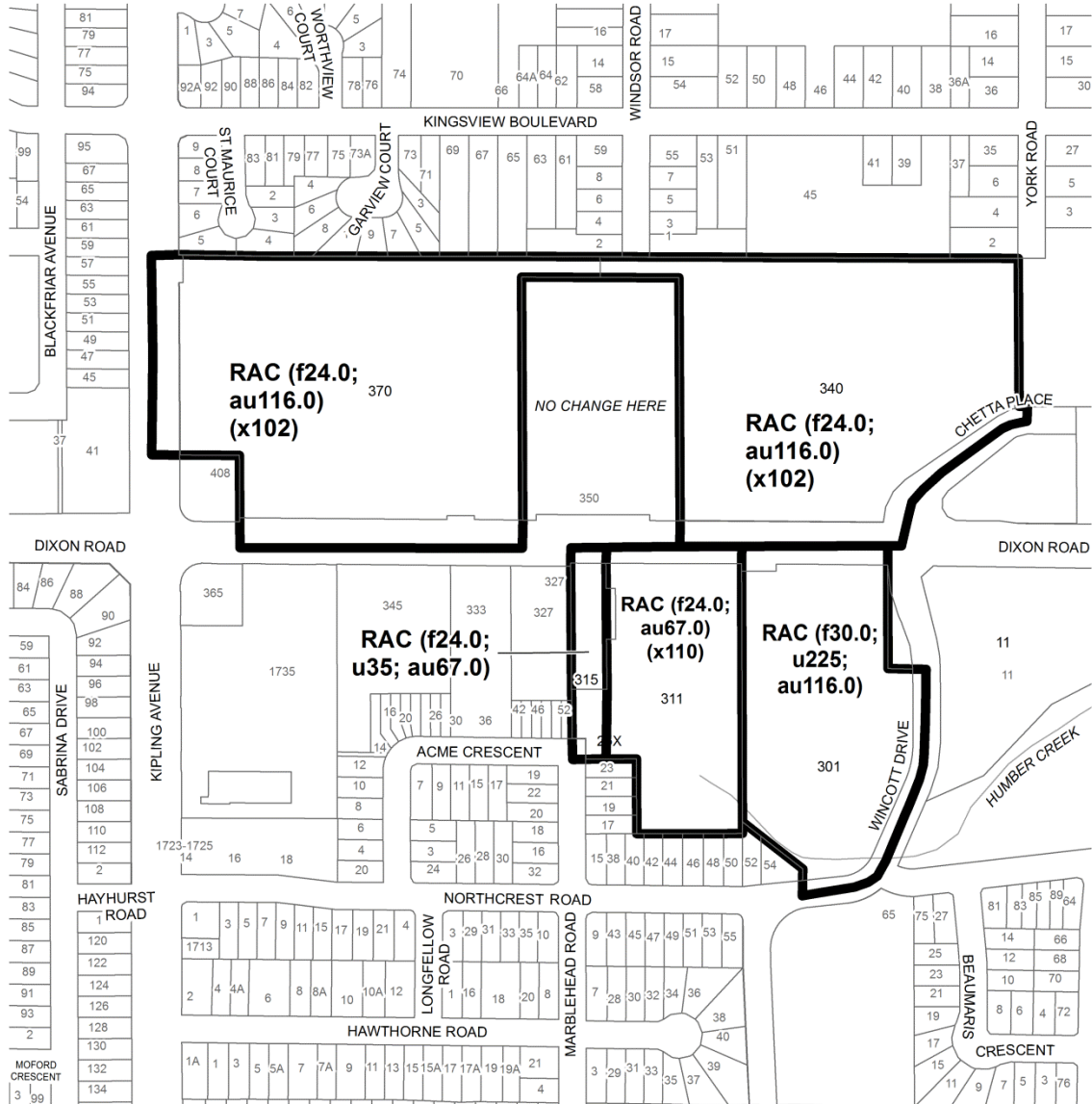


 **TORONTO** City Planning
Schedule '13'

292 Queen's Drive

Approved by: A. Theobald


City of Toronto By-Law 569-2013
Not to Scale
5/5/2014

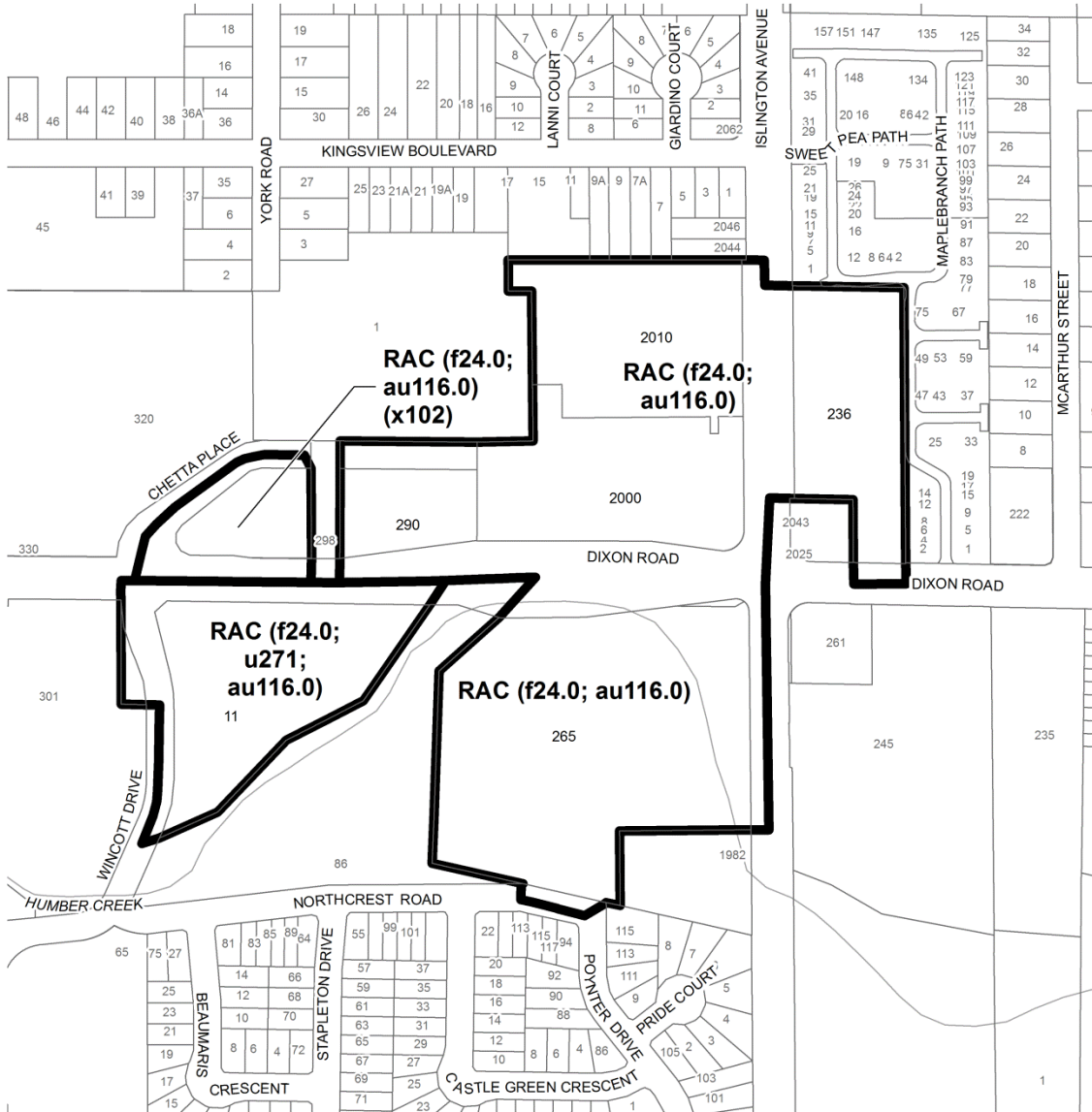


TORONTO City Planning
 Schedule '14'

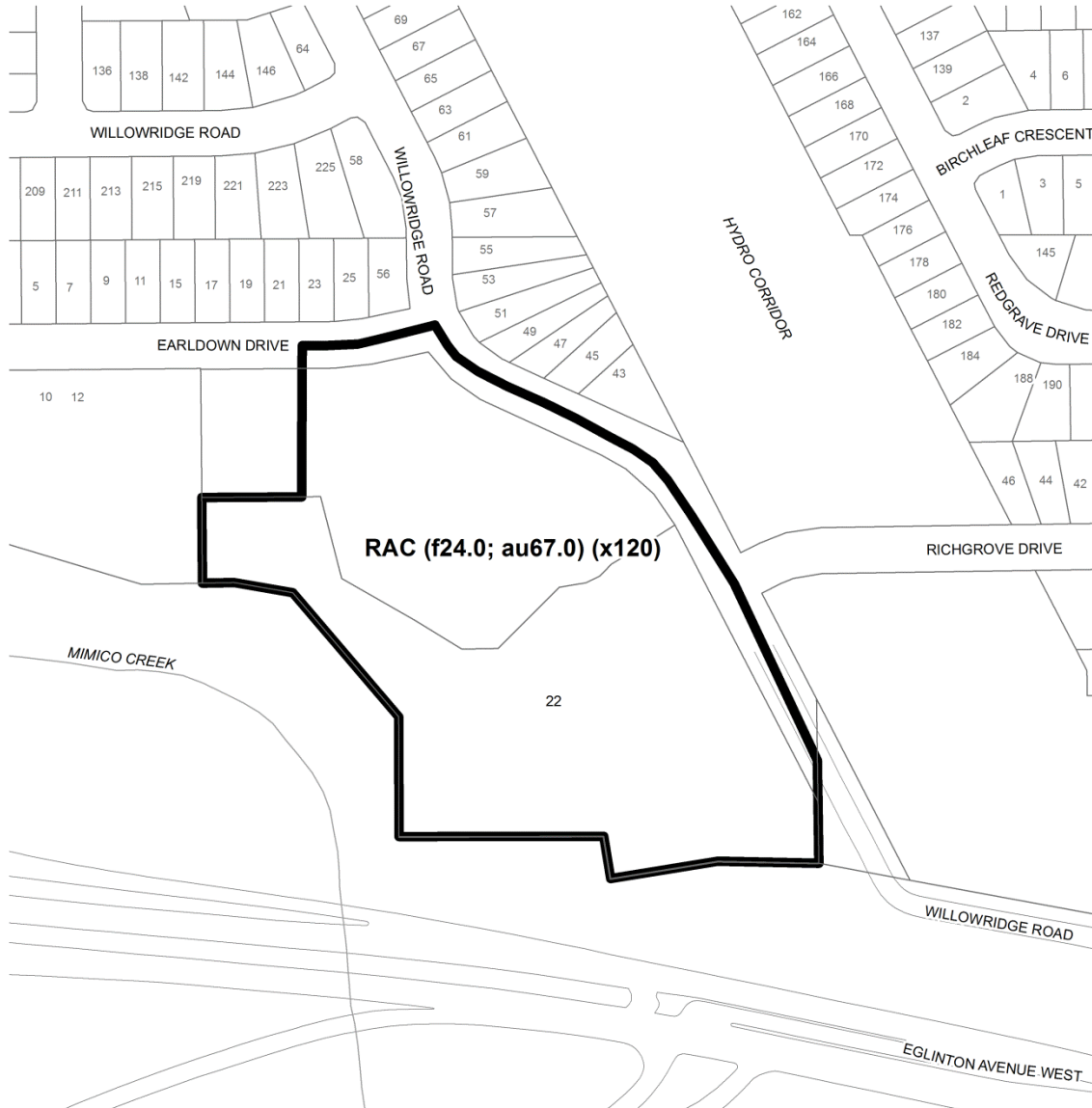
Dixon Road and Kipling Avenue Area

Approved by: A. Theobald

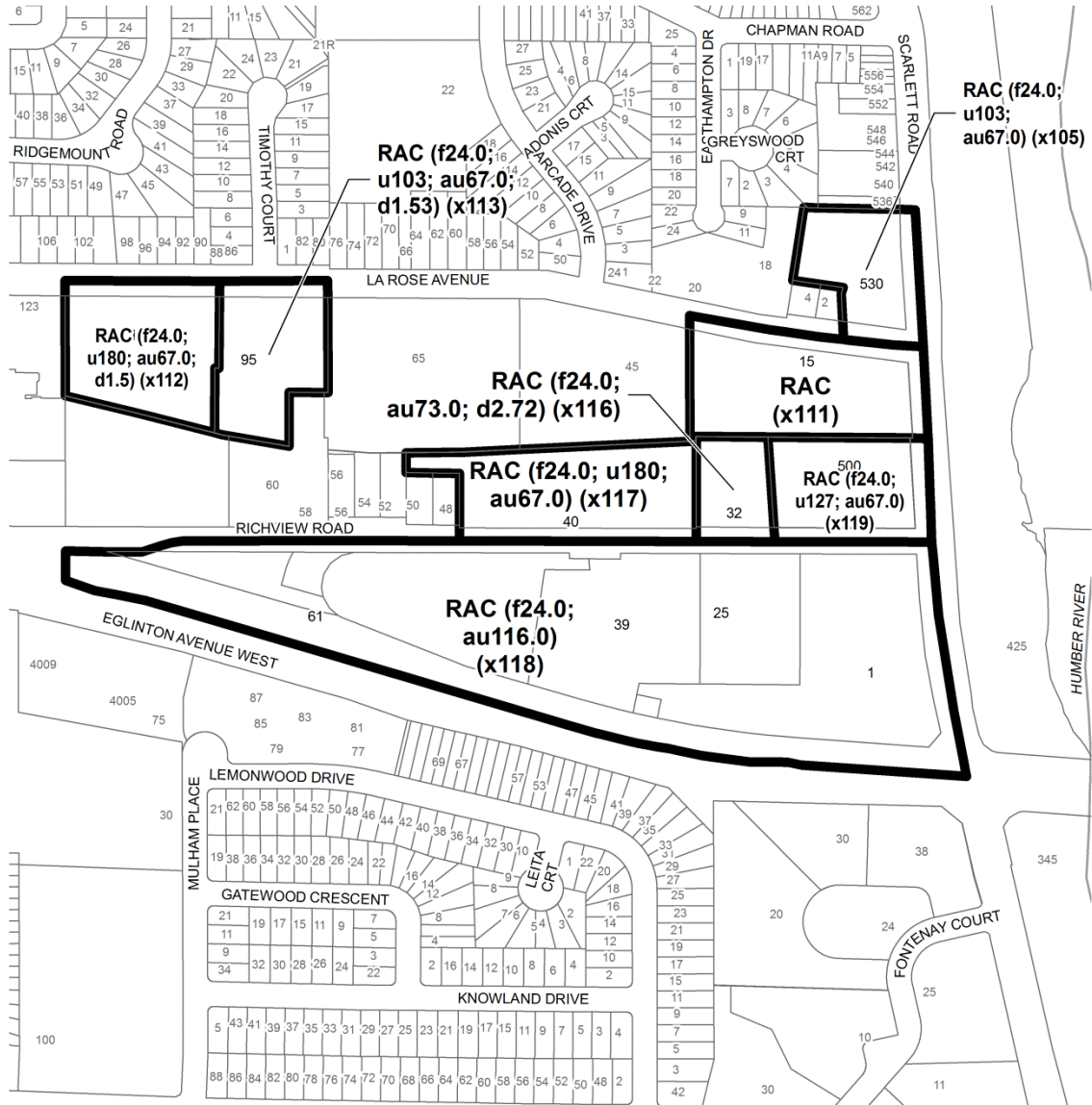
City of Toronto By-Law 569-2013
 Not to Scale
 5/7/2014

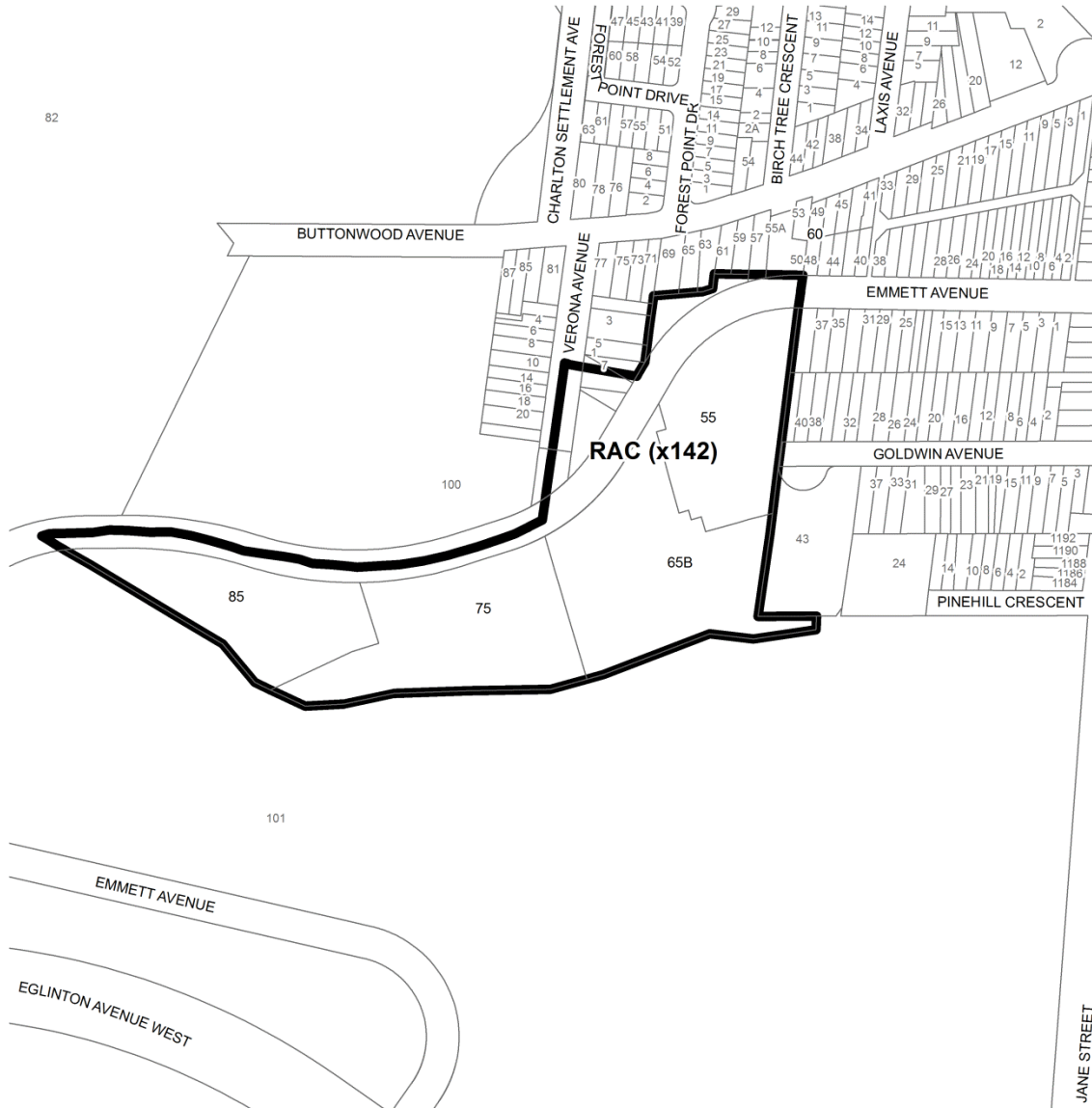












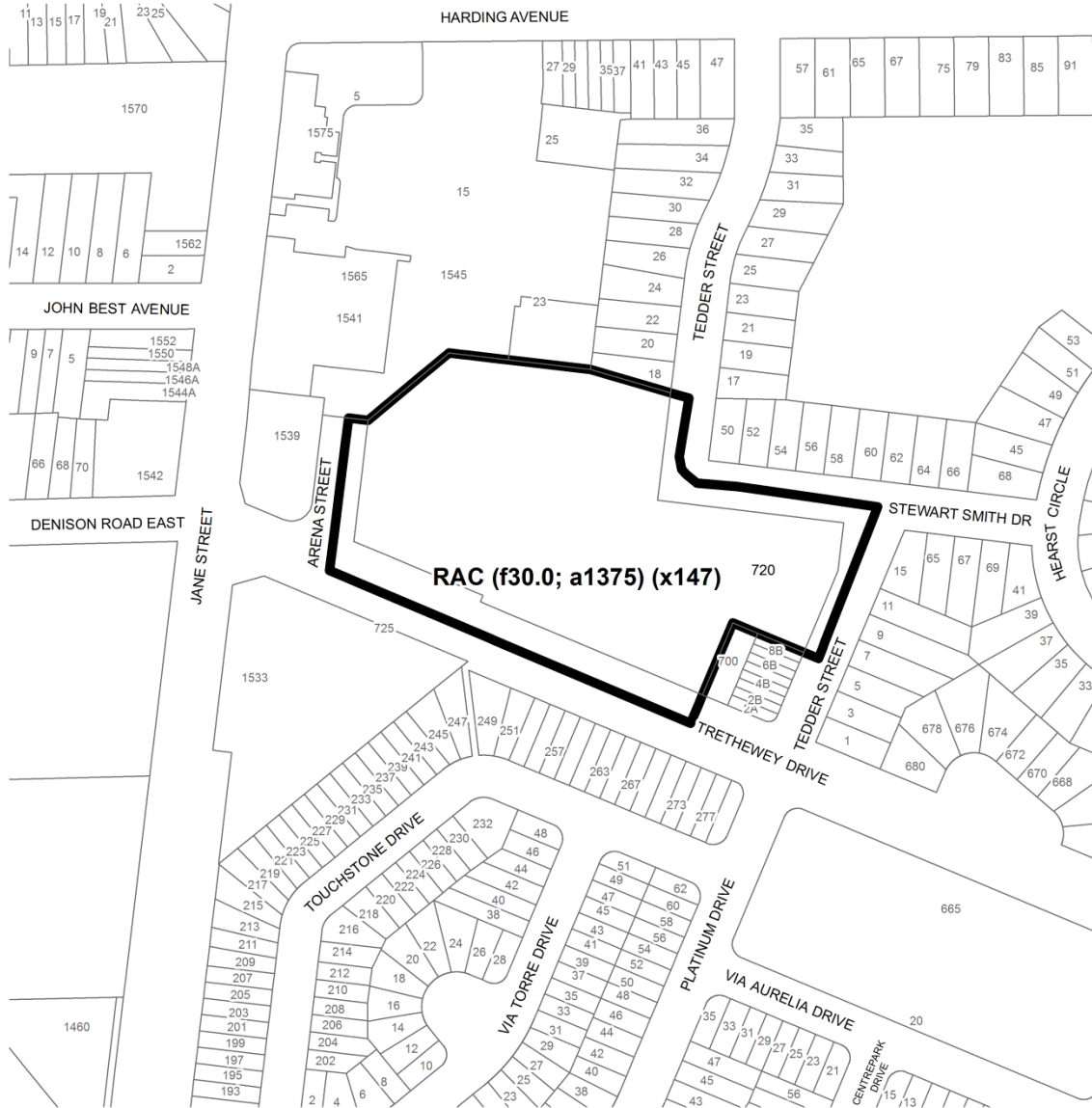
 **TORONTO** City Planning
Schedule '20'

55-85 Emmett Avenue

Approved by: A. Theobald




City of Toronto By-Law 569-2013
 Not to Scale
 5/6/2014



 **TORONTO** City Planning
Schedule '21'

720 Trethewey Drive

Approved by: A. Theobald



City of Toronto By-Law 569-2013
Not to Scale
5/5/2014

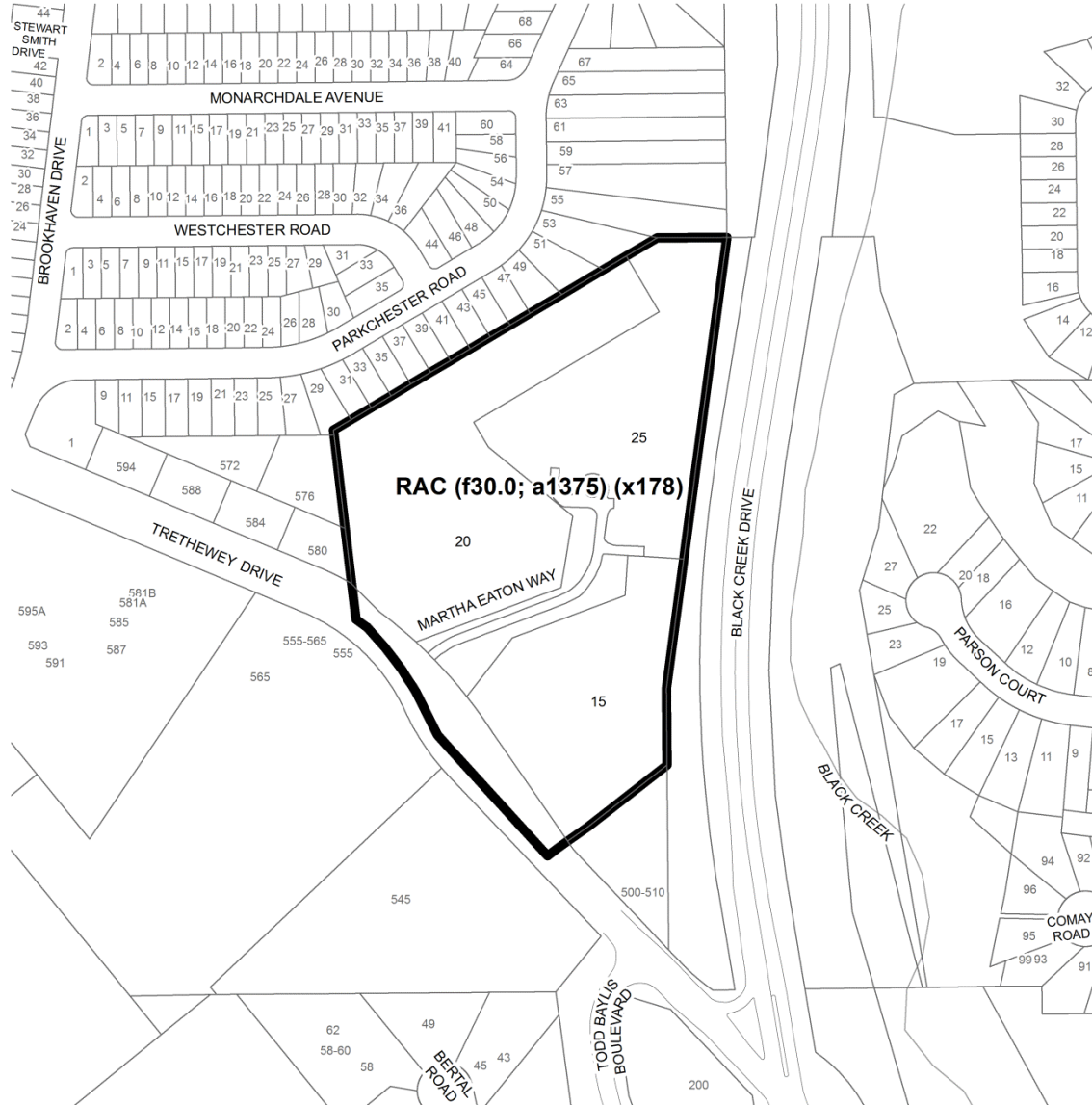


 **TORONTO** City Planning
Schedule '22'

1440 & 1442 Lawrence Avenue West

Approved by: A. Theobald


City of Toronto By-Law 569-2013
Not to Scale
5/5/2014




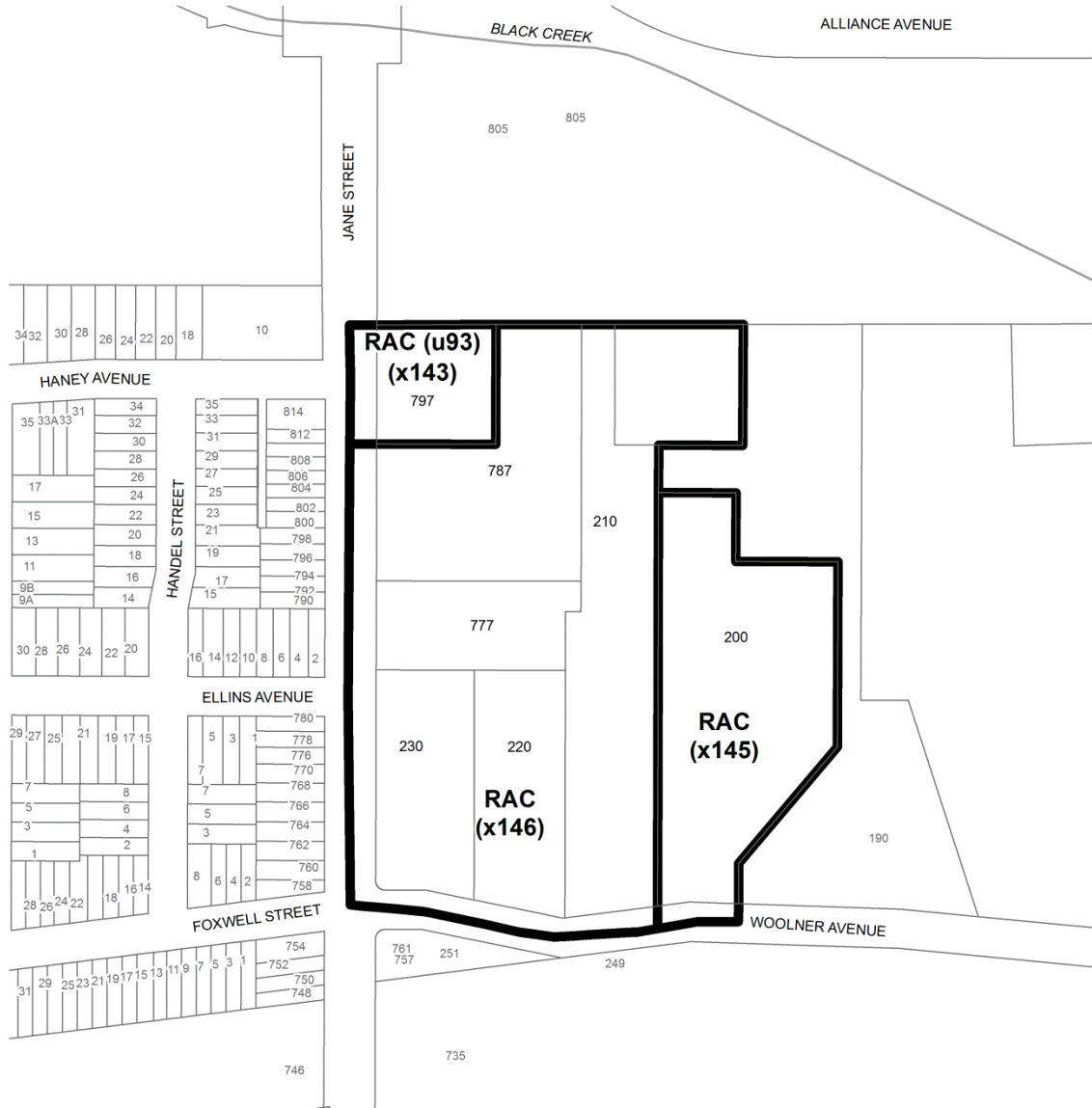


 **TORONTO** City Planning
Schedule '24'

**30 Denarda Street, 15 Oxford Drive,
3559 & 3561 Eglinton Avenue West**

Approved by: A. Theobald



City of Toronto By-Law 569-2013
Not to Scale
5/5/2014

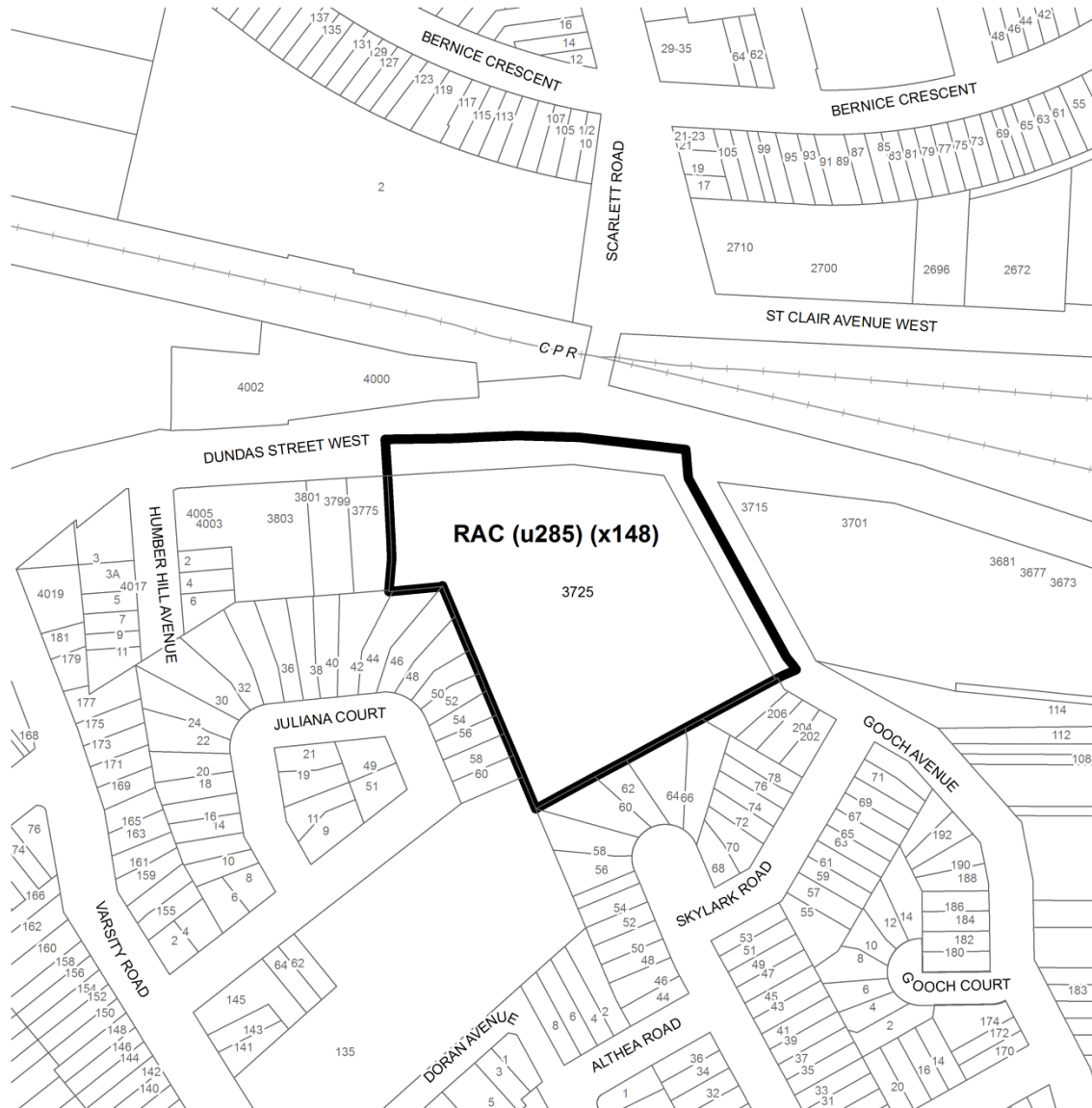


 **TORONTO** City Planning
Schedule '25'

**777-797 Jane Street;
200-230 Woolner Avenue**

Approved by: A. Theobald



City of Toronto By-Law 569-2013
Not to Scale
5/7/2014



 **TORONTO** City Planning
Schedule '26'

3275 Dundas Street West

Approved by: A. Theobald


City of Toronto By-Law 569-2013
Not to Scale
5/5/2014

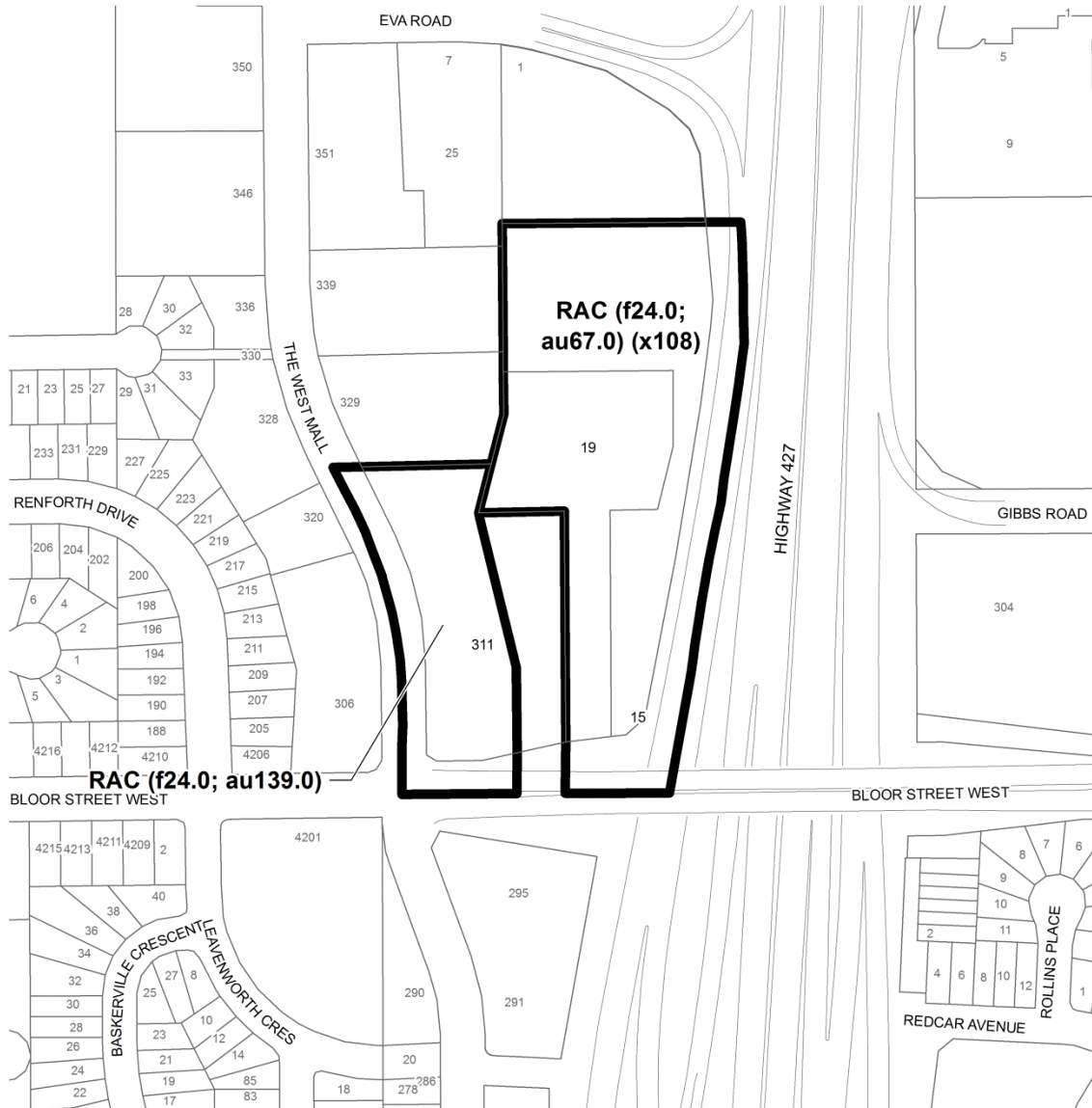


TORONTO City Planning
 Schedule '27'

**5 & 7 Capri Road;
 530 & 580 The East Mall**

Approved by: A. Theobald

City of Toronto By-Law 569-2013
 Not to Scale
 5/5/2014



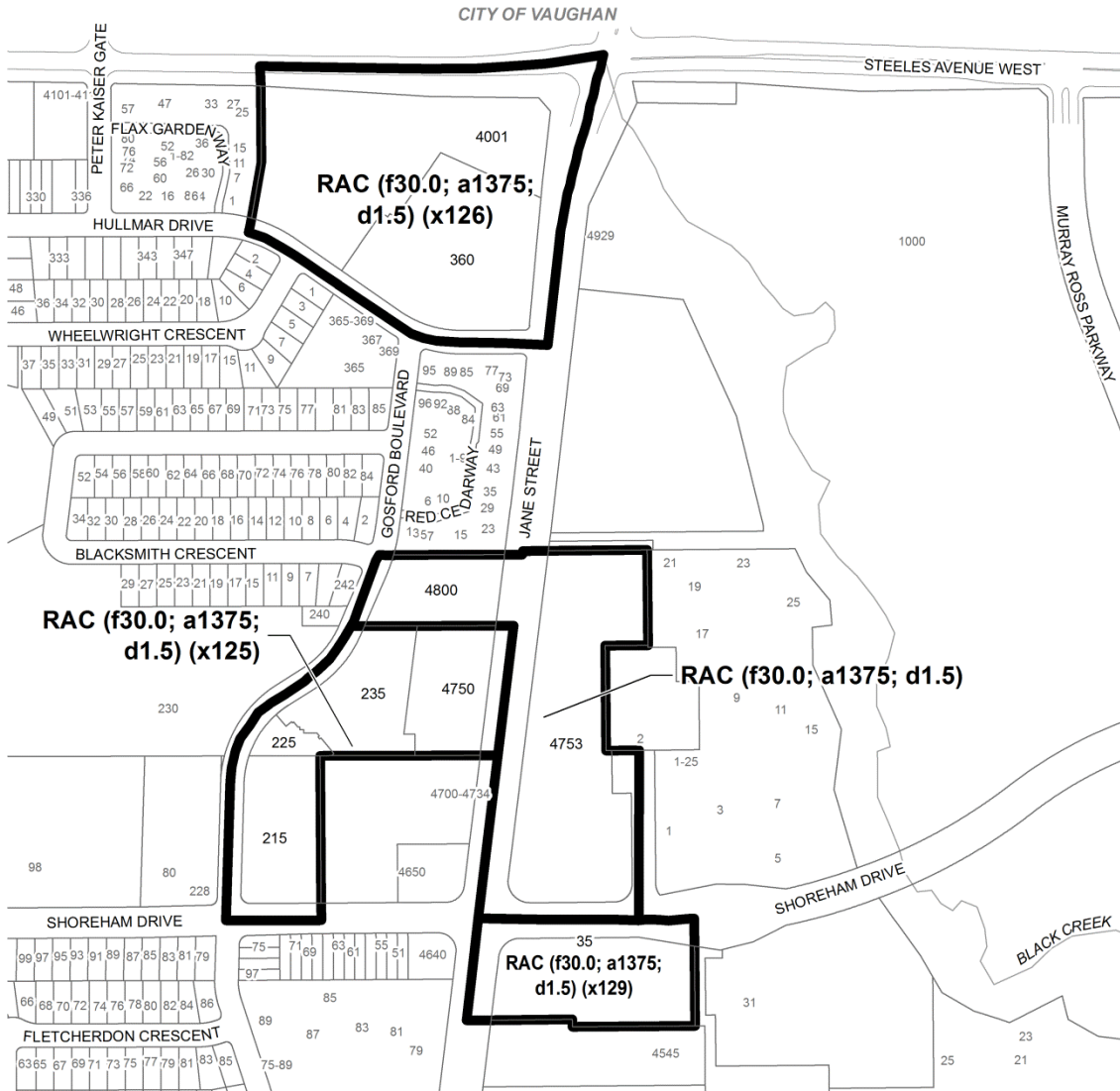
TORONTO City Planning
Schedule '28'

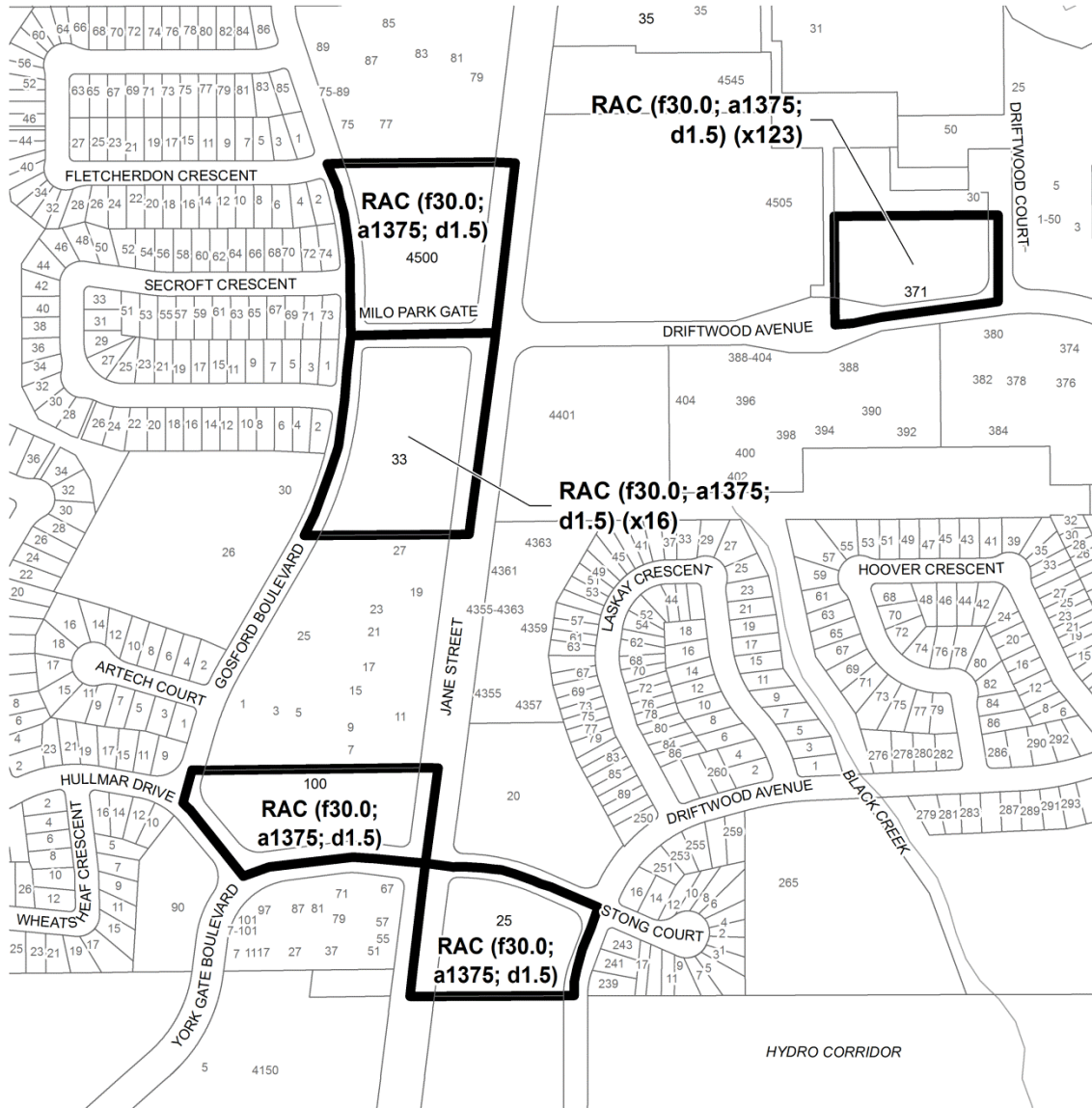
**15 & 19 Eva Road;
 311 The West Mall**

Approved by: A. Theobald

City of Toronto By-Law 569-2013
 Not to Scale
 5/7/2014









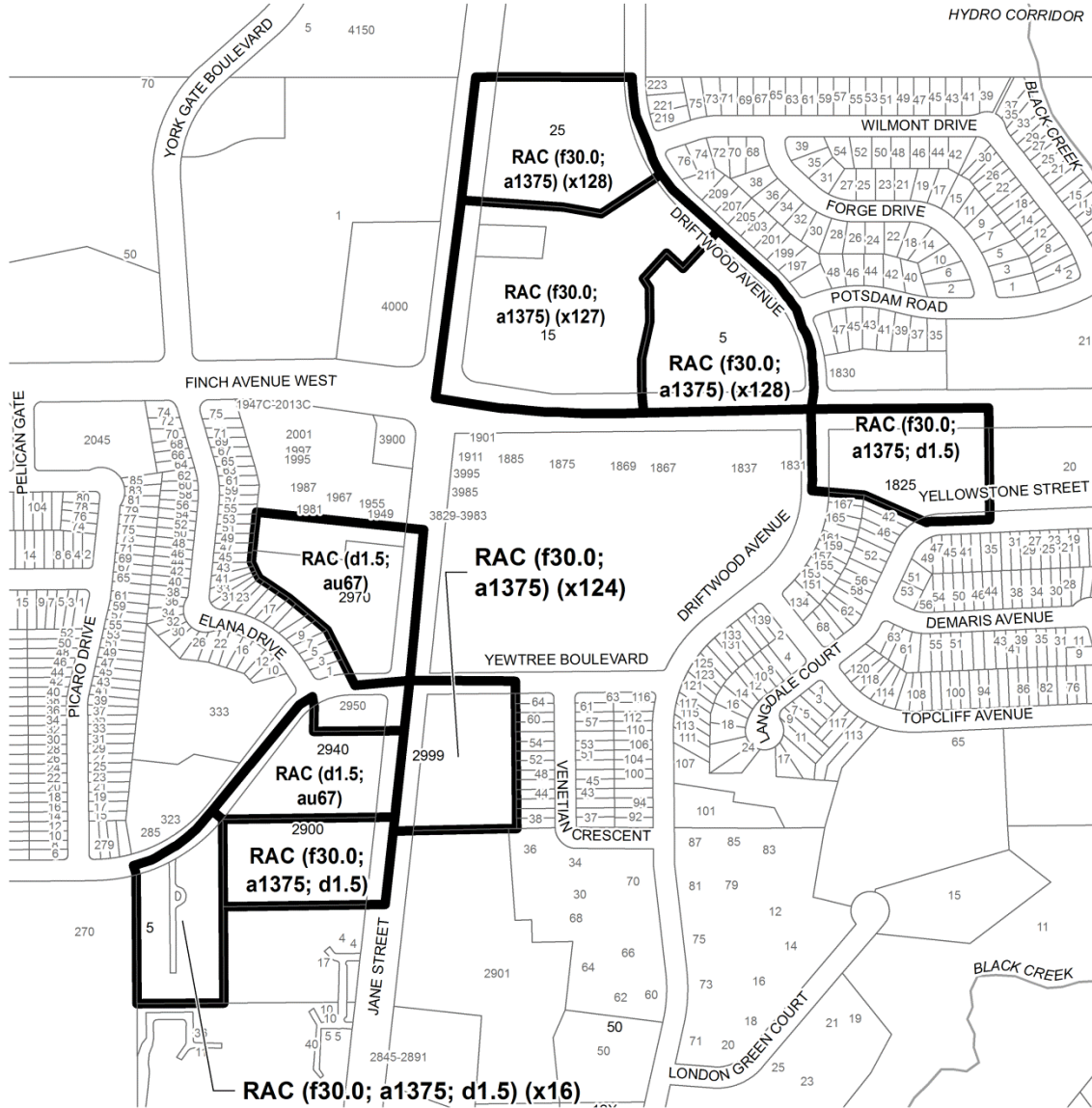
 **TORONTO** City Planning
Schedule '31'

**345 Driftwood Avenue;
310 & 320 Niska Road**

Approved by: A. Theobald




City of Toronto By-Law 569-2013
Not to Scale
5/5/2014

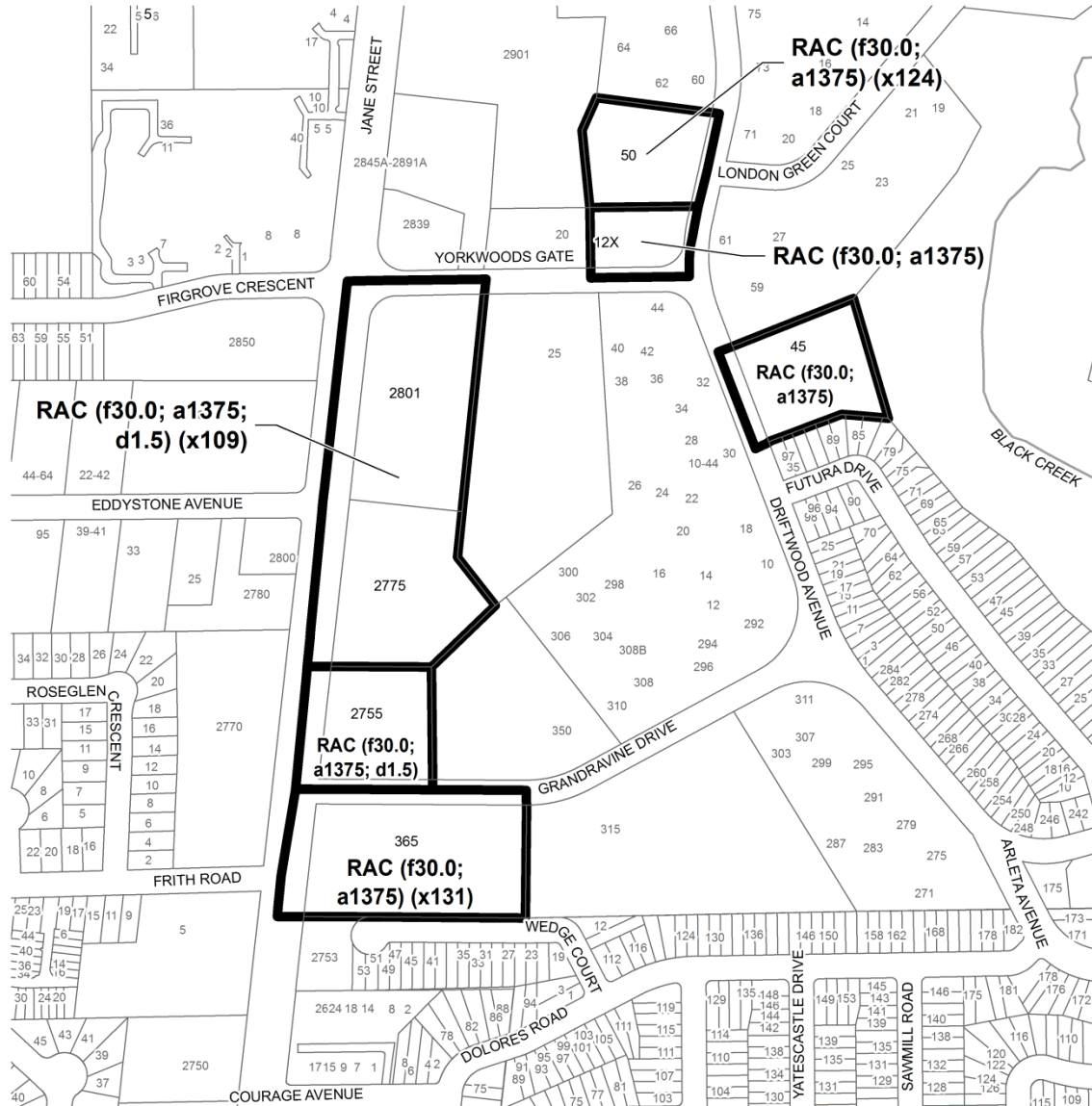


 **TORONTO** City Planning
Schedule '32'

Jane Street at Finch Avenue West Area

Approved by: A. Theobald


City of Toronto By-Law 569-2013
Not to Scale
5/5/2014




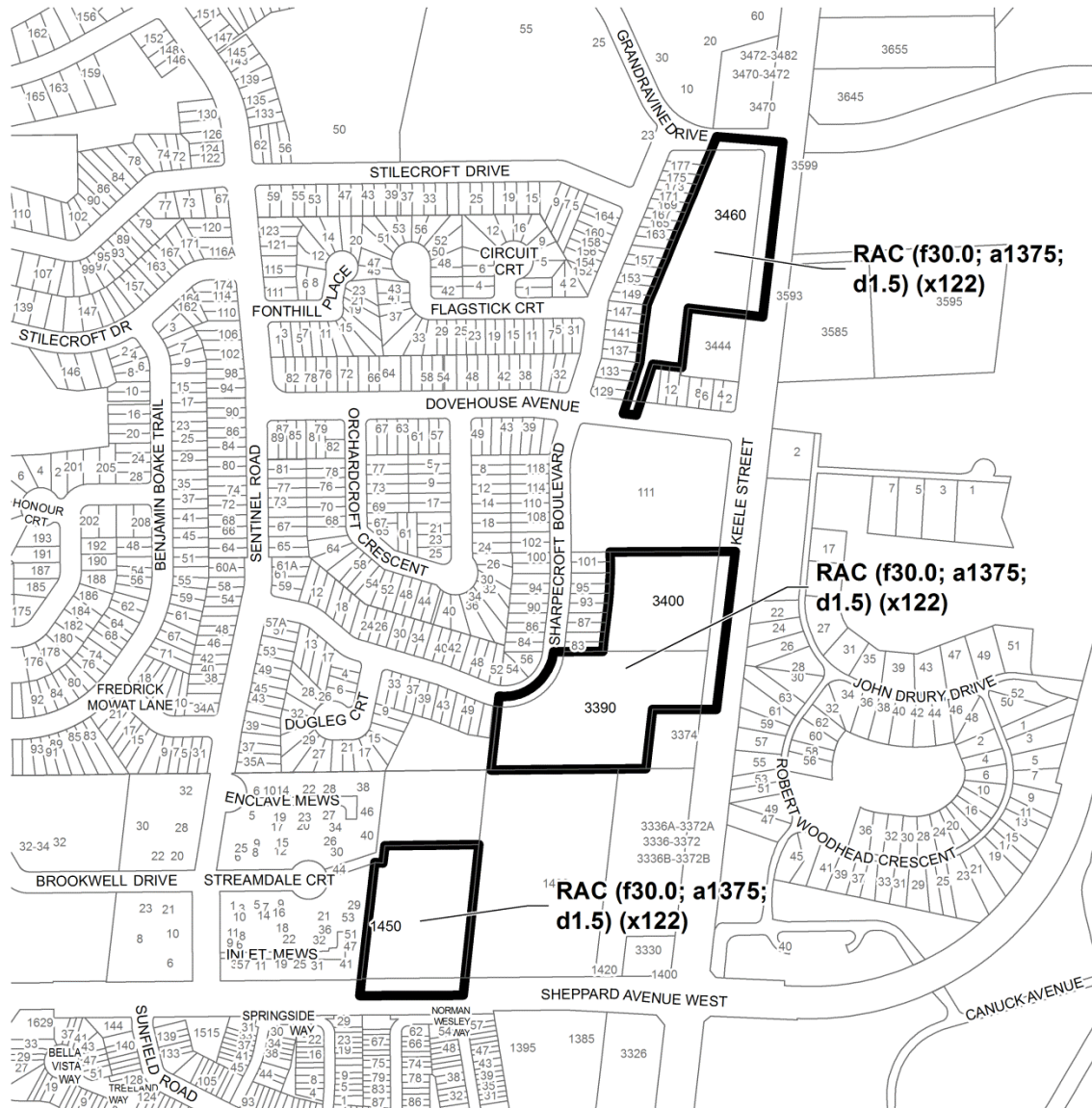


 **TORONTO** City Planning
Schedule '34'

**11 Catford Road;
20 Broadoaks Drive**

Approved by: A. Theobald


City of Toronto By-Law 569-2013
Not to Scale
5/5/2014



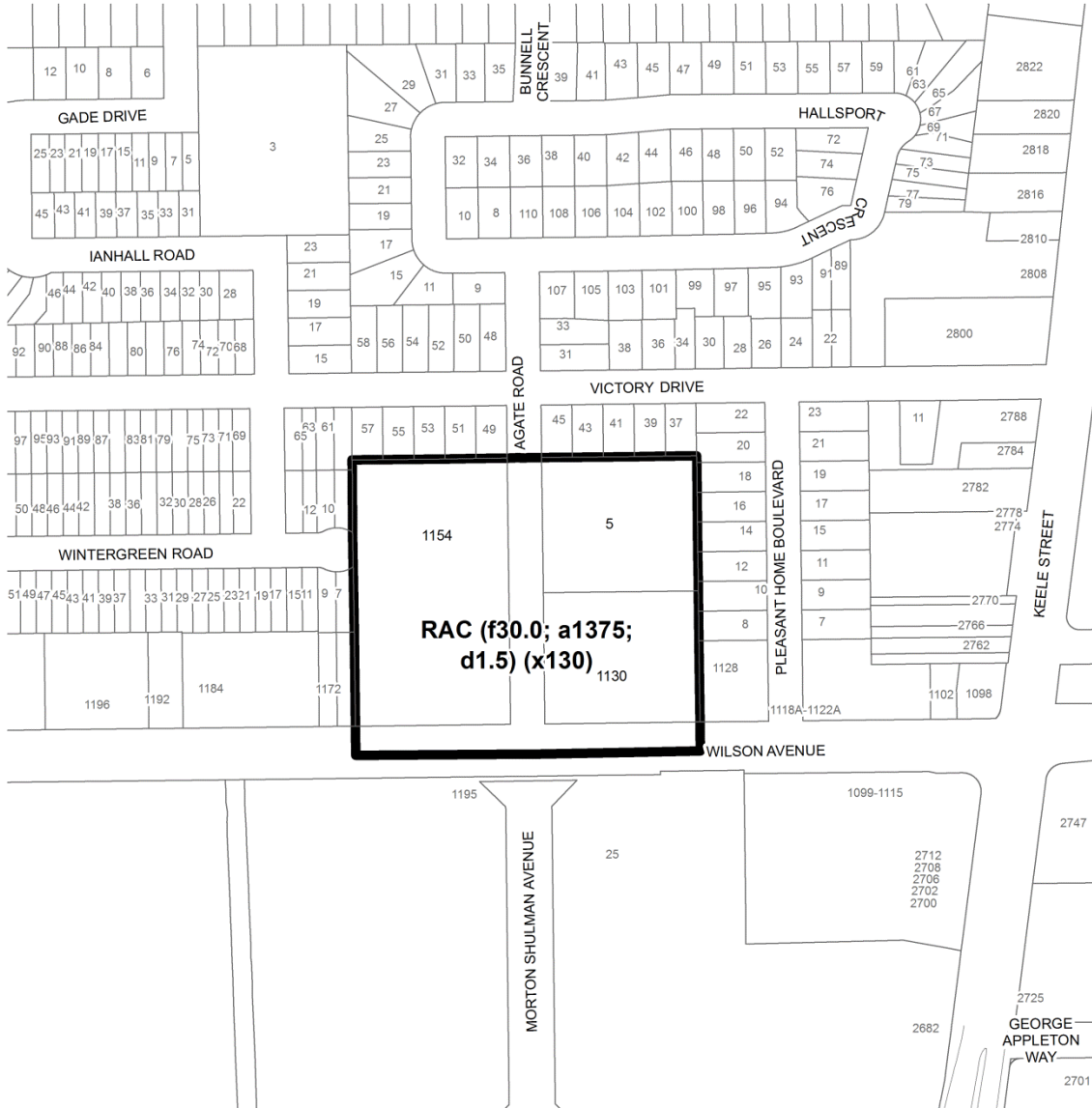
TORONTO City Planning
Schedule '35'

Keele Street at Sheppard Avenue West Area

Approved by: A. Theobald

City of Toronto By-Law 569-2013
 Not to Scale
 5/5/2014


160
 City of Toronto By-law No. 572-2014



 **Toronto** City Planning
 Schedule '36'

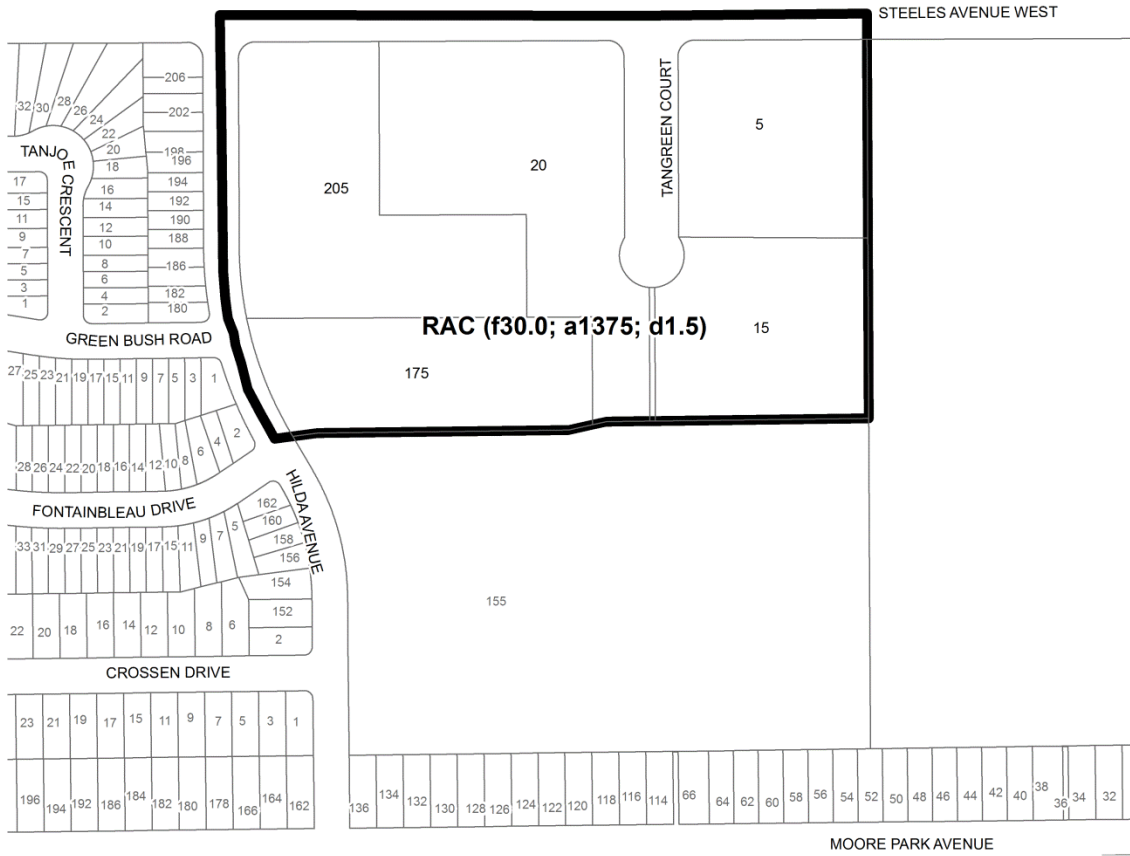
**5 Agate Road;
 1130 & 1154 Wilson Road**

Approved by: A. Theobald


 City of Toronto By-Law 569-2013
 Not to Scale
 5/5/2014




CITY OF VAUGHAN

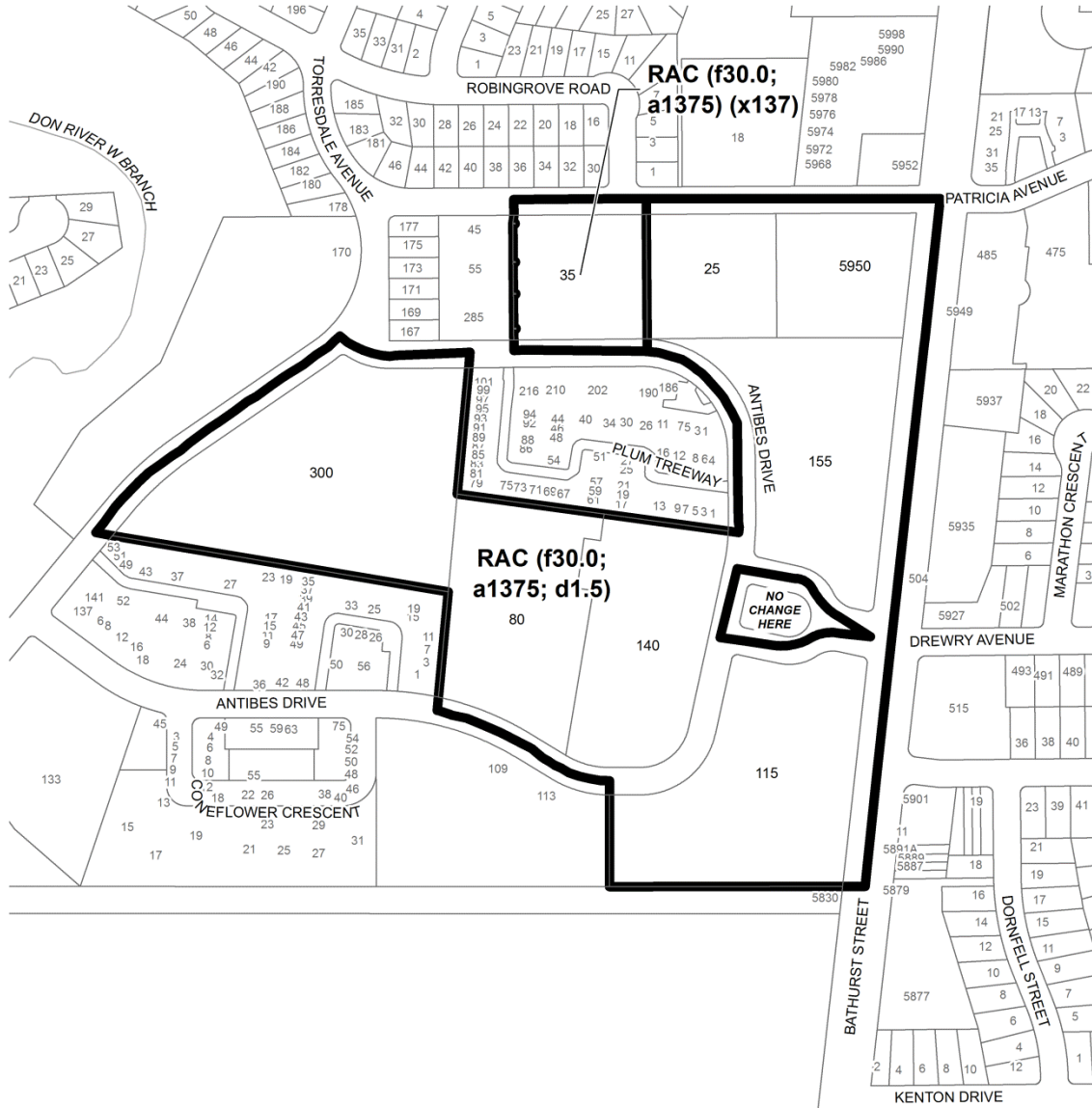


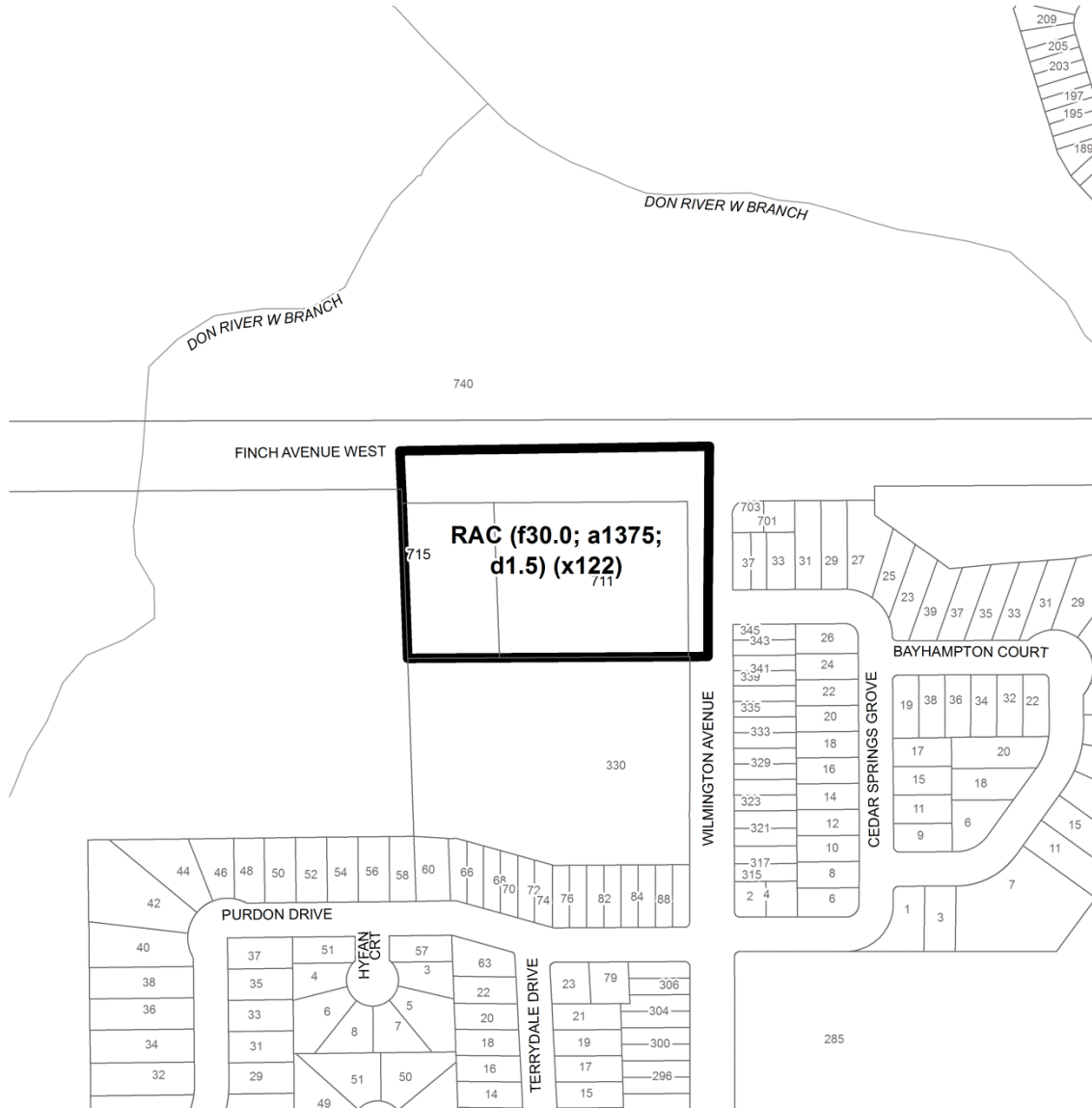
 **TORONTO** City Planning
Schedule '38'

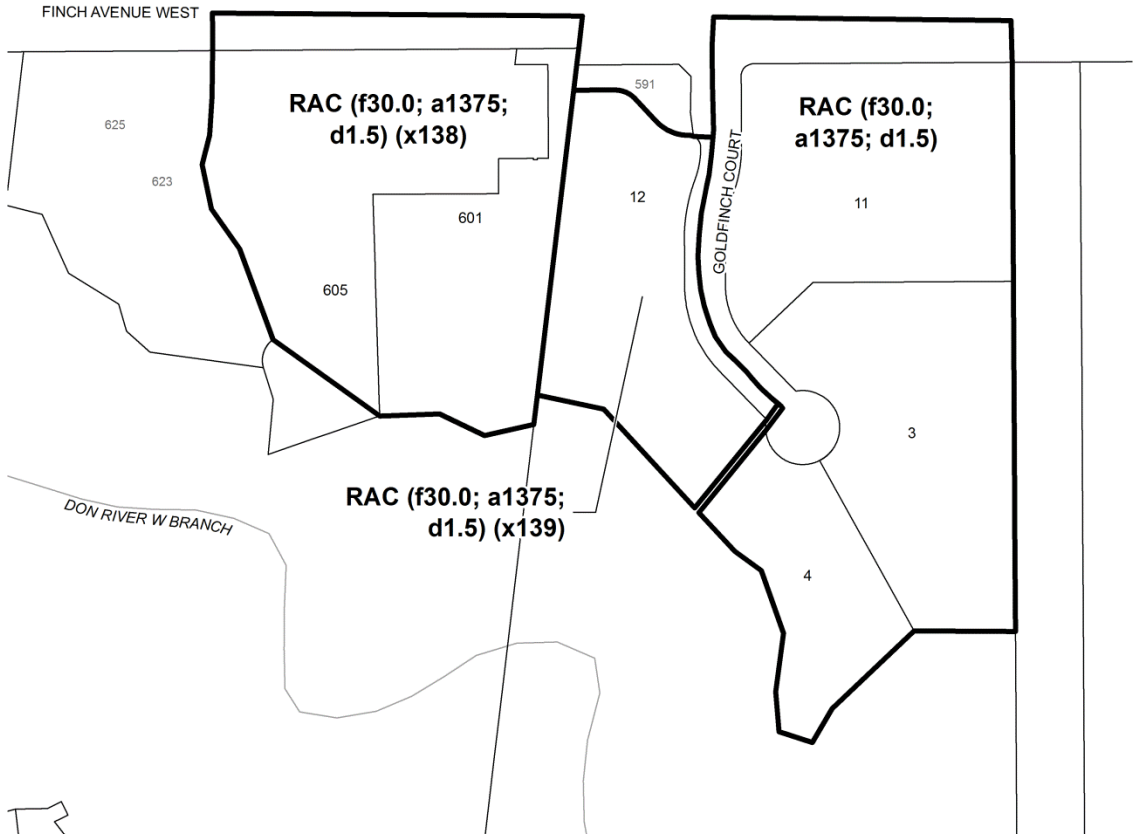
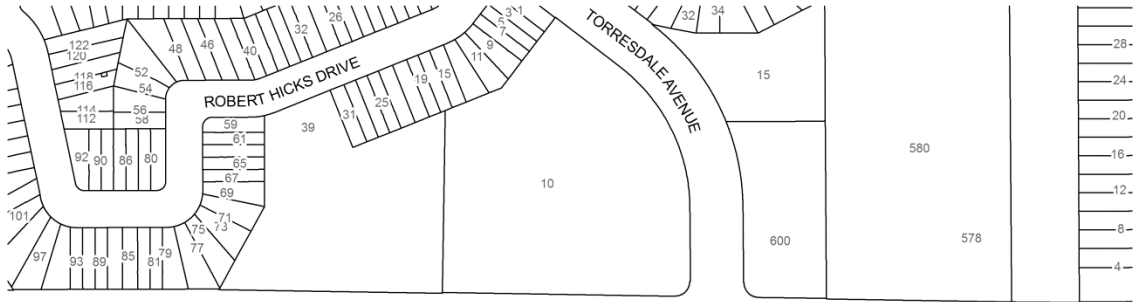
**5, 15, 20 Tangreen Court;
175 & 205 Hilda Avenue**

Approved by: A. Theobald


City of Toronto By-Law 569-2013
Not to Scale
5/5/2014






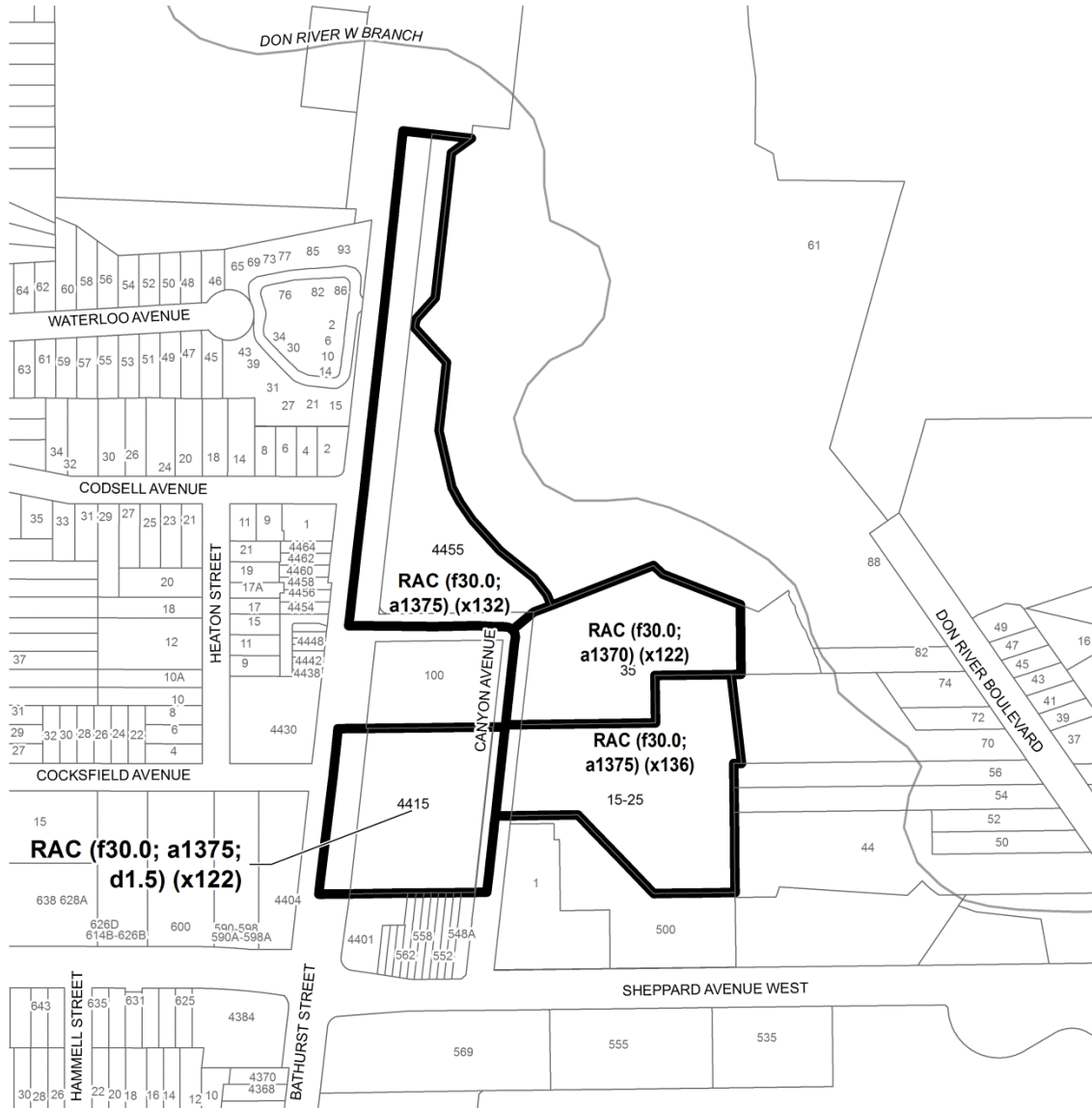


 **TORONTO** City Planning
Schedule '41'

**3-12 Goldfinch Court and
601, 605 Finch Avenue West**

Approved by: A. Theobald



City of Toronto By-Law 569-2013
Not to Scale
5/7/2014



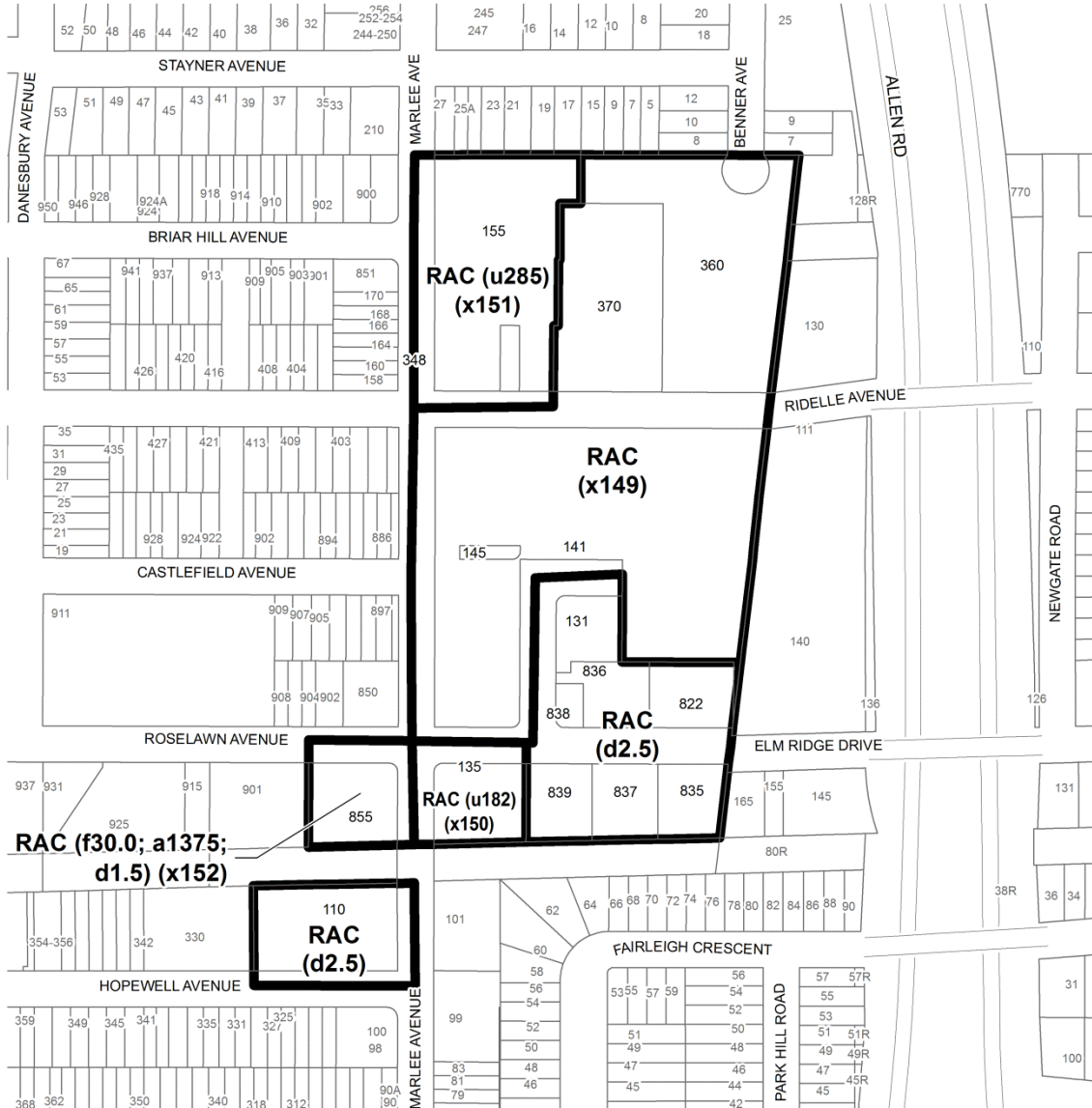
 **TORONTO** City Planning
Schedule '42'

**15-25 & 35 Canyon Avenue;
4415 & 4455 Bathurst Street**

Approved by: A. Theobald


City of Toronto By-Law 569-2013
Not to Scale
5/7/2014







Toronto City Planning
Schedule '45'

**5-70 Ruddington Drive;
 505 Cummer Avenue**

Approved by: A. Theobald


City of Toronto By-Law 569-2013
 Not to Scale
 5/5/2014

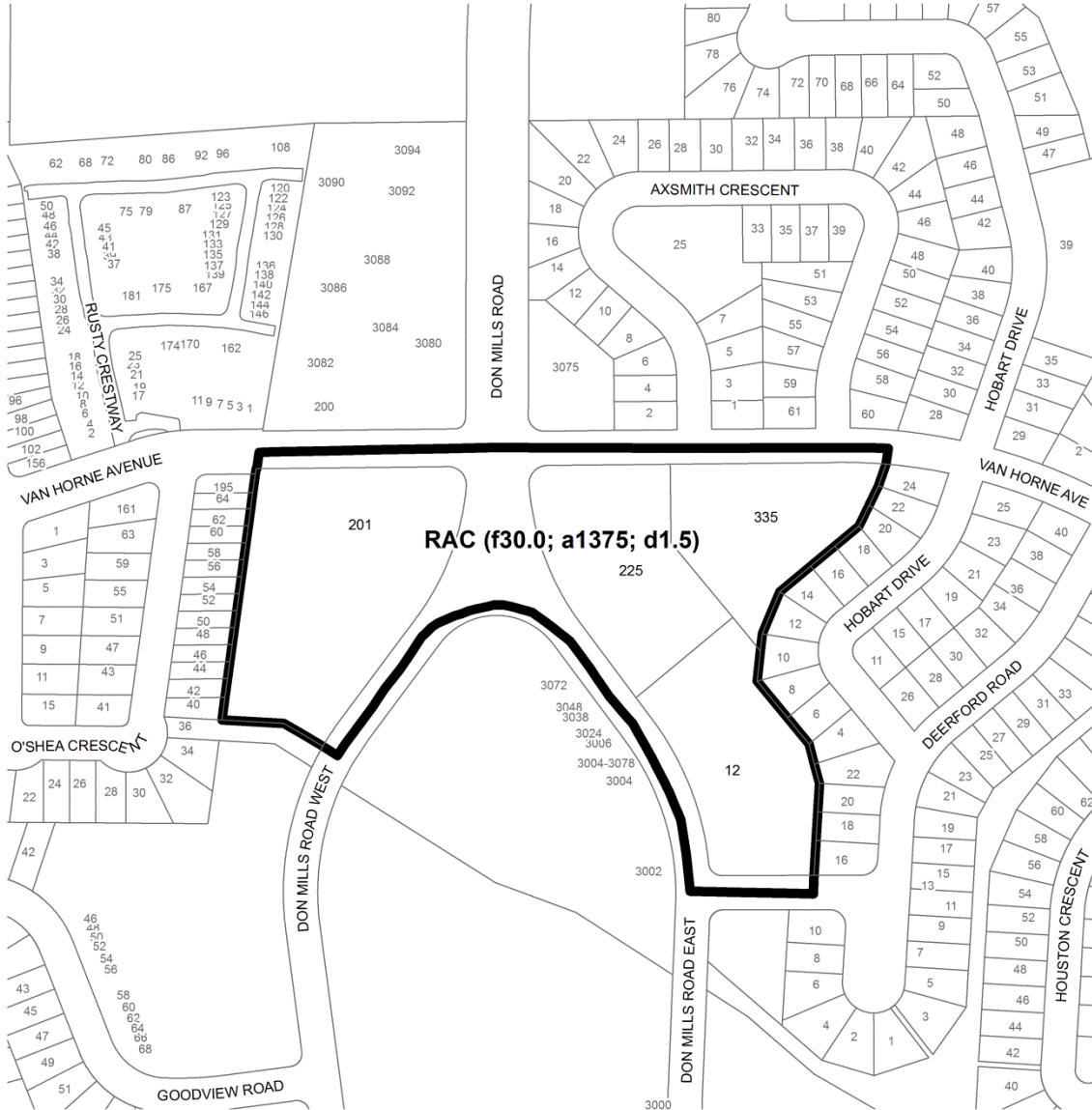


 **TORONTO** City Planning
Schedule '46'

**55-89 Skymark Drive; 2-14 & 13 Brahms Avenue;
3300 Don Mills Road; 260 Seneca Hill Drive;**

Approved by: A. Theobald



City of Toronto By-Law 569-2013
Not to Scale
5/5/2014

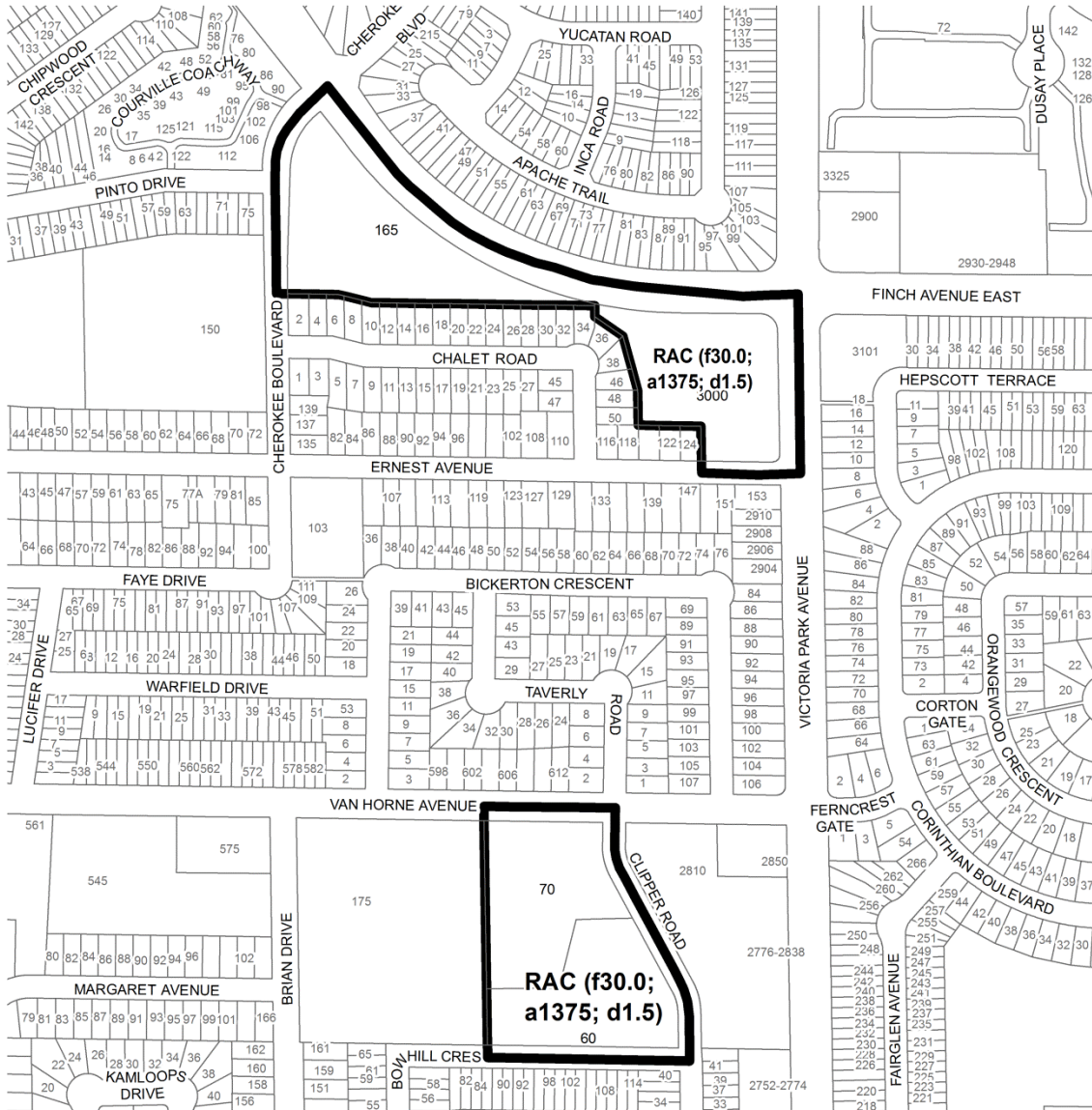


 **TORONTO** City Planning
Schedule '47'

**201, 225 & 335 Van Horne Avenue and
12 Deerford Road**

Approved by: A. Theobald

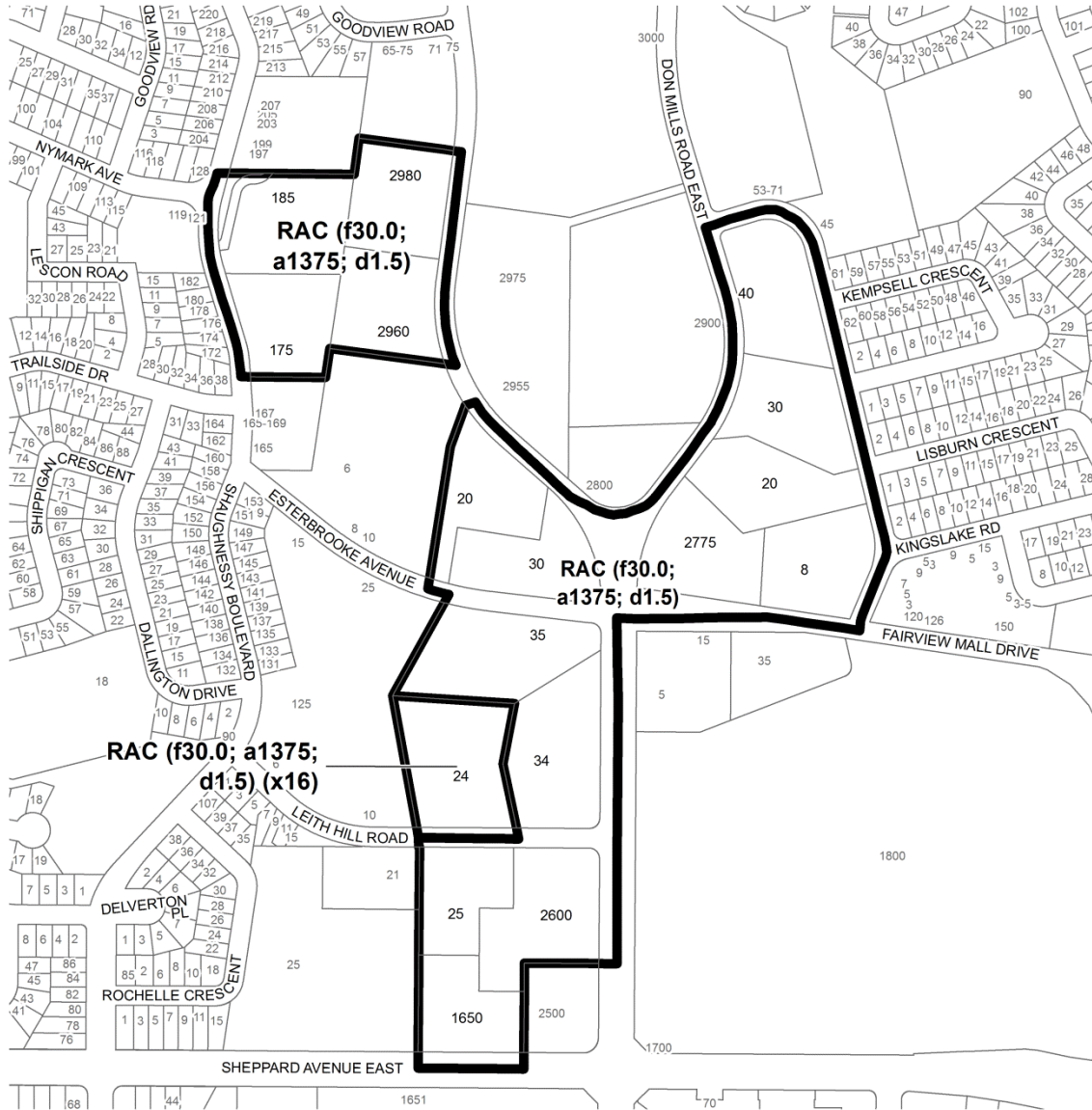

City of Toronto By-Law 569-2013
Not to Scale
5/5/2014

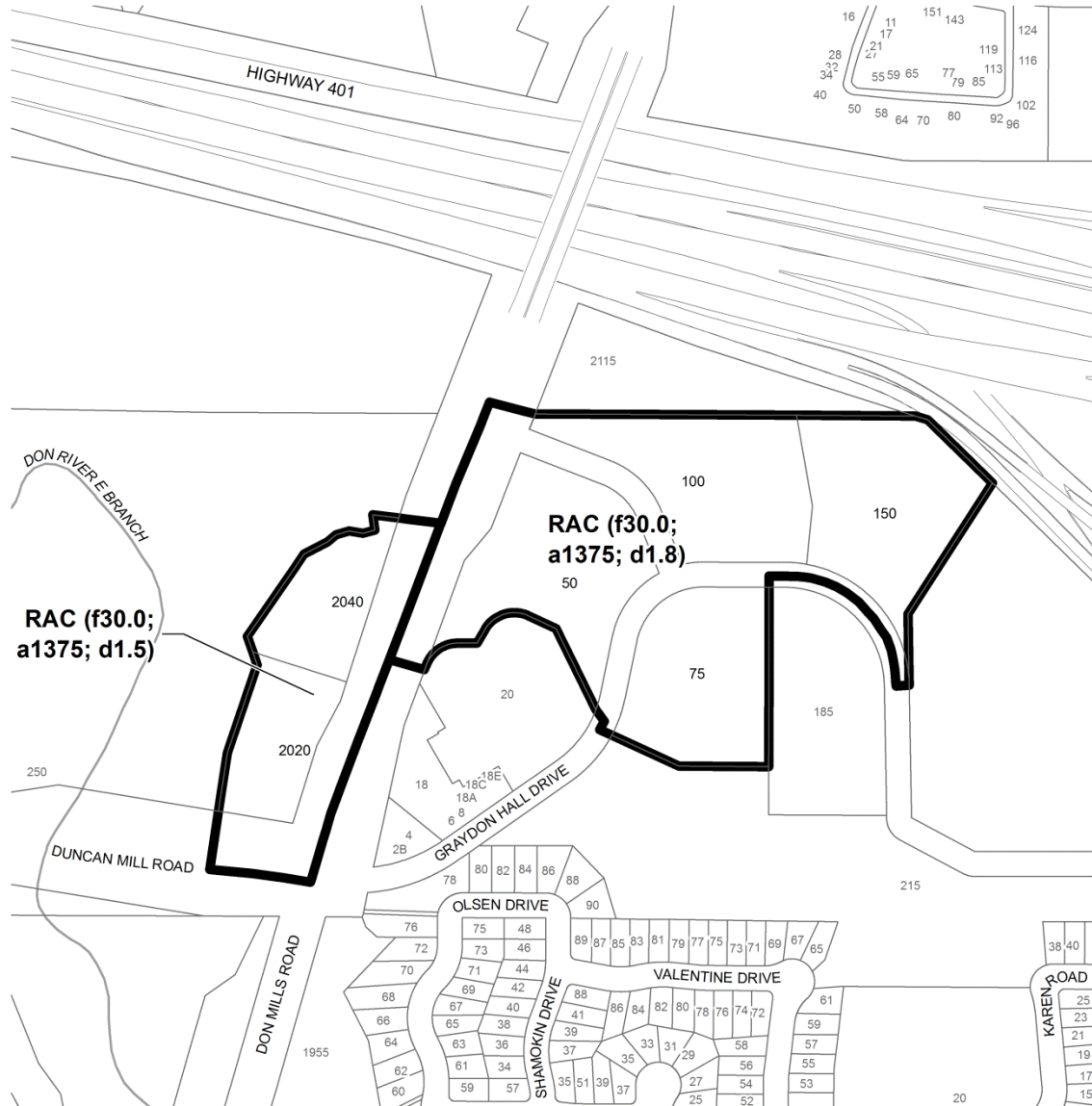


Victoria Park Avenue and Finch Avenue East Area

Approved by: A. Theobald

City of Toronto By-Law 569-2013
 Not to Scale
 5/5/2014





TORONTO City Planning
 Schedule '50'

**50, 75, 100 & 150 Graydon Hall Drive;
 2020 & 2040 Don Mills Road**

Approved by: A. Theobald


City of Toronto By-Law 569-2013
 Not to Scale
 5/7/2014



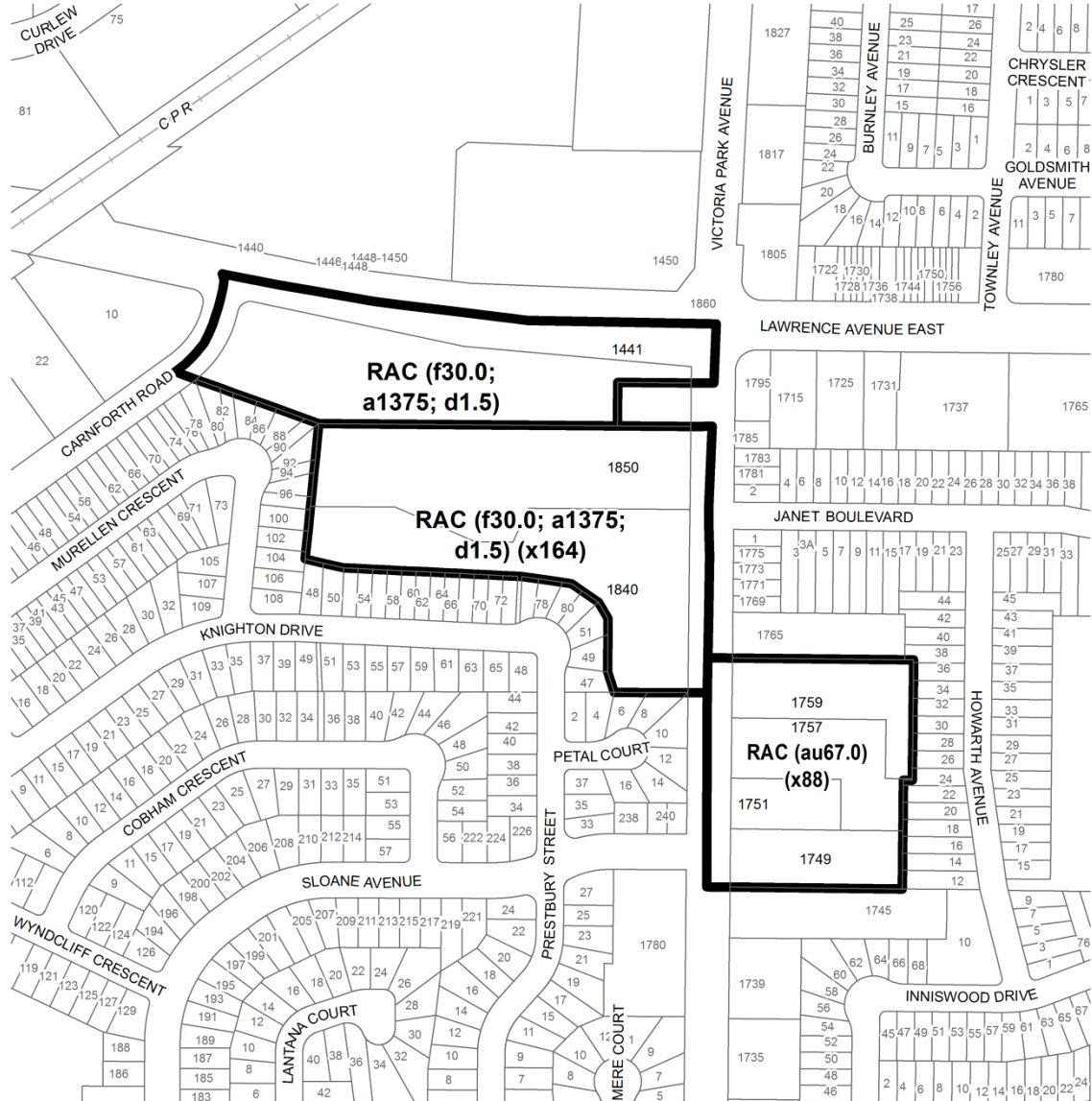
 **TORONTO** City Planning
Schedule '51'

133 Fenelon Drive

Approved by: A. Theobald


City of Toronto By-Law 569-2013
Not to Scale
5/5/2014



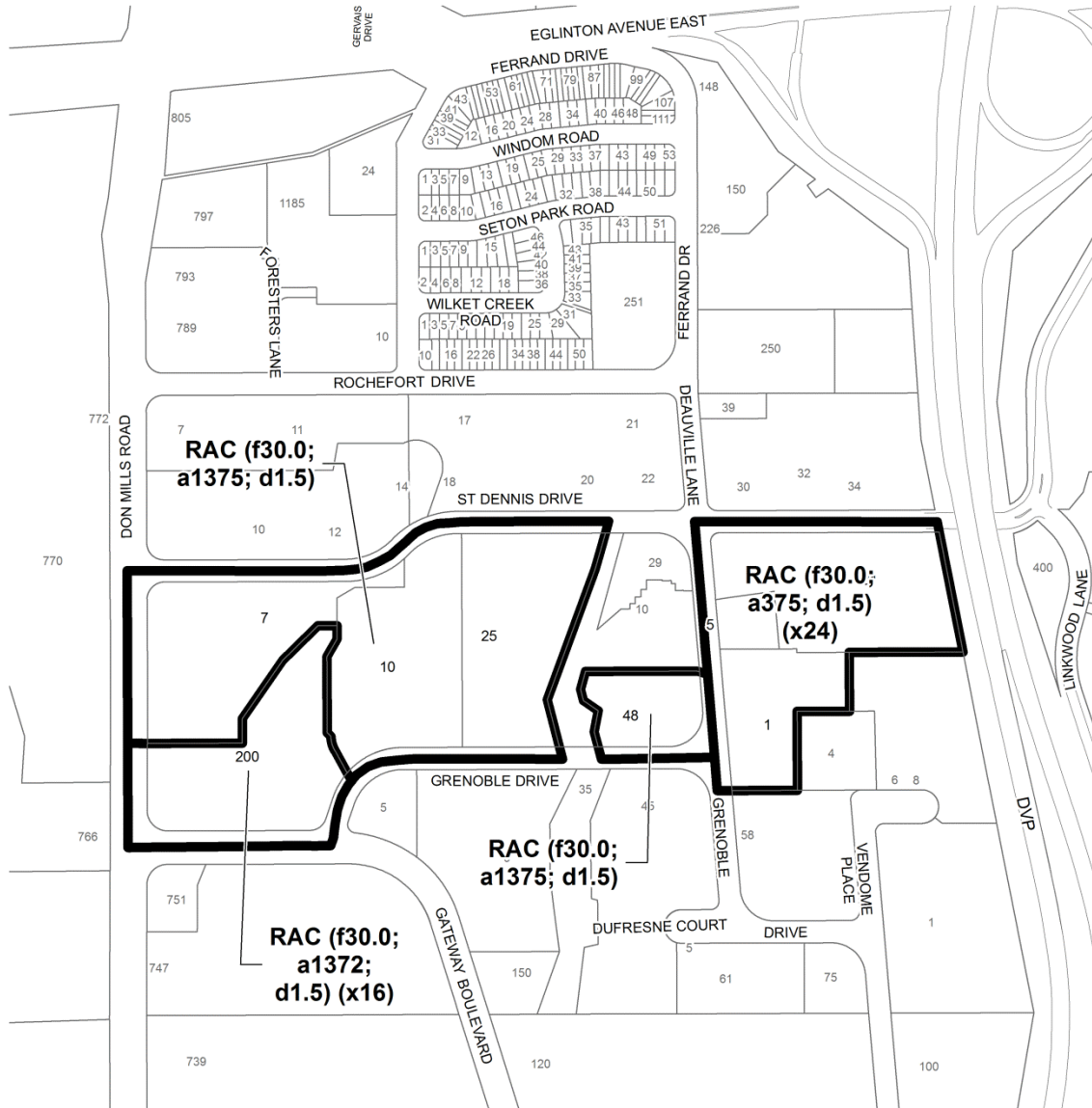


TORONTO City Planning
 Schedule '53'

1749-1759, 1840 & 1850 Victoria Park Avenue;
 1441 Lawrence Avenue East

Approved by: A. Theobald

City of Toronto By-Law 569-2013
 Not to Scale
 5/5/2014



Schedule '54'

St. Dennis Drive Area

Approved by: A. Theobald

City of Toronto By-Law 569-2013
 Not to Scale
 5/6/2014

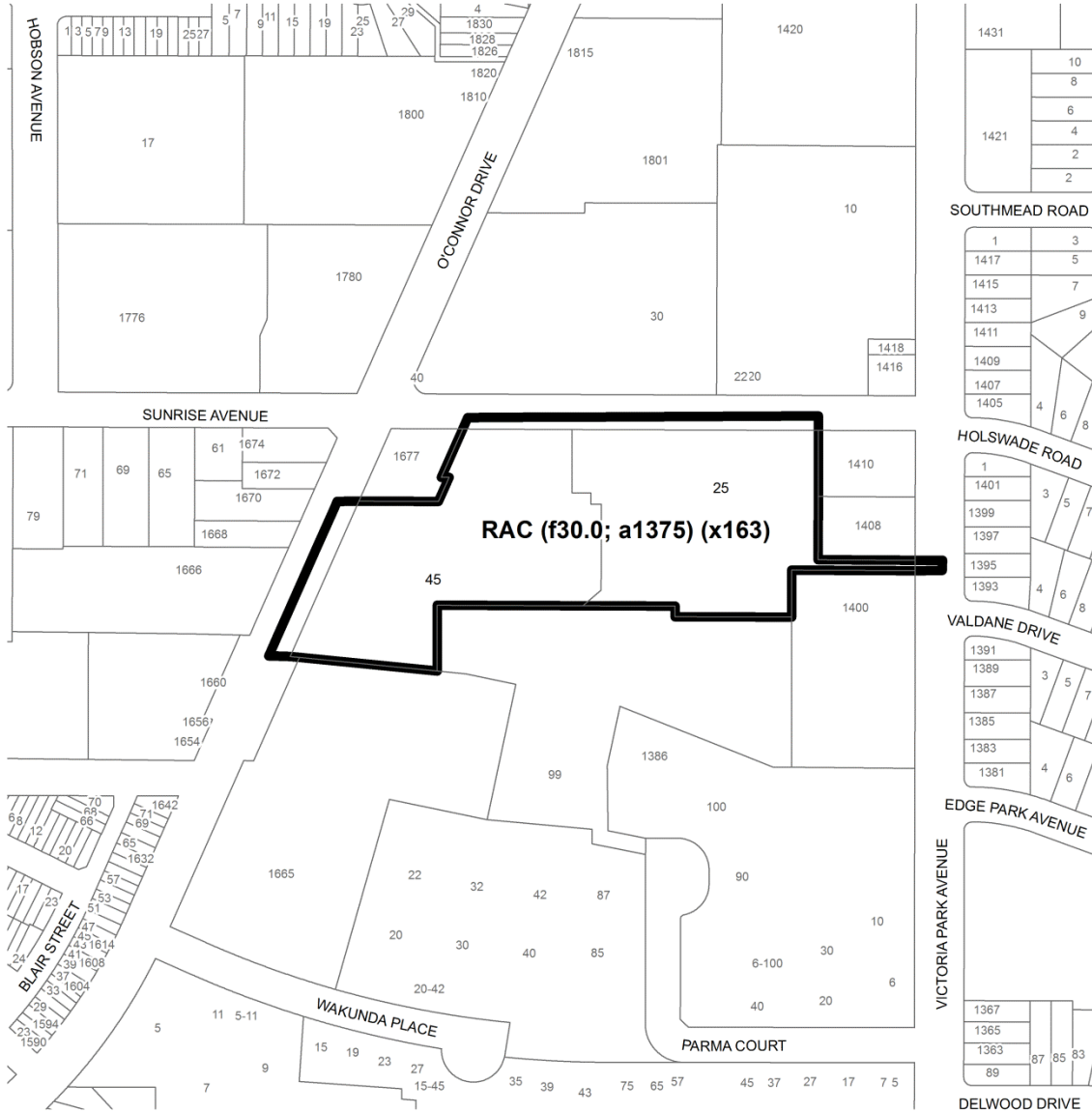


TORONTO City Planning
 Schedule '55'

**1530 & 1540 Victoria Park Avenue;
 1770-1790 Eglinton Avenue East**

Approved by: A. Theobald


↑
 City of Toronto By-Law 569-2013
 Not to Scale
 5/6/2014

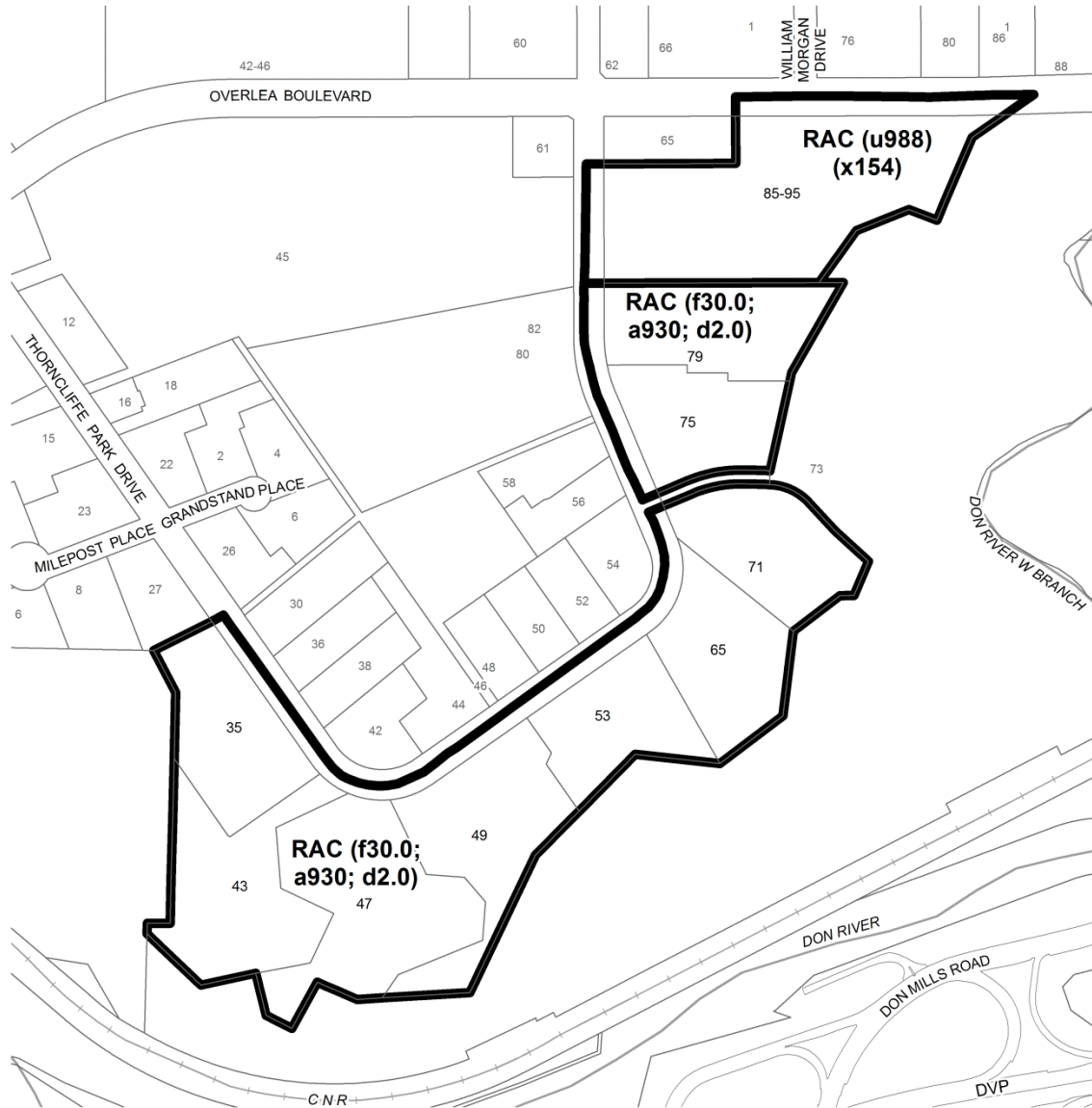


 **TORONTO** City Planning
Schedule '56'

25 & 45 Sunrise Avenue

Approved by: A. Theobald


City of Toronto By-Law 569-2013
Not to Scale
5/6/2014

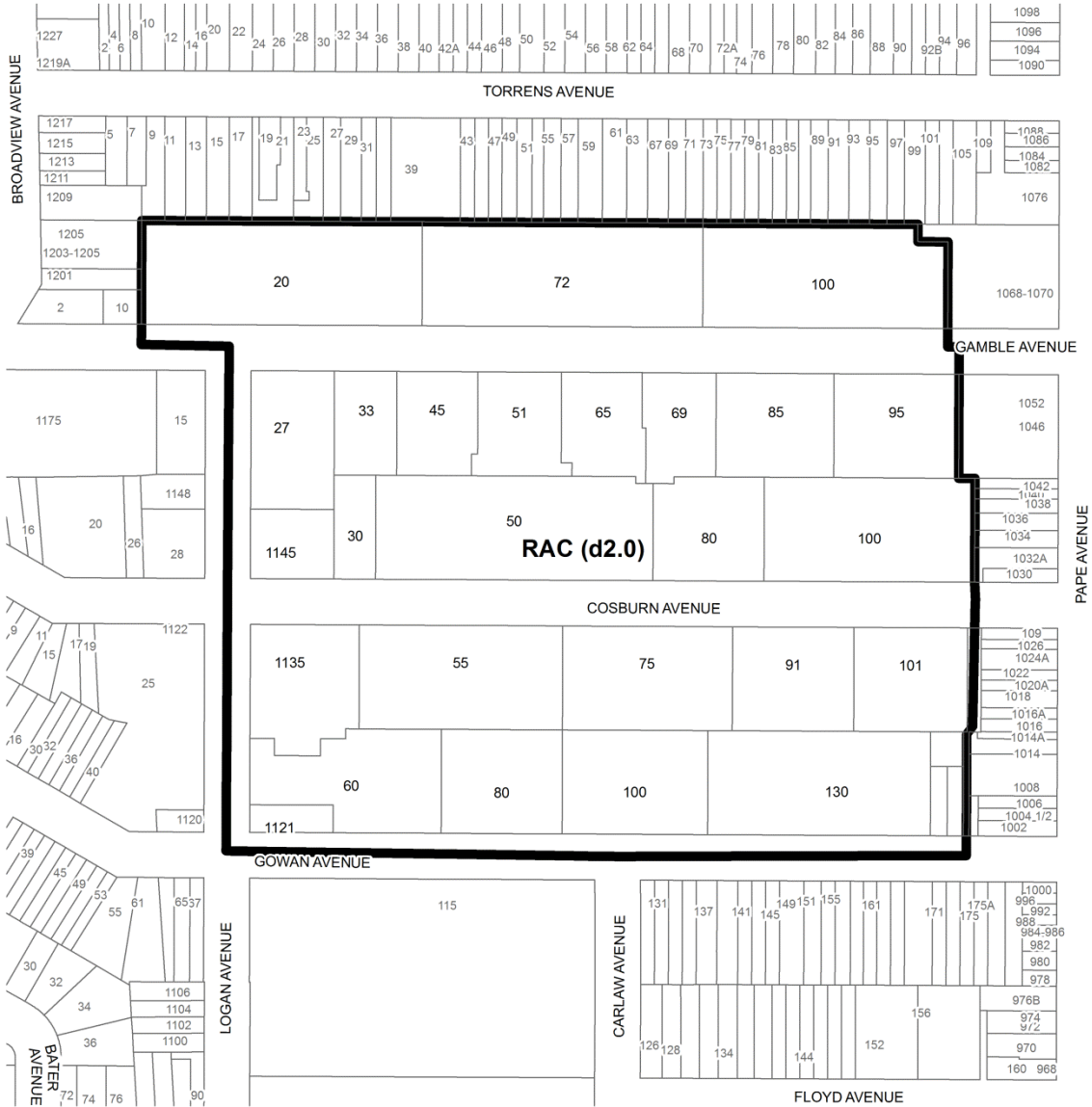


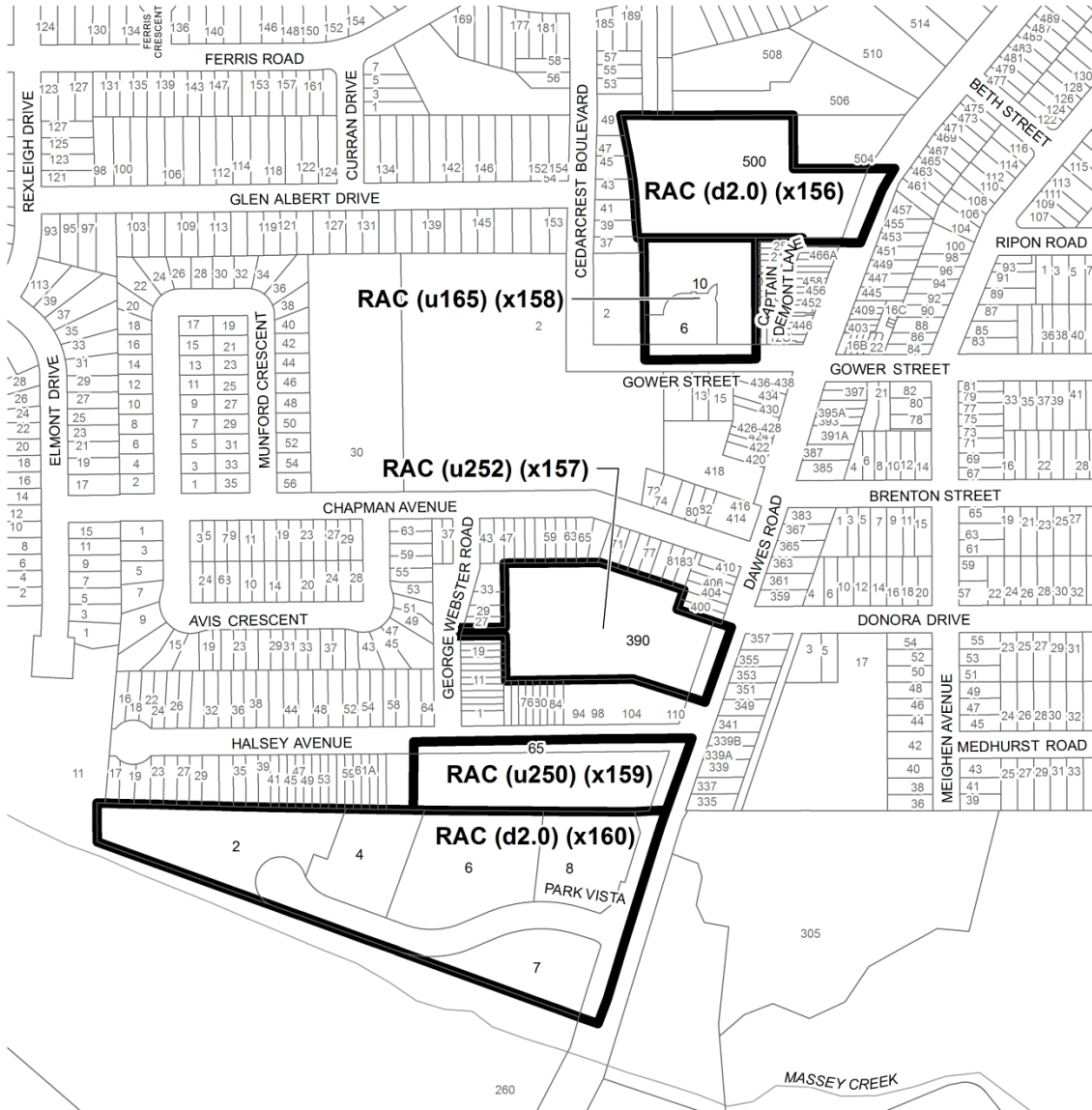
TORONTO City Planning
 Schedule '57'

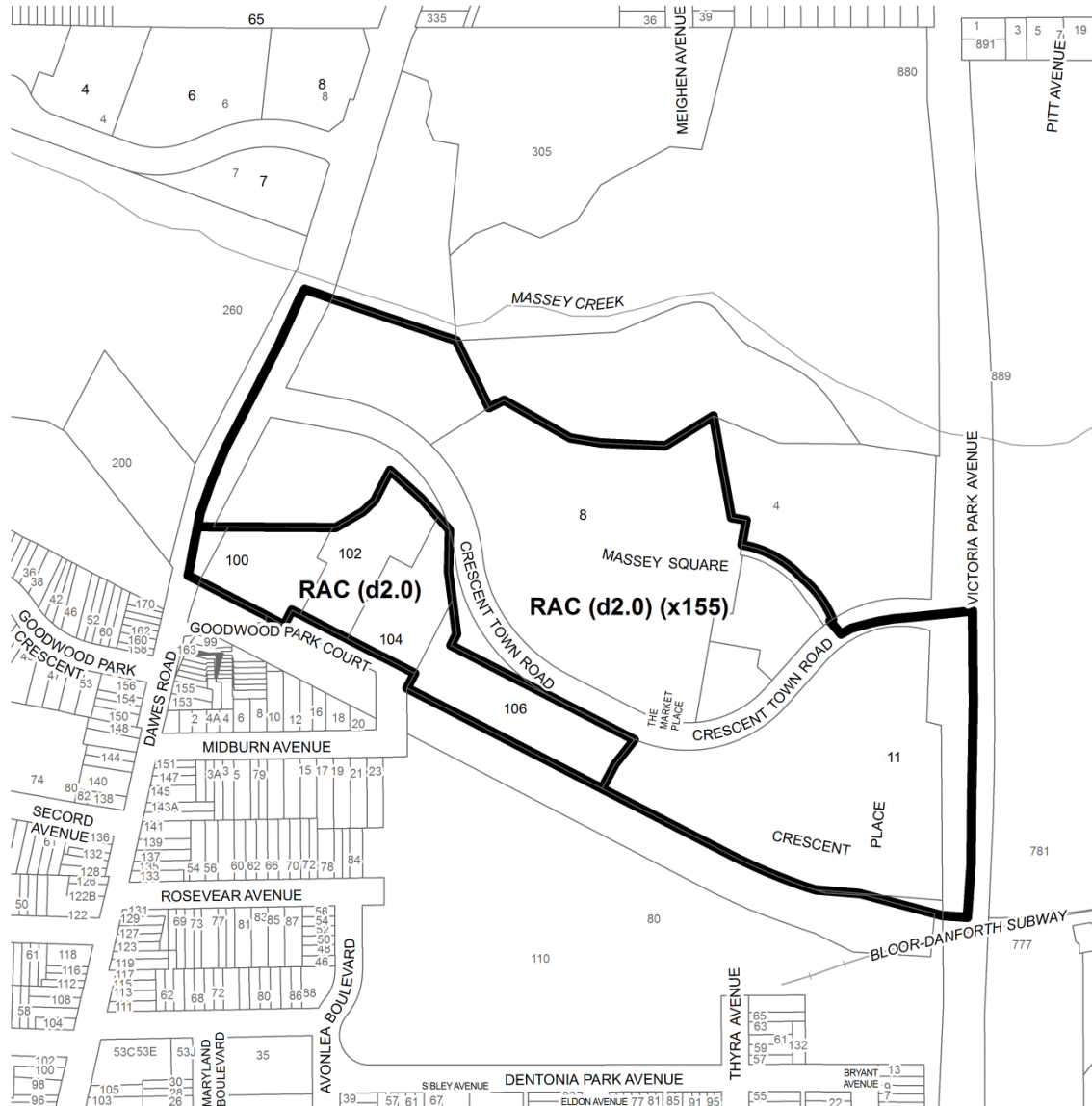
35-71, 75-95 Thorncliffe Park Drive

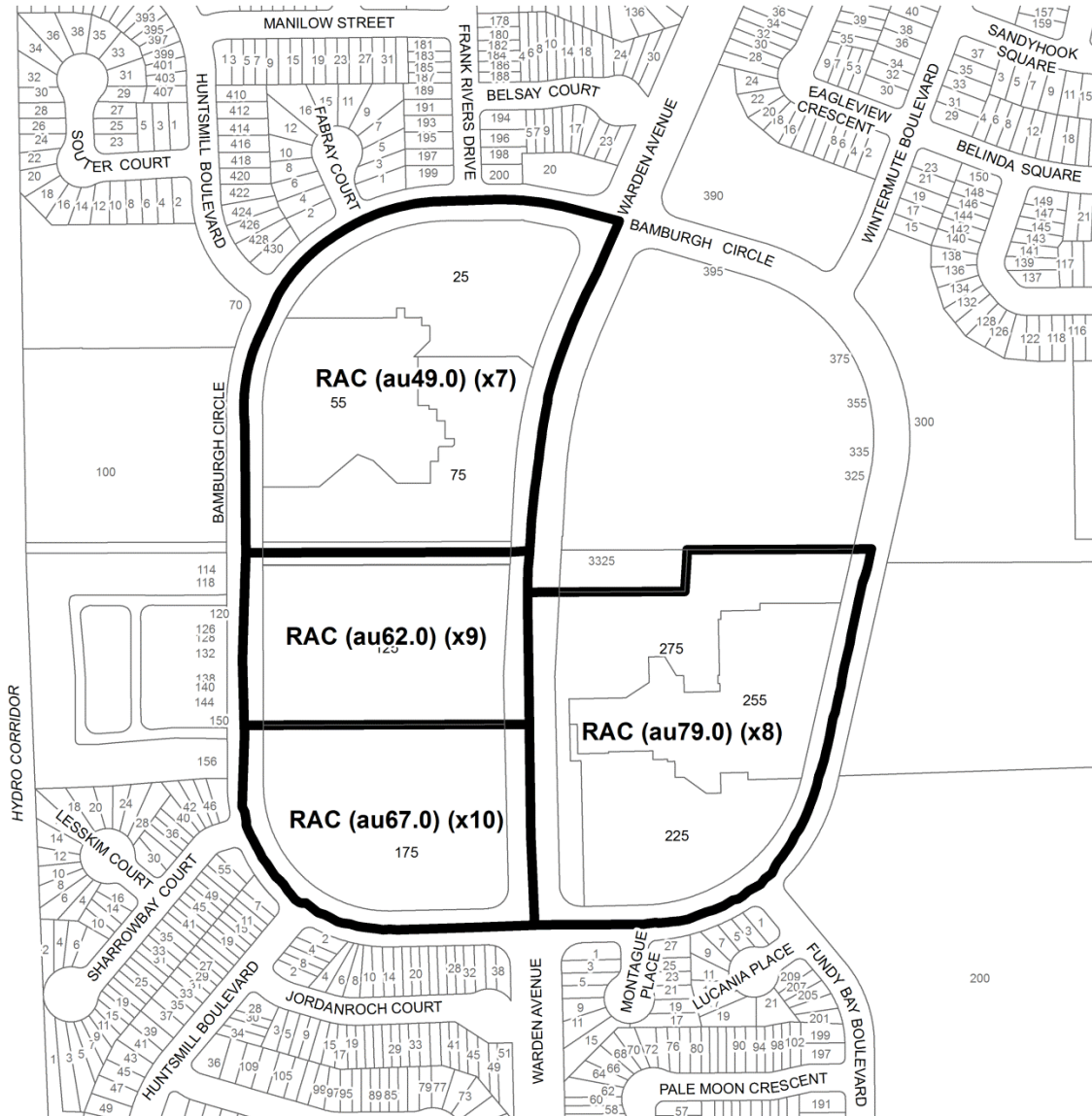
Approved by: A. Theobald

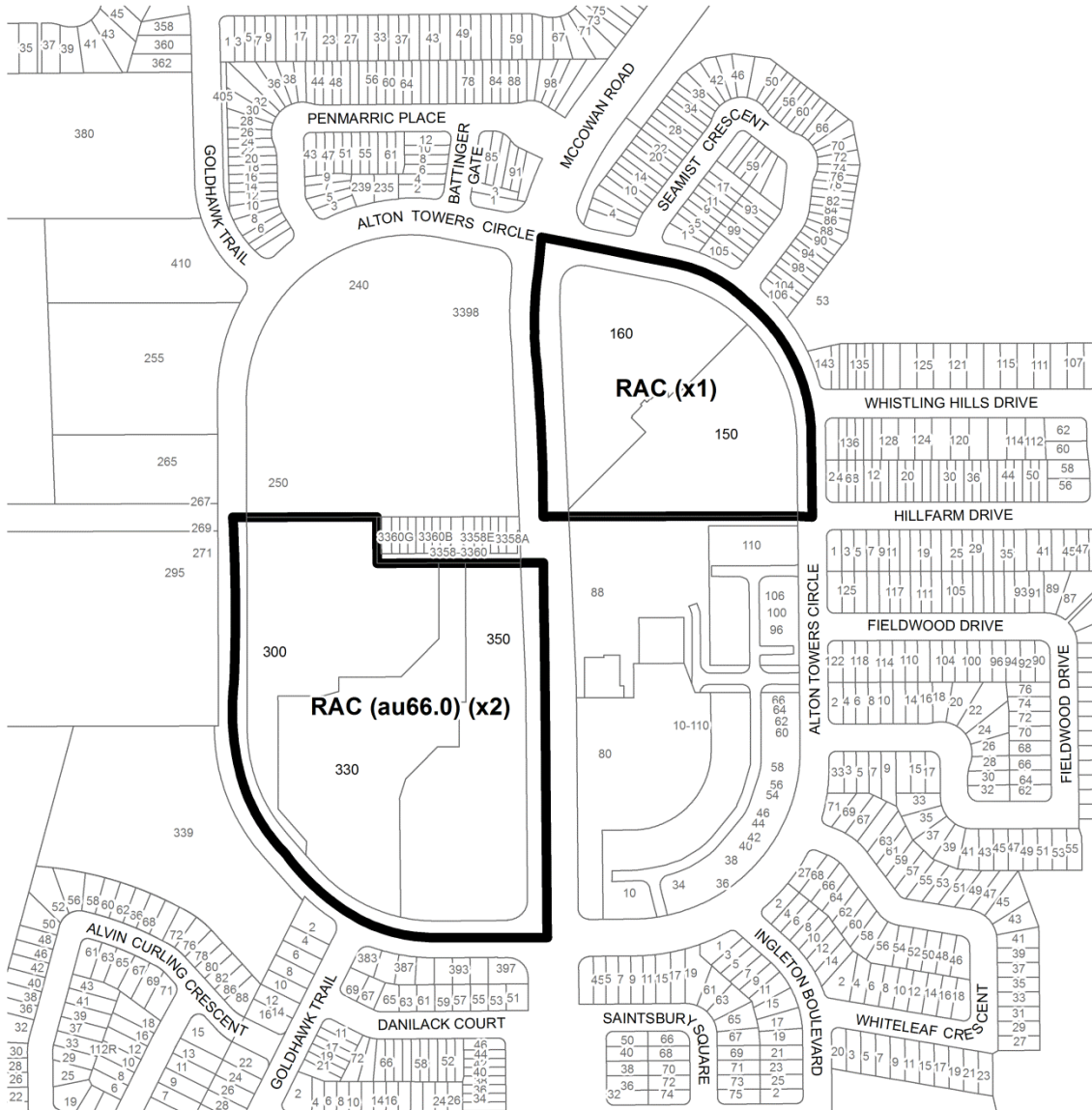
City of Toronto By-Law 569-2013
 Not to Scale
 5/6/2014











Schedule '62'

McCowan Road and Alton Towers Circle Area



City of Toronto By-Law 569-2013
Not to Scale
5/6/2014

Approved by: A. Theobald

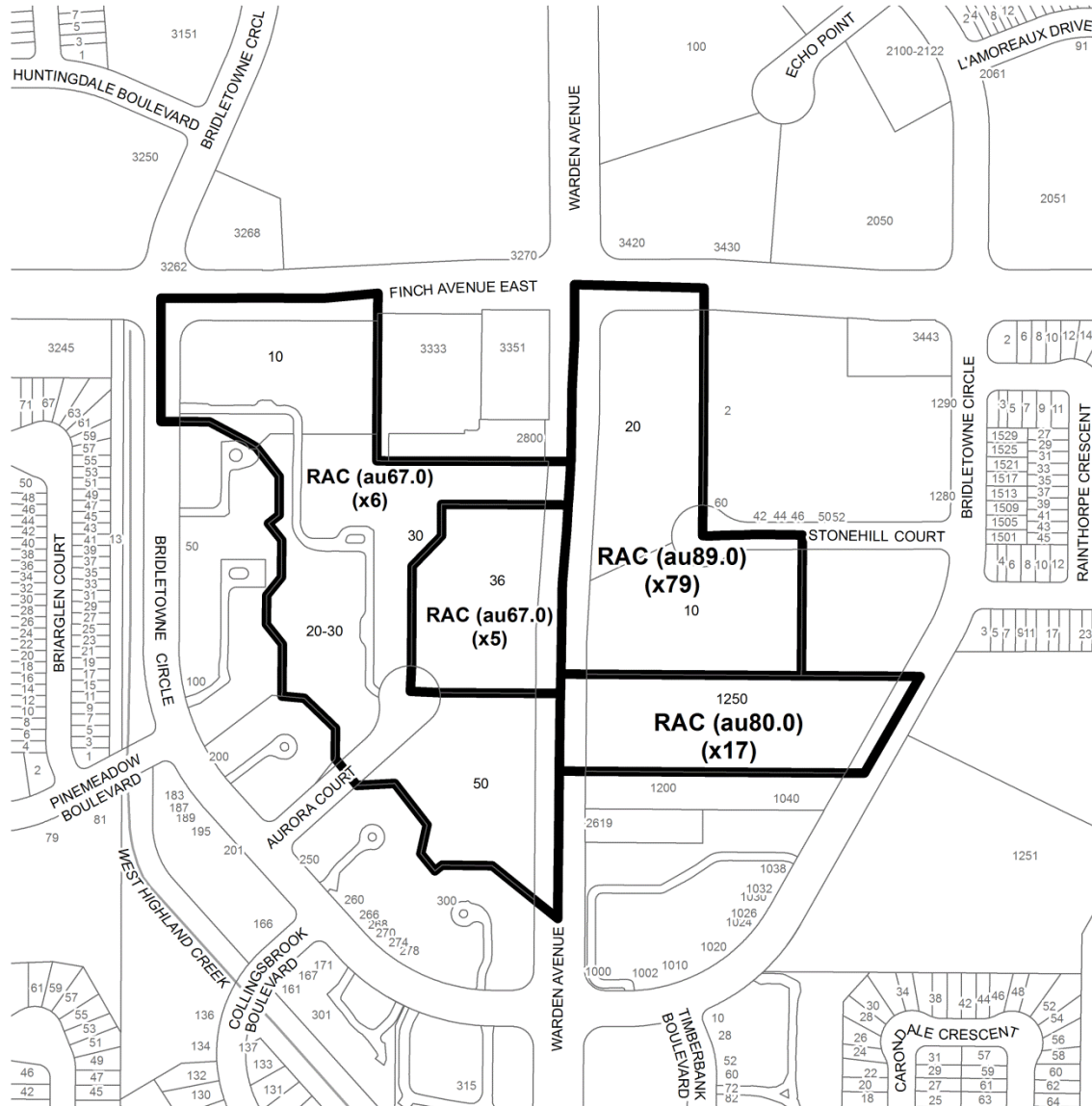


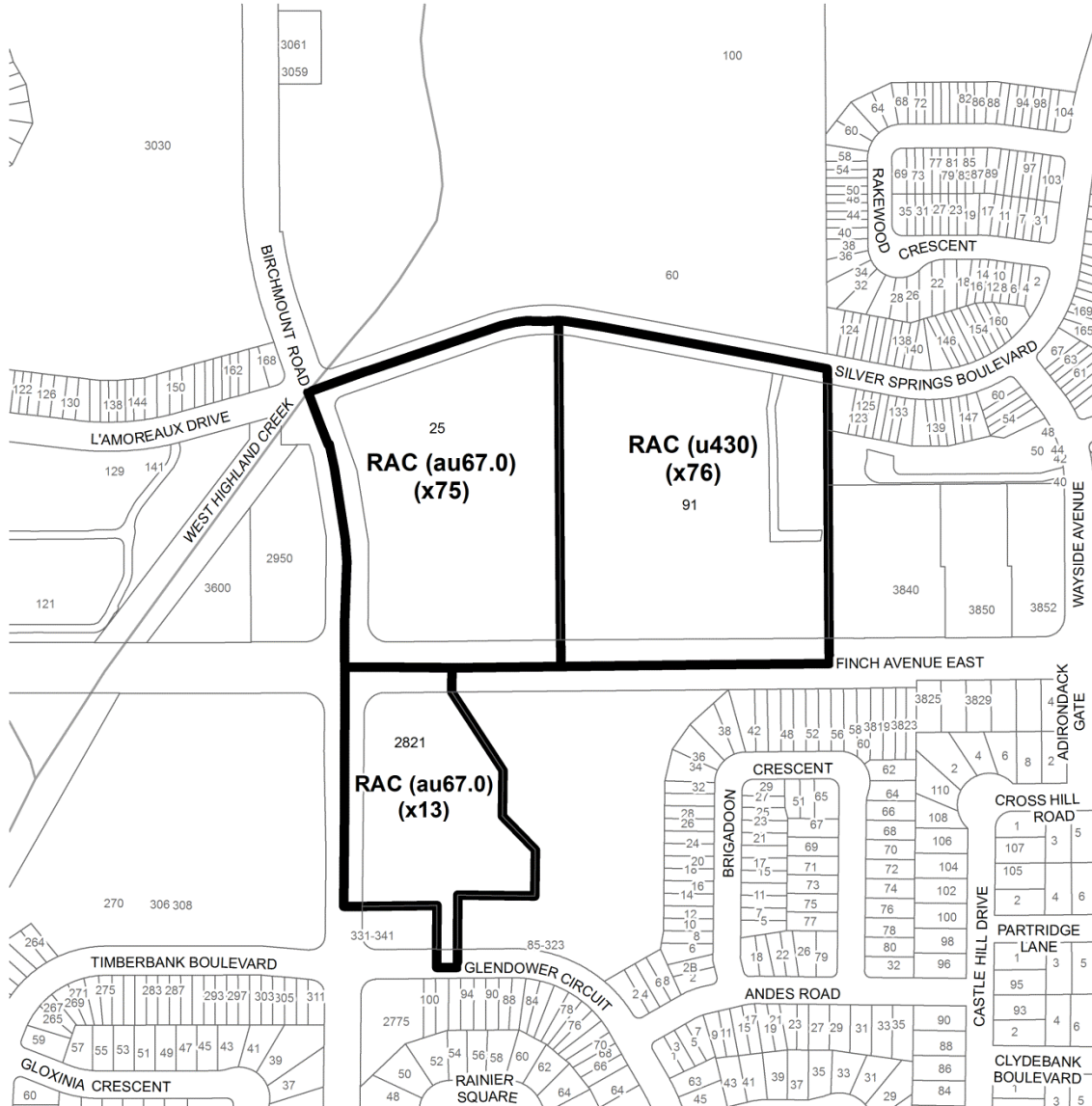
TORONTO City Planning
 Schedule '63'

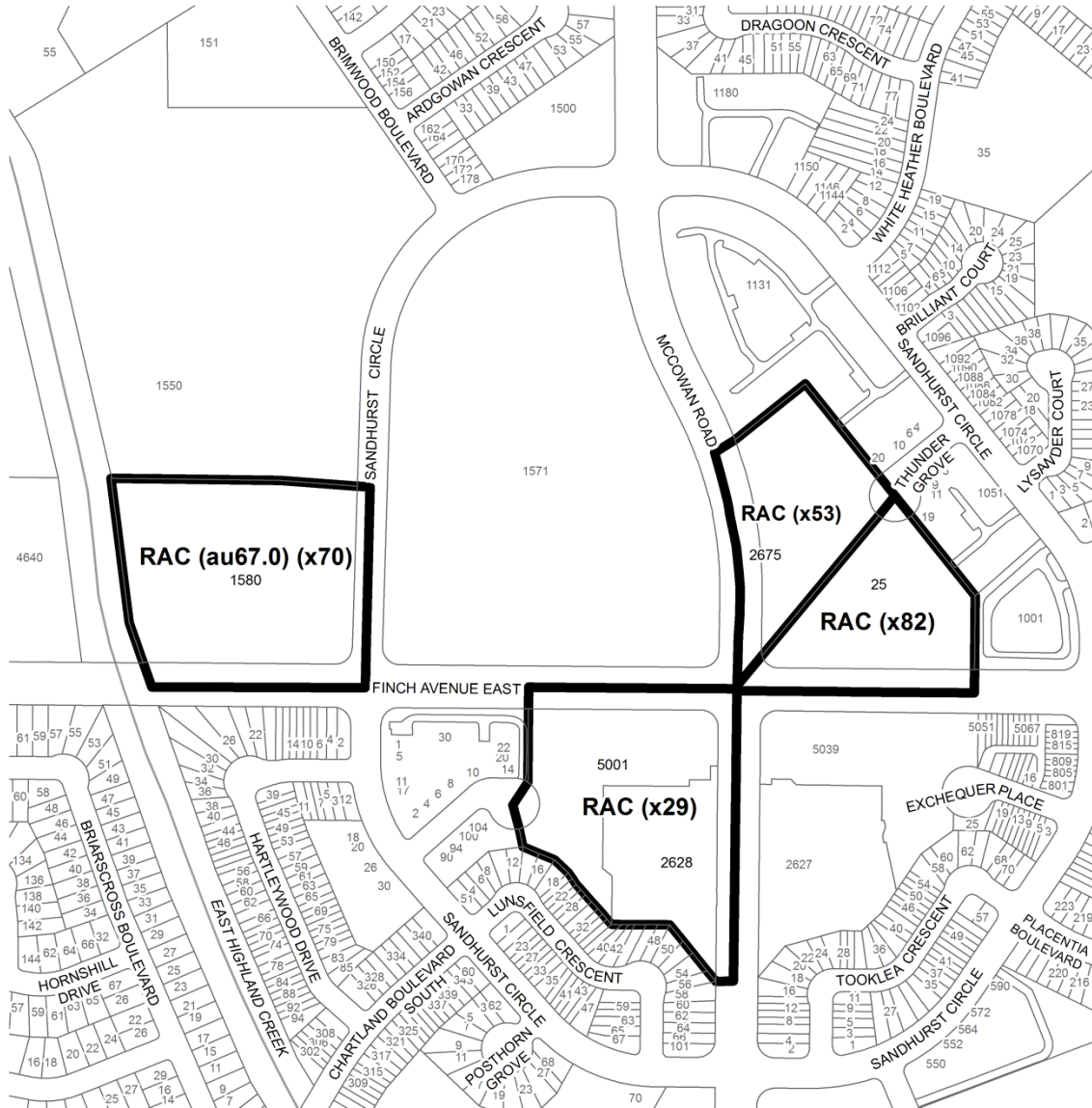
**2550 Pharmacy Avenue and
 288 Sprucewood Court**

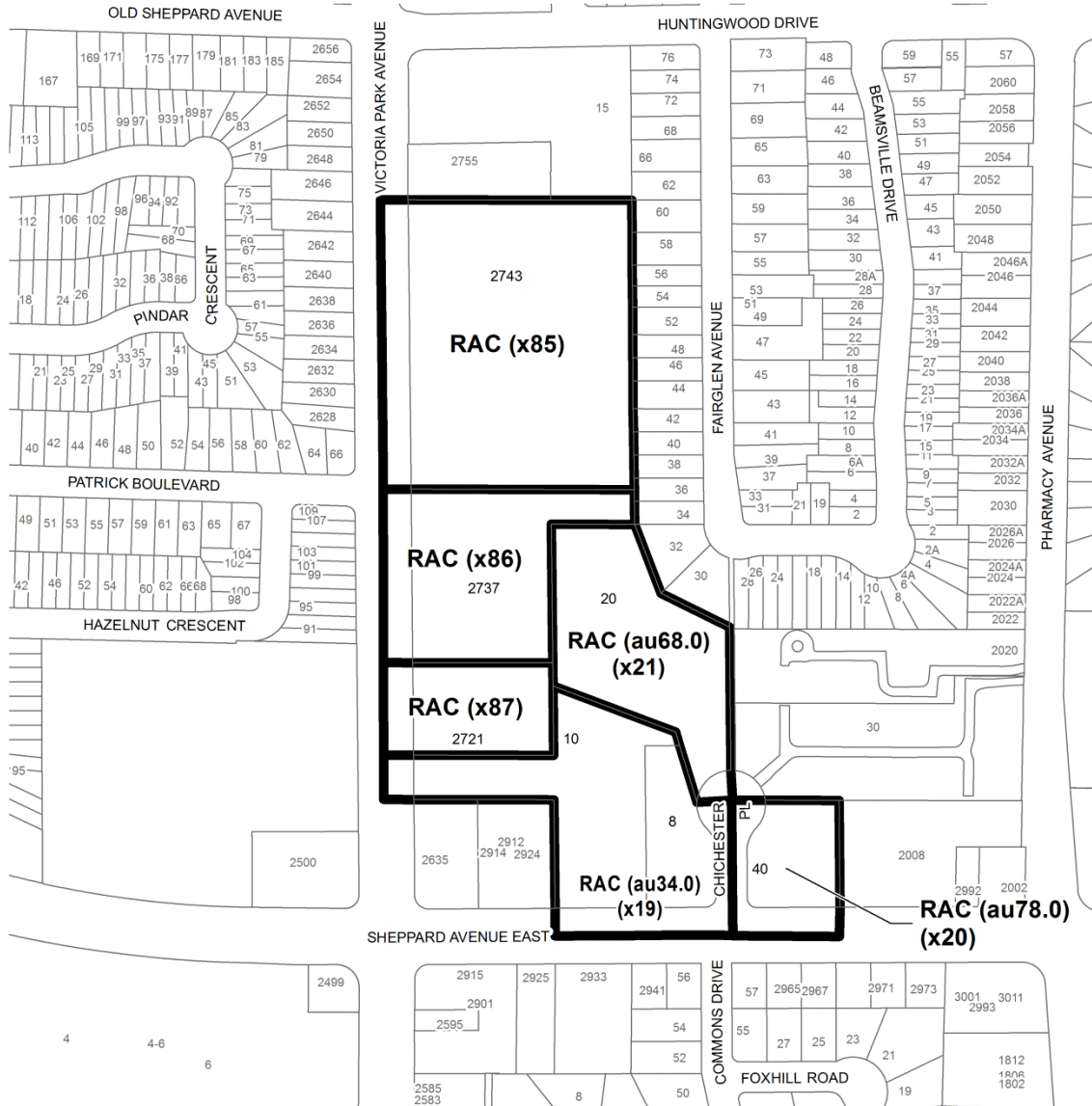
Approved by: A. Theobald

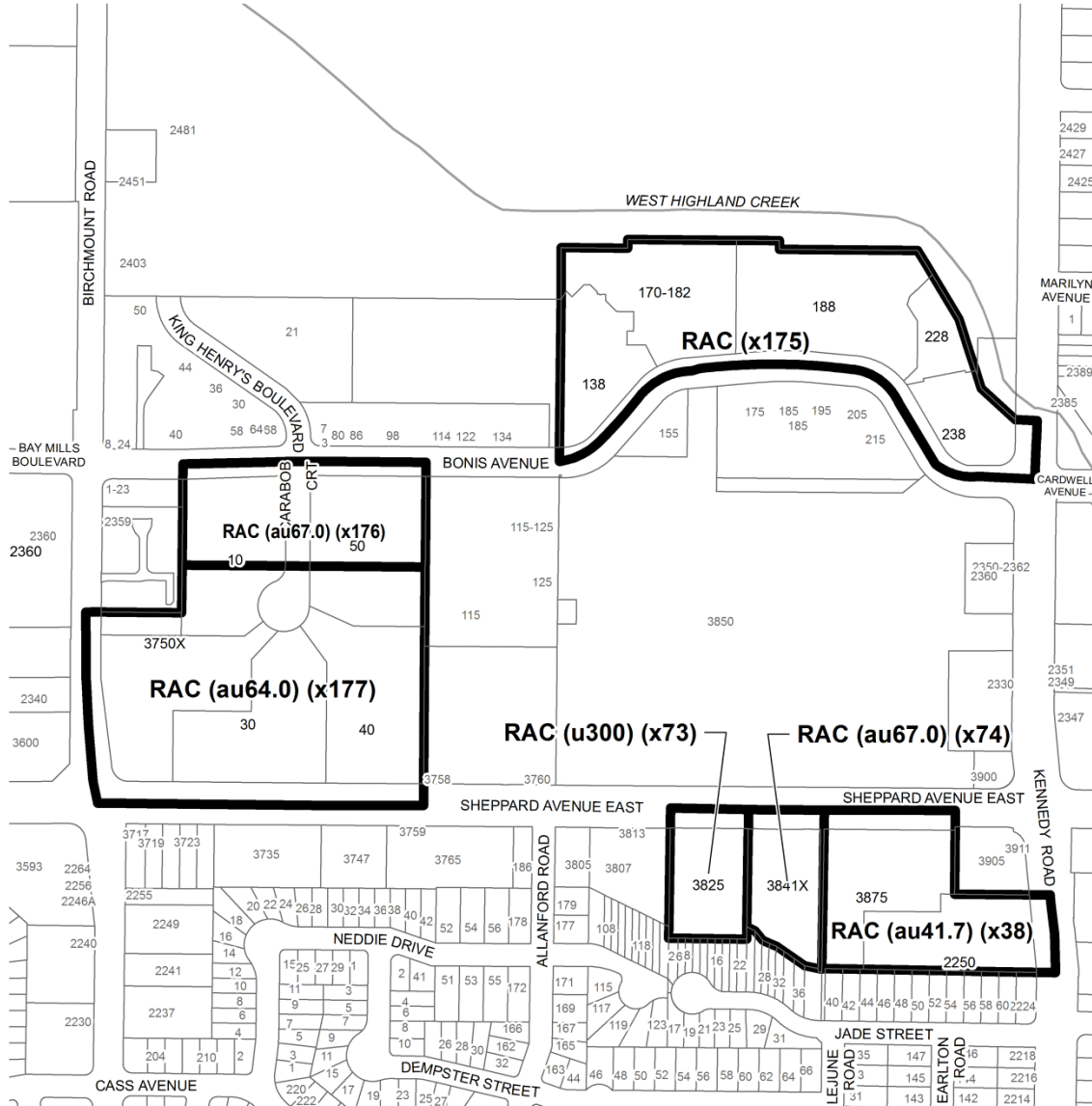
City of Toronto By-Law 569-2013
 Not to Scale
 5/20/2014

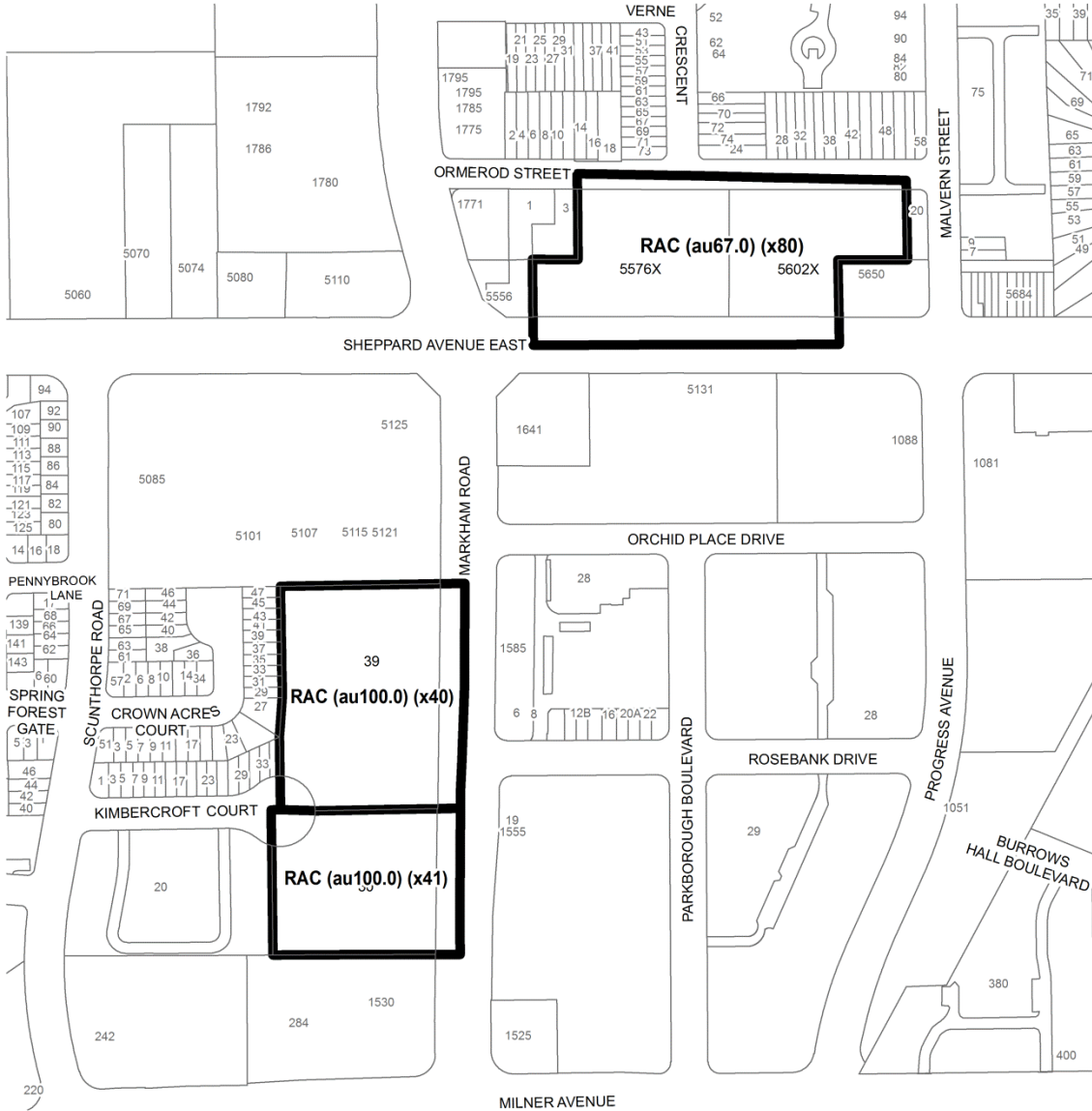












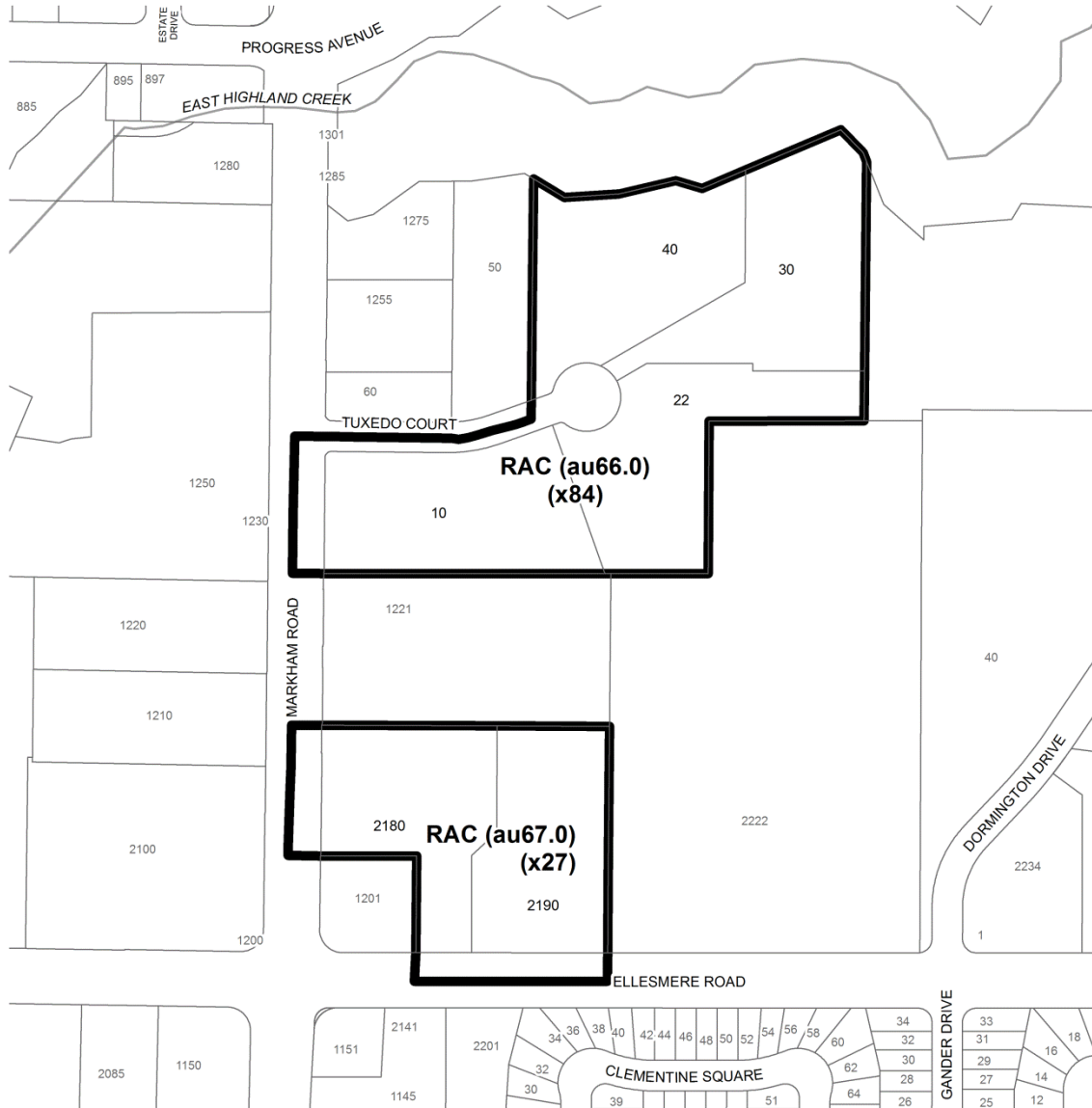
TORONTO City Planning
 Schedule '70'

**30 & 39 Kimbercroft Court;
 5576 & 5602 Sheppard Avenue East**

Approved by: A. Theobald

↑
 City of Toronto By-Law 569-2013
 Not to Scale
 5/7/2014






 **TORONTO** City Planning
Schedule '73'

**10-40 Tuxedo Court;
2180 & 2190 Ellesmere Road**

Approved by: A. Theobald



City of Toronto By-Law 569-2013
Not to Scale
5/6/2014

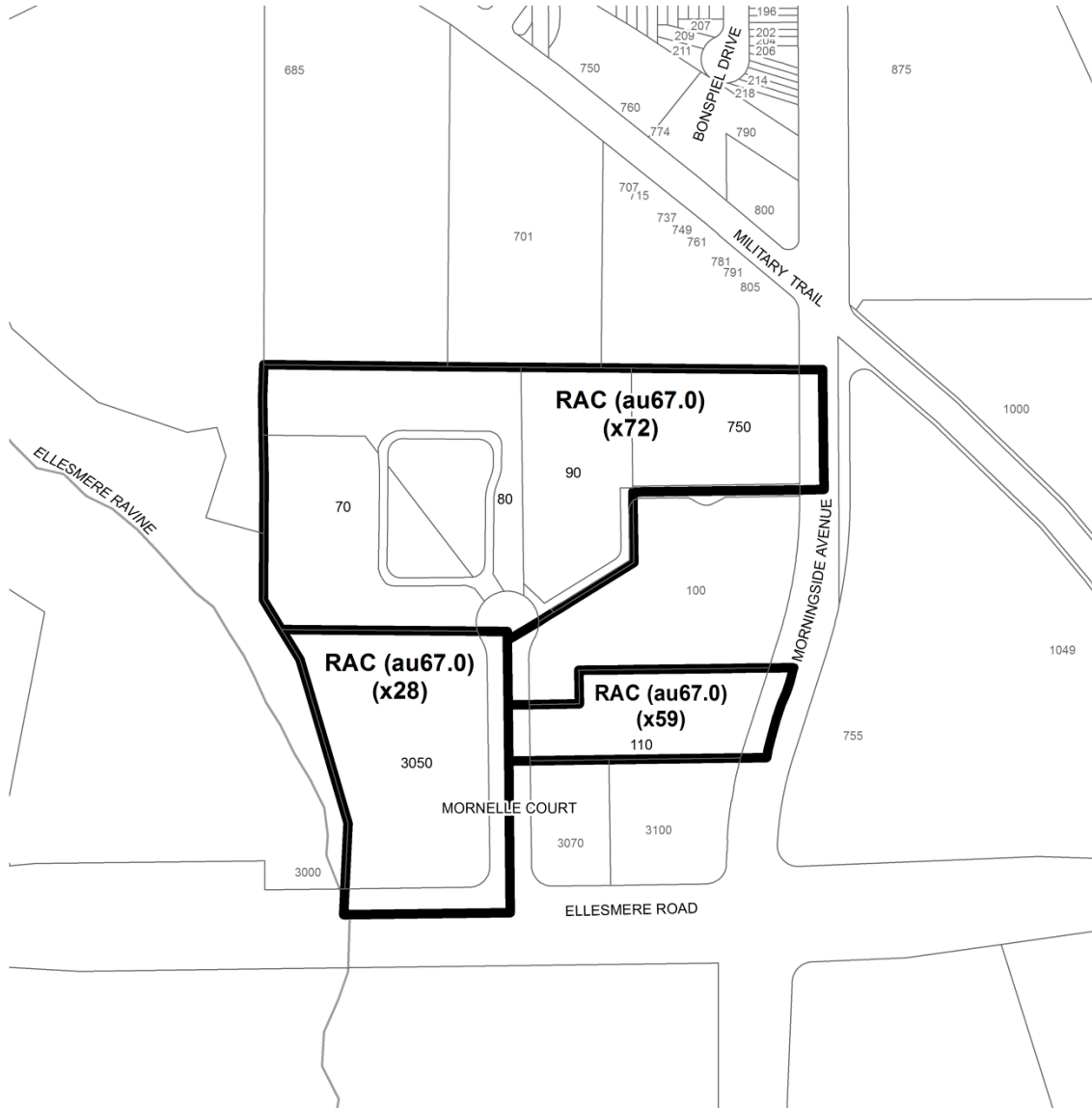


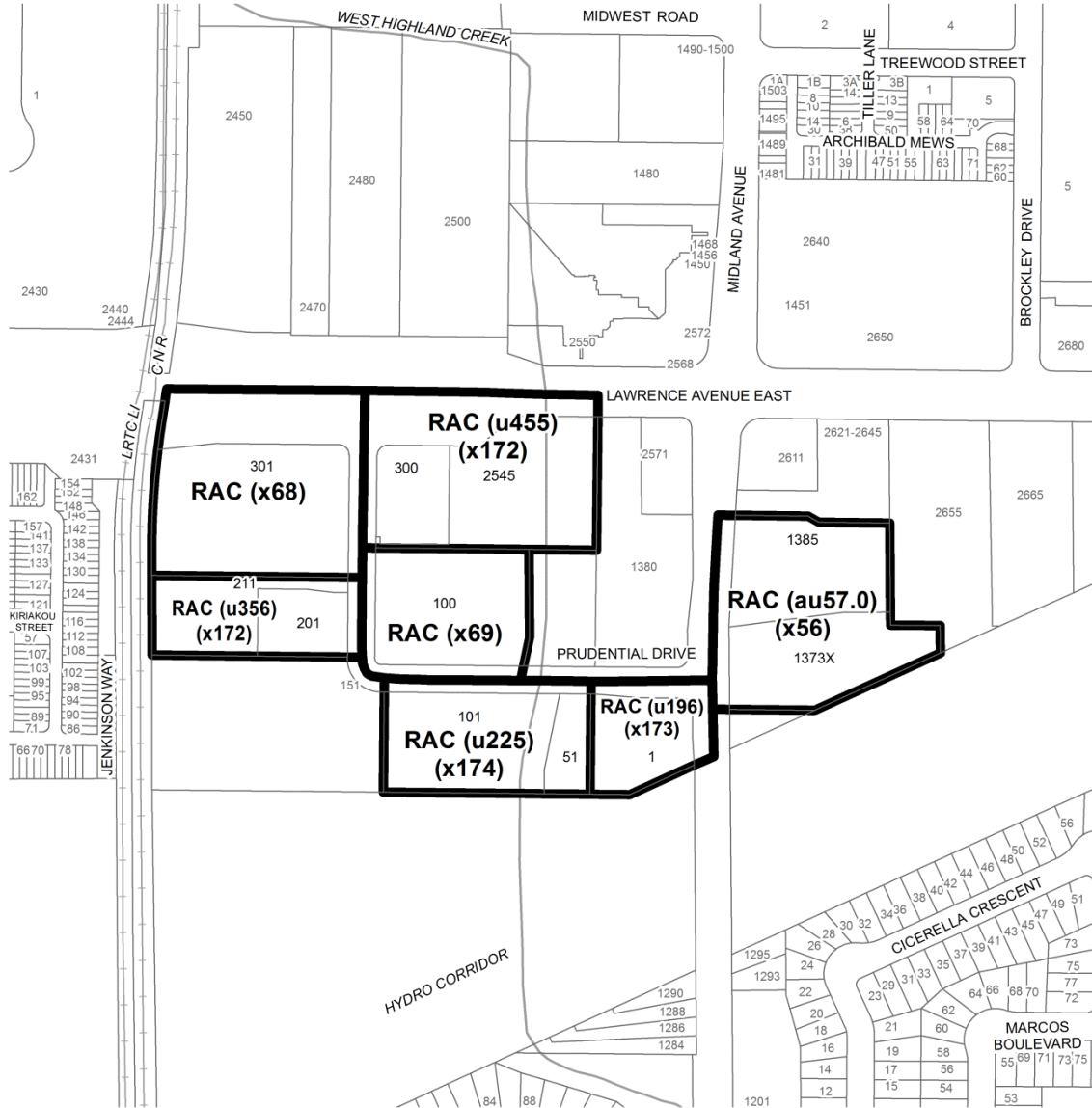
 **TORONTO** City Planning
Schedule '74'

**555 Brimorton Drive;
960 & 1050 Markham Road**

Approved by: A. Theobald


City of Toronto By-Law 569-2013
Not to Scale
5/6/2014



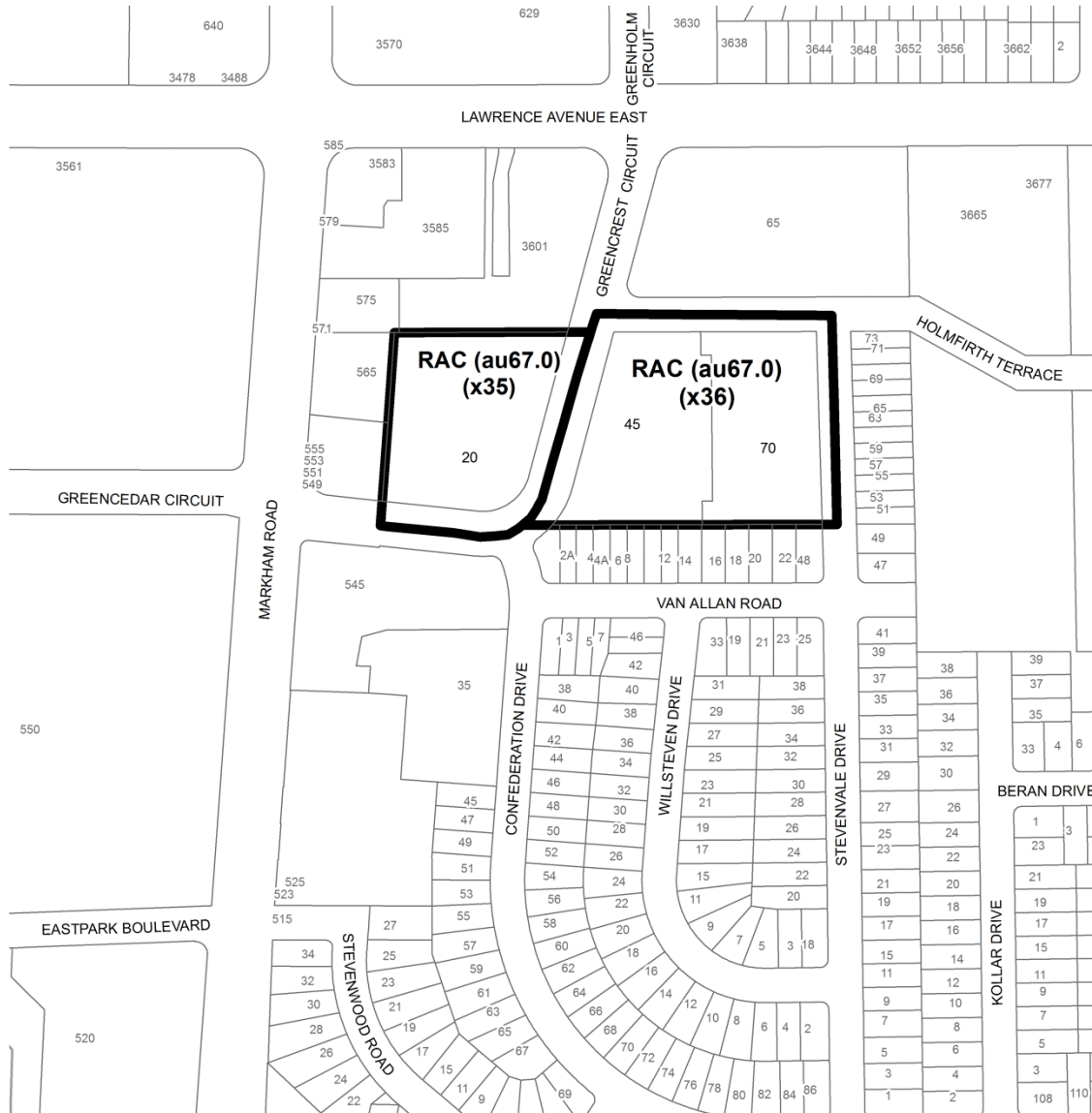


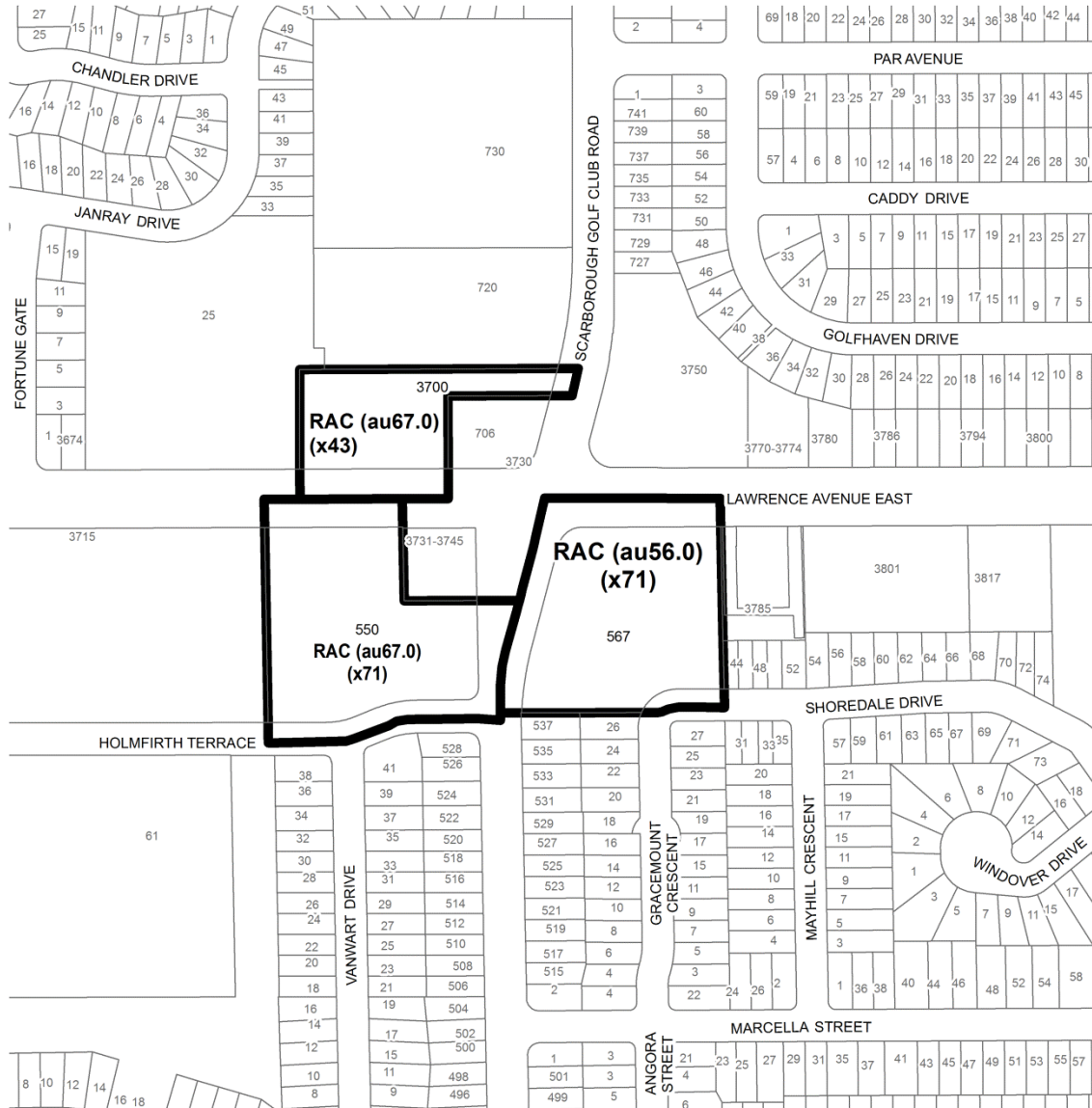
TORONTO City Planning
 Schedule '76'

Midland Avenue at Prudential Drive Area

Approved by: A. Theobald


City of Toronto By-Law 569-2013
 Not to Scale
 5/6/2014

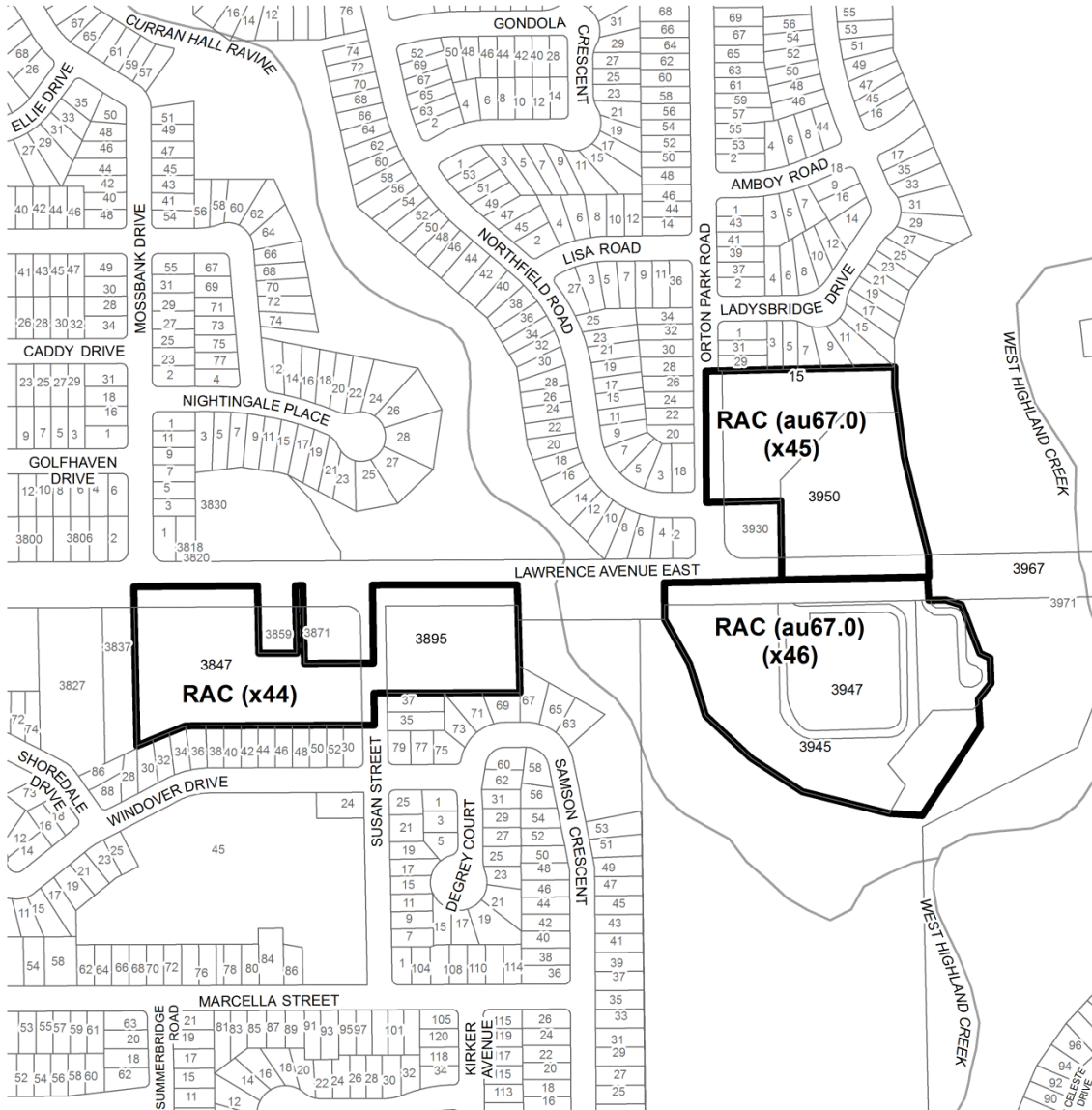


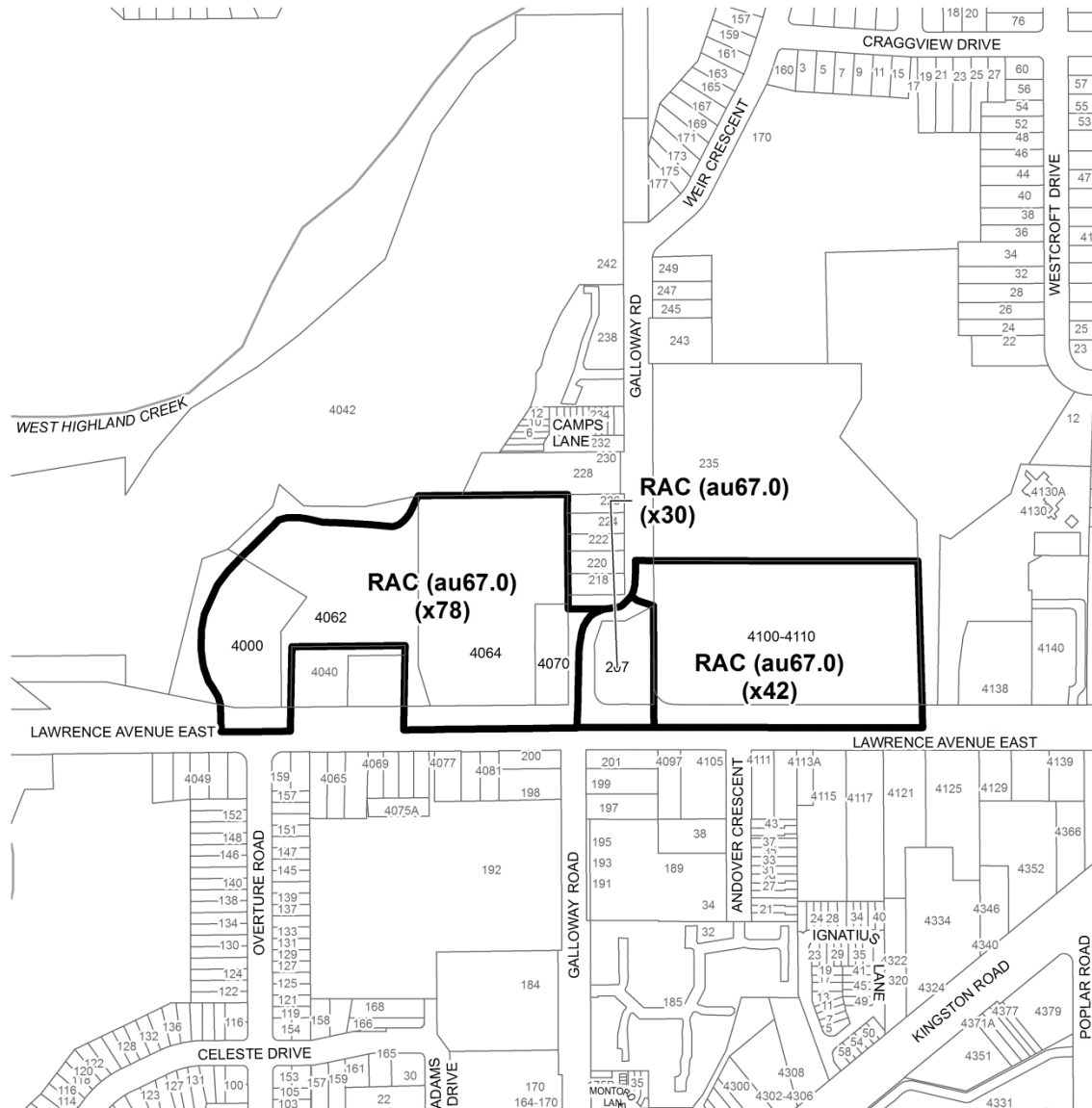


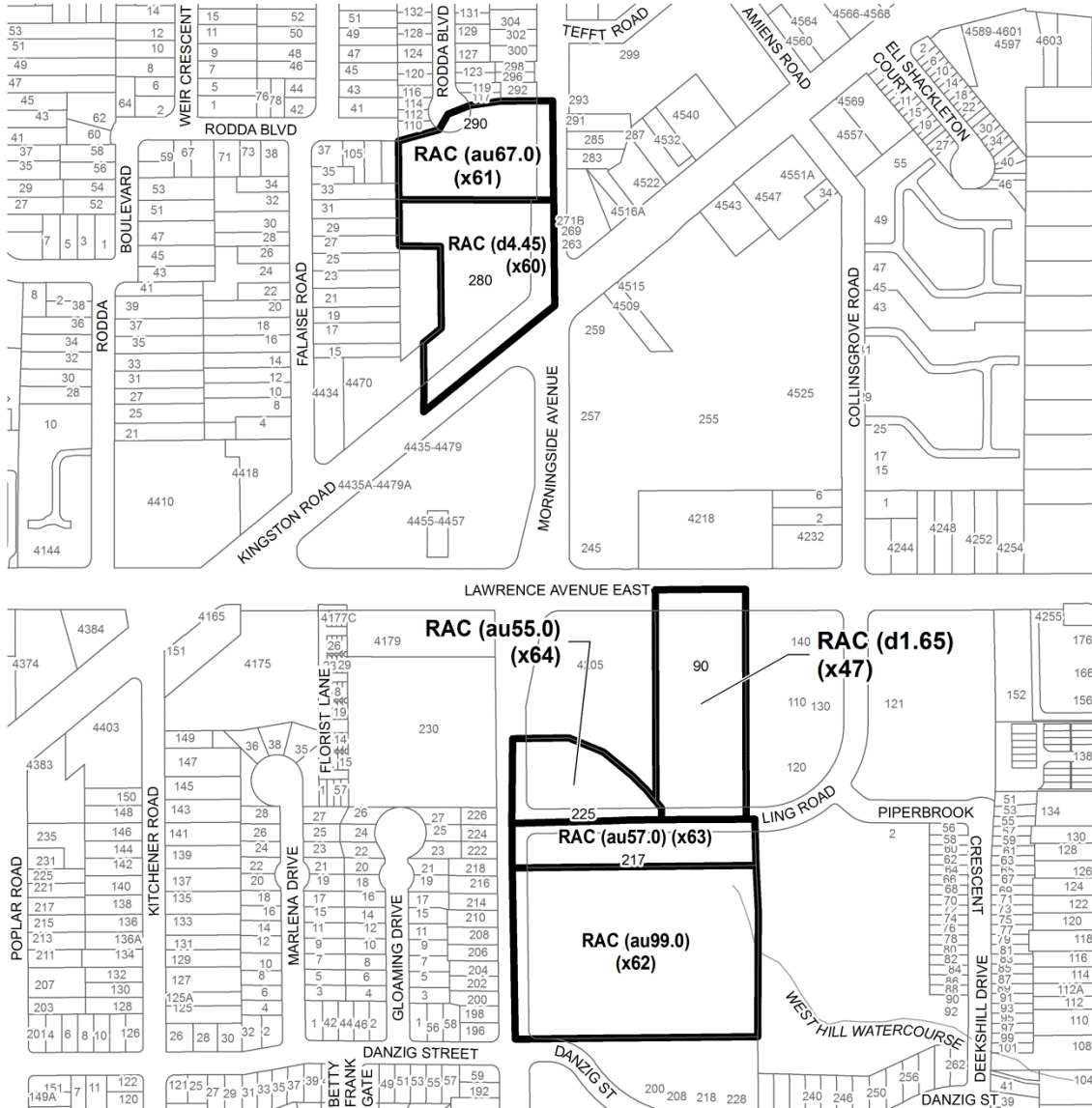
**Scarborough Golf Club Road at Lawrence Avenue East Area
 Schedule '78'**

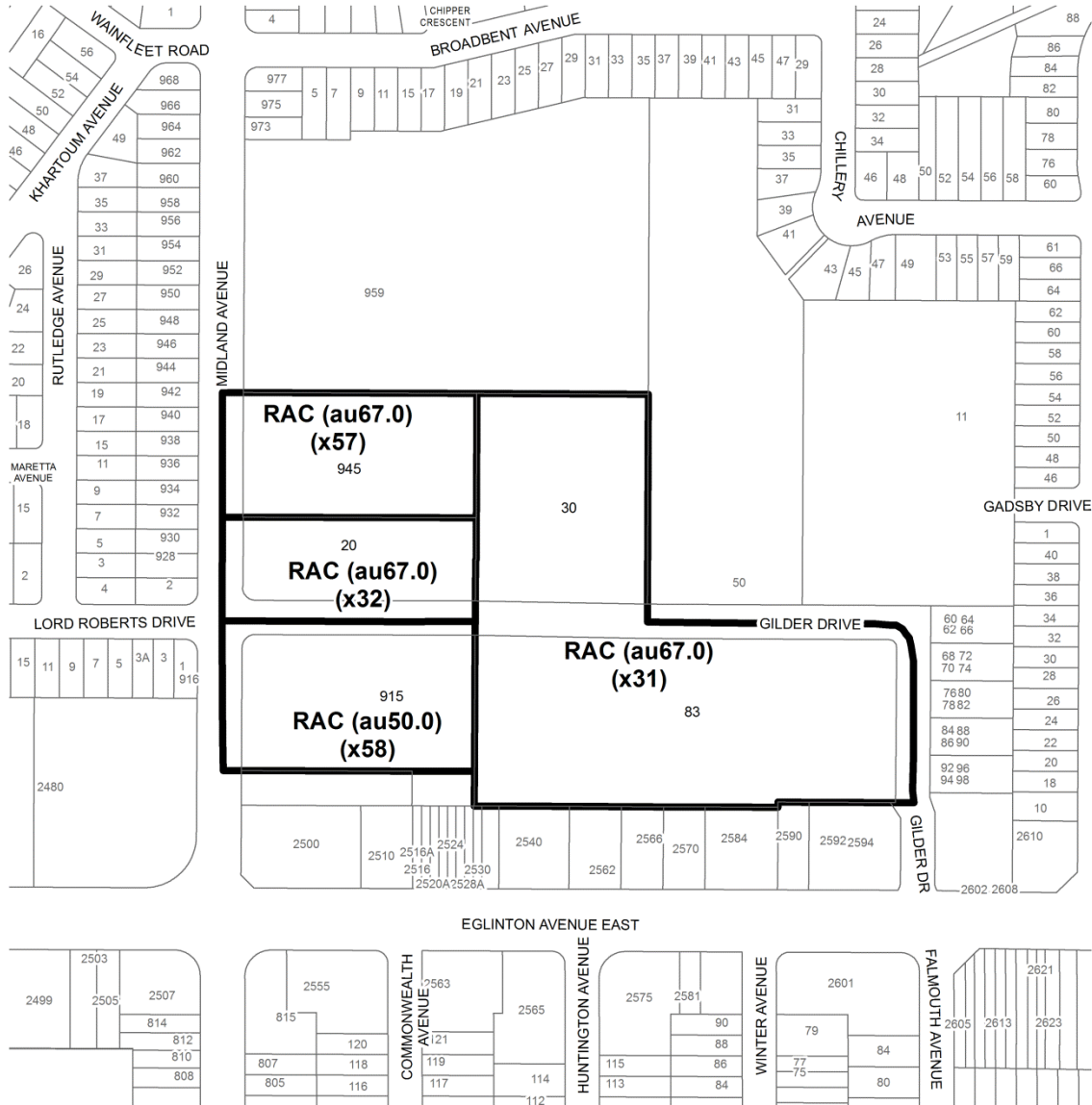
Approved by: A. Theobald

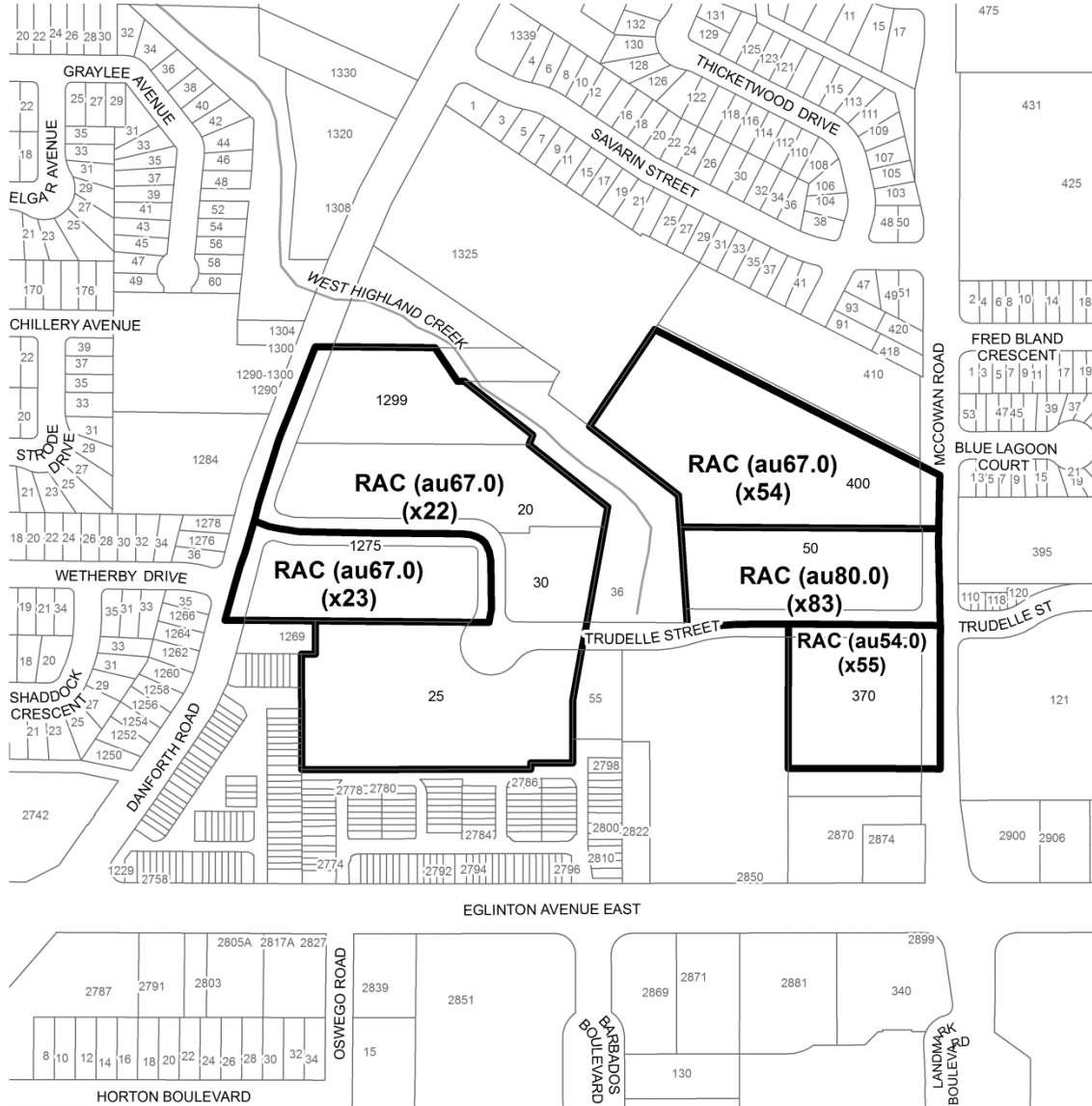

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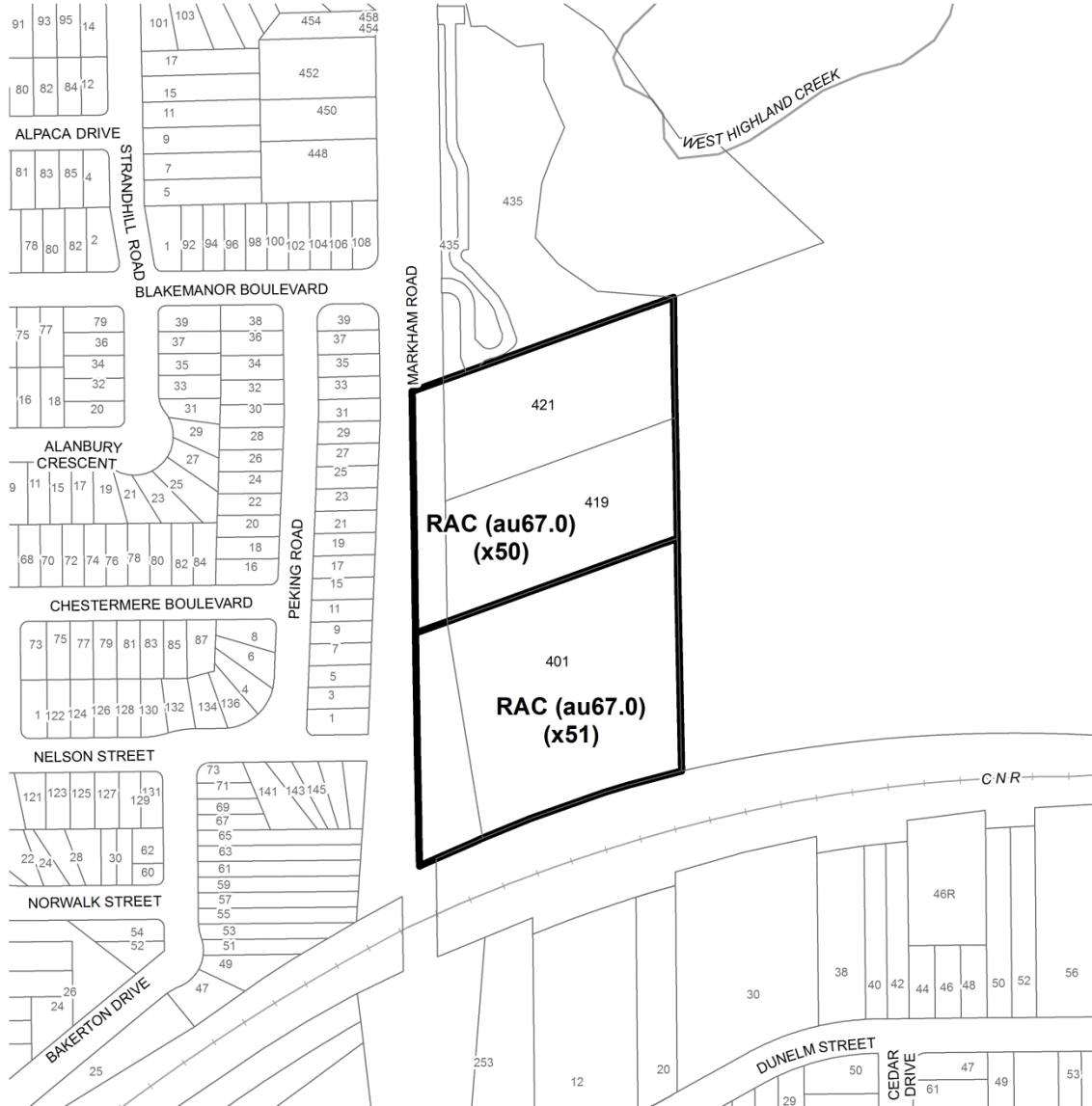










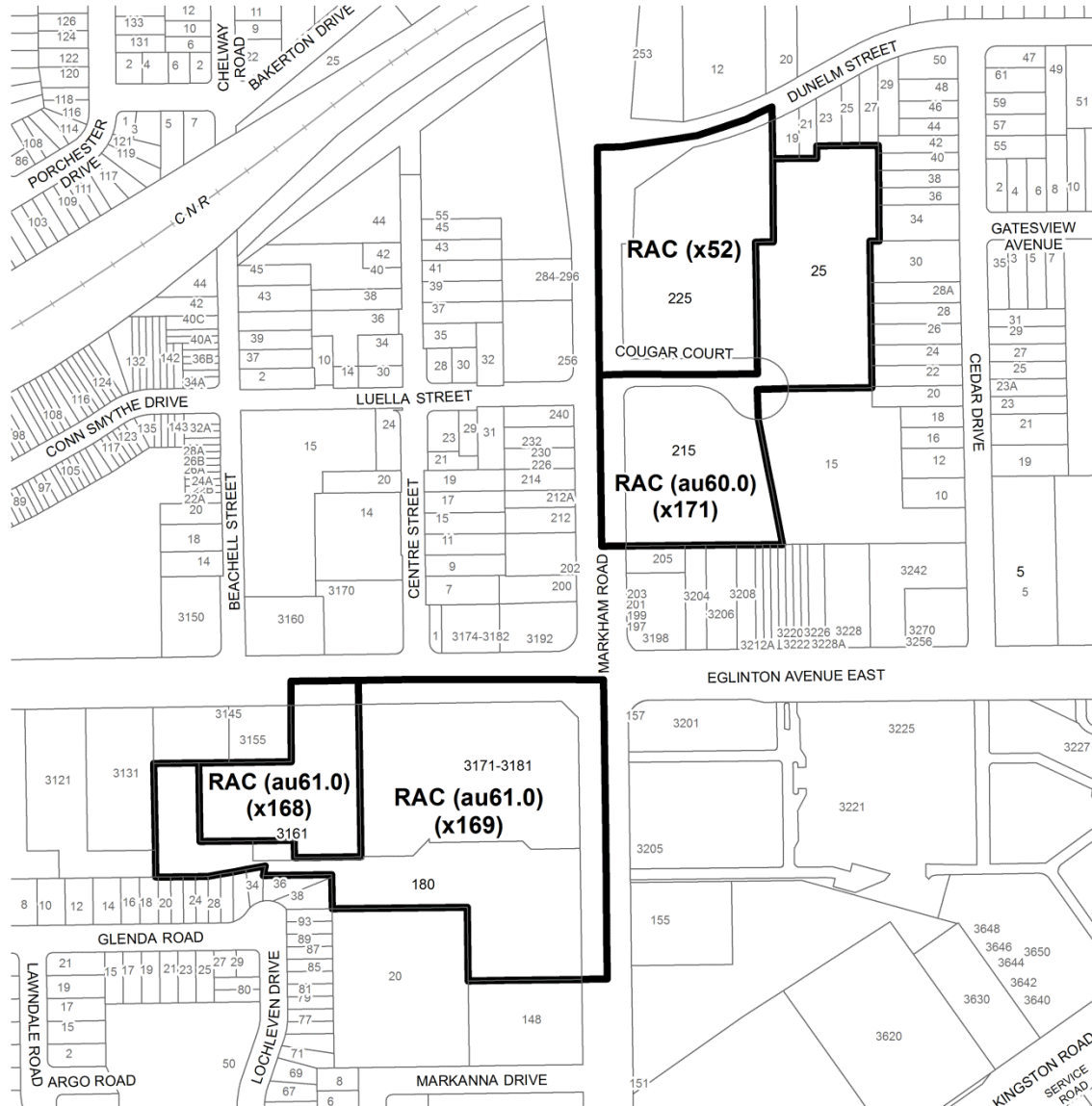


Toronto City Planning
 Schedule '84'

401-421 Markham Road


Approved by: A. Theobald

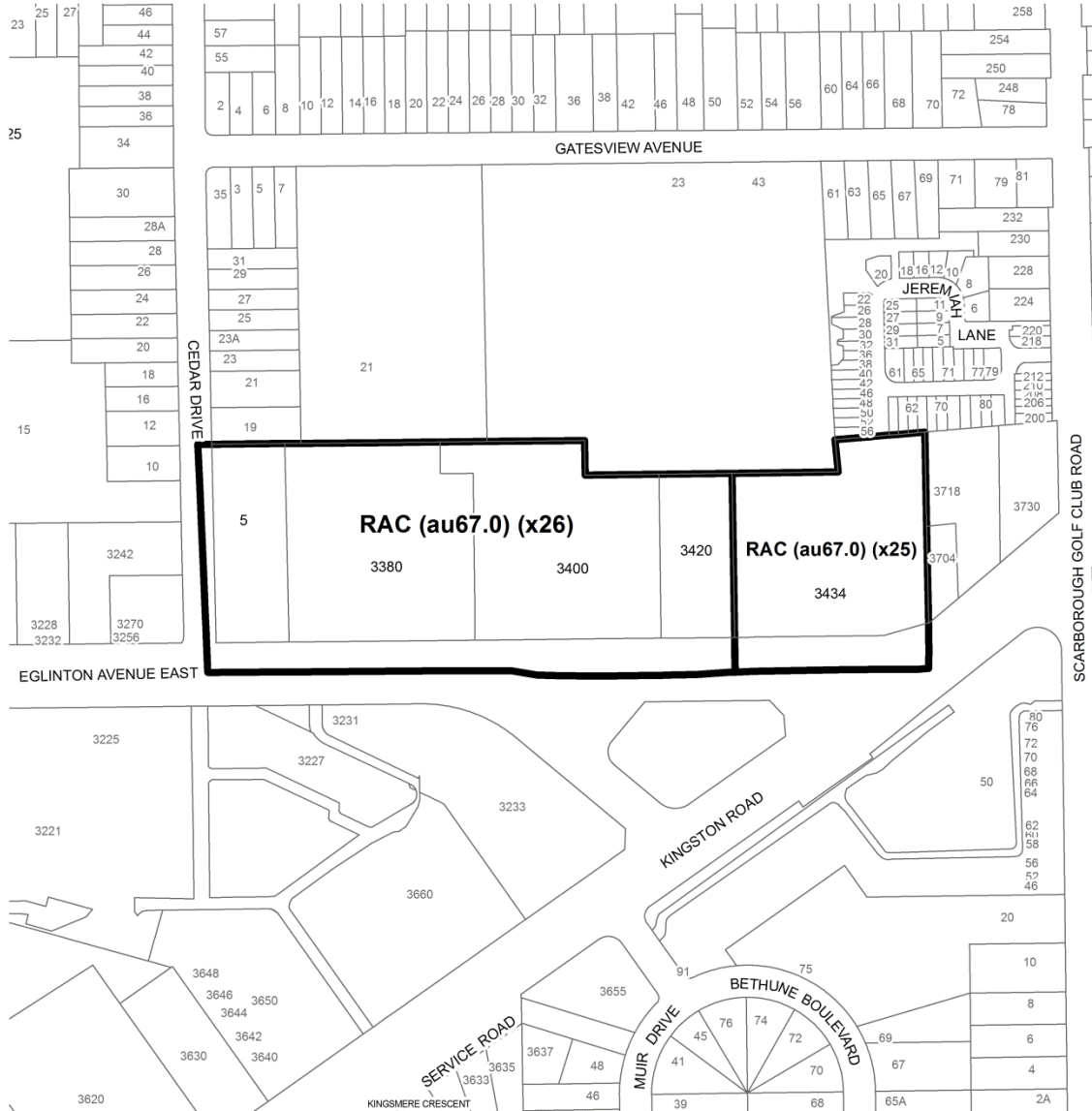
City of Toronto By-Law 569-2013
 Not to Scale
 5/6/2014



Markham Road at Eglinton Avenue East Area

Approved by: A. Theobald


 City of Toronto By-Law 569-2013
 Not to Scale
 5/6/2014



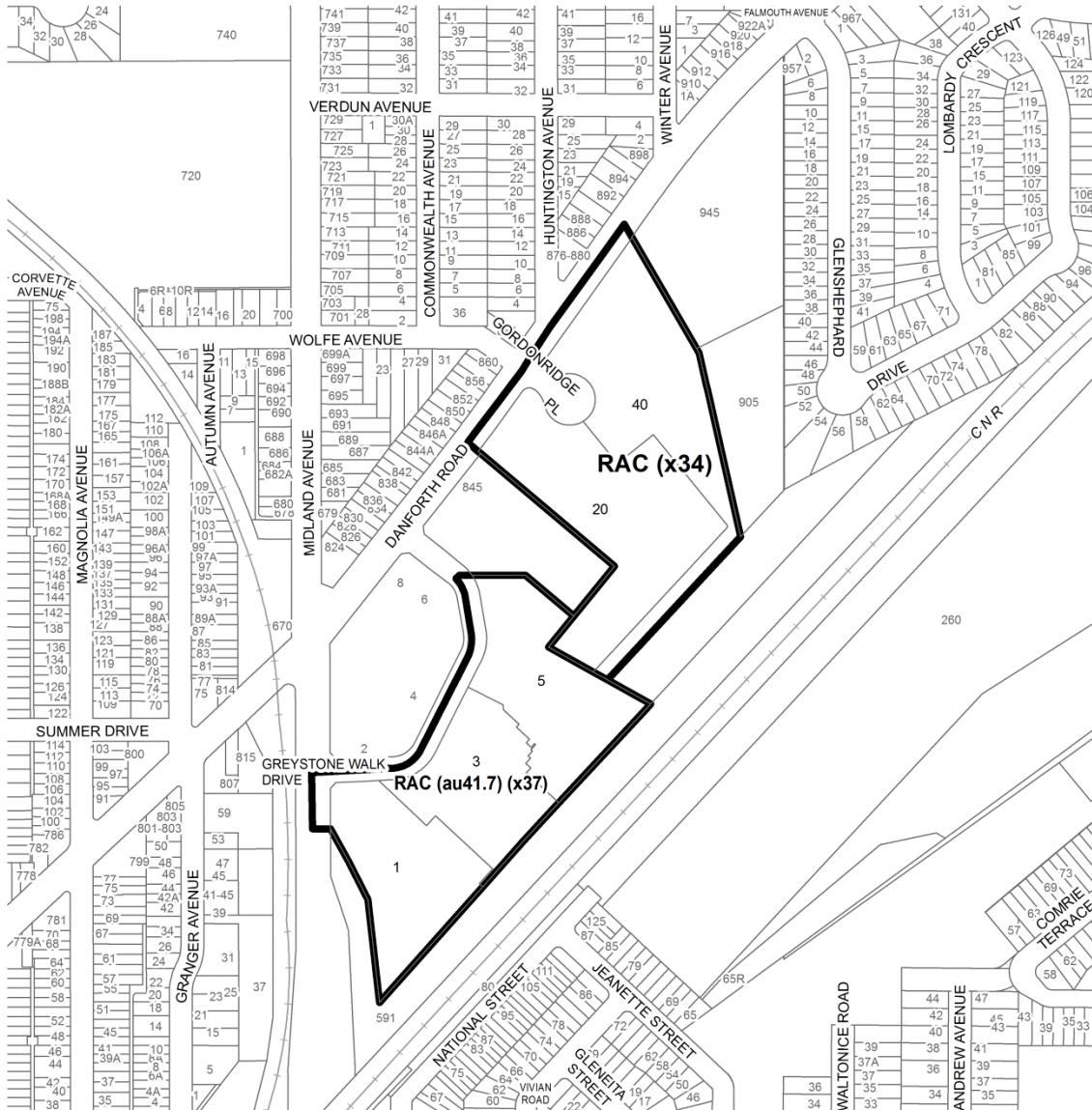


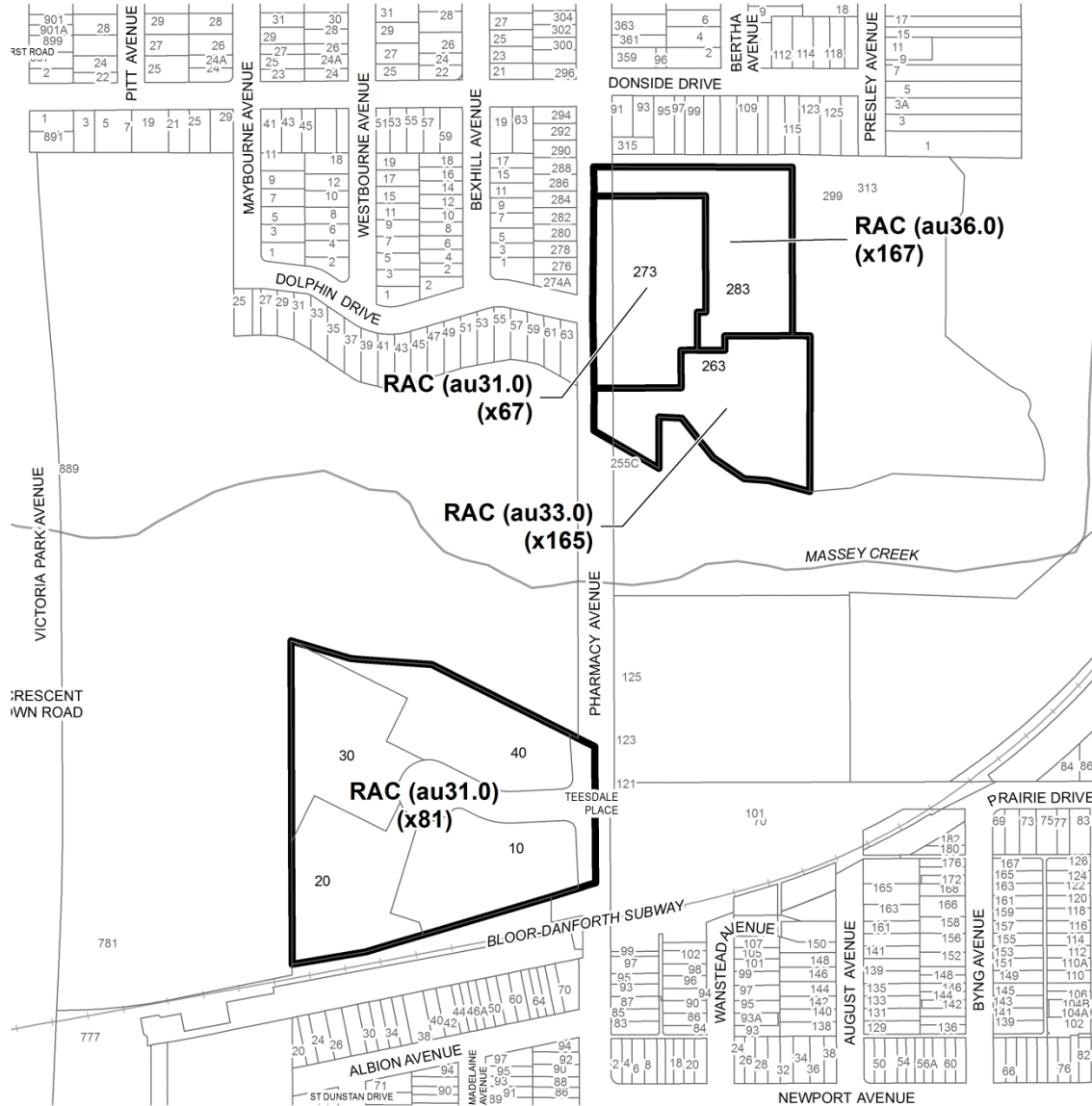
TORONTO City Planning
 Schedule '87'

665-675 Kennedy Road

Approved by: A. Theobald

City of Toronto By-Law 569-2013
 Not to Scale
 5/6/2014





TORONTO City Planning
 Schedule '89'

**10-40 Teesdale Place;
 263-283 Pharmacy Avenue**



City of Toronto By-Law 569-2013
 Not to Scale
 5/6/2014

Approved by: A. Theobald

