

Final Report on Areas for Proposed Residential Apartment Commercial (RAC) Zone

Date:	May 2, 2014
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	All
Reference Number:	P:\2014\Cluster B\PLN\PGMC\PG14045

SUMMARY

The new Residential Apartment Commercial (RAC) zone will permit a number of small-scale commercial and community uses on apartment building sites, providing opportunities for new ventures which will contribute to the vibrancy and diversity of apartment neighbourhoods.

The new uses may include, for example, small shops, food markets, cafes, learning centres, barbershops, doctor's offices, community centres and places of worship. The RAC zone requires the apartment site to have at least 100 units in order to have these uses and each shop is limited in size. As well, the total maximum amount of floor area devoted to non-residential uses is restricted in order to ensure these uses remain oriented to the local area. In this manner, the RAC zone regulations allow the flexibility for these uses and services to occur, thereby improving the neighbourhood conveniences, while ensuring they remain compatible with the primary residential uses.

This report outlines the results of the public consultation on the final recommended areas for application of the RAC zoning and proposed amendments to the City-wide Zoning By-law pertaining to the RAC zone.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. Planning and Growth Management Committee recommend City Council amend City of Toronto Zoning By-law No. 569-2013 by changing some of the RAC zoning requirements and applying the RAC zone to selected apartment building sites substantially in accordance with the draft zoning by-law amendments included in Attachment 2.
2. Planning and Growth Management Committee recommend City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendments included in Attachment 2 as may be required.

Financial Impact

There is no financial impact beyond what has already been approved in the current year's Budget.

DECISION HISTORY

At its meeting on February 27, 2014 Planning and Growth Management Committee requested that the Chief Planner and Executive Director, City Planning, in collaboration with Social Development, Finance and Administration, Public Health, Economic Development and Culture and the United Way, consult with communities and stakeholders affected by the application of the proposed Residential Apartment Commercial zoning, including the Pape-Cosburn neighbourhood.

The Committee also requested the Chief Planner and Executive Director, City Planning, to prepare a final report and draft by-law on the changes to Section 15.20 of Zoning By-law 569-2013 and the sites to be zoned Residential Apartment Commercial for the purposes of a Statutory Public Meeting at the May 29, 2014 meeting of the Planning and Growth Management Committee.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG31.7>

ISSUE BACKGROUND

A number of recent reports (*Vertical Poverty*, United Way 2011; *Toward Healthier Apartment Neighbourhoods*, Toronto Public Health 2012; and *Apartment Neighbourhood Zoning Study* United Way 2012) identified the need to provide a variety of goods and services within an apartment building or cluster of buildings to better support creation of healthier communities and contribute toward positive change. In response, the new Residential Apartment Commercial Zone was adopted by Council in April 2013 and enacted by Council on May 9, 2013 as part of the City-wide Zoning By-law. The new zone proposed uses such as a local art gallery, an artist studio, an automated banking machine, a non-profit social or cultural club, a

custom workshop, an eating establishment/restaurant, a training and education centre, a financial institution/bank, a market garden, a medical office, a business office, the outdoor display and sale of goods, a performance arts studio, a personal service shop, a pet grooming service, an audio/video production studio, a recreation use, a religious education use, a retail store, a retail service, a service shop, a take-out eating establishment, and a veterinary office. The RAC zone does not require apartment buildings within the zone to have these uses. Rather it allows the flexibility for these uses to occur, thereby improving convenience to needed services in the neighbourhood.

The geographic locations where the new RAC zone could apply were identified and consultation was undertaken with communities, the property owners and other stakeholders on the choice of these candidate sites as well as proposed zoning regulations that would apply to these proposed uses. The candidate sites include areas designated as Apartment Neighbourhoods in the Official Plan and apartment sites with a minimum of 100 dwelling units. The properties include both rental and condominium apartments. This report provides an overview of the comments received during the public consultation.

COMMENTS

Policy Framework

The Provincial Policy Statement (PPS), 2014

The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS. The proposed RAC zoning regulations and the sites chosen for the application of this zoning are consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe

This Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan Policy

The vision of the Official Plan, as discussed in Chapter One, is about creating an attractive and safe city that evokes pride, passion and a sense of belonging – a city where people of all ages and abilities can enjoy a good quality of life. This vision includes vibrant neighbourhoods that are part of complete communities and a wealth of recreational opportunities that promote health and wellness.

Official Plan policy 4.2.1 states that: *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. The nature and scale of the RAC non-residential uses are in keeping with the intent of this policy.

Policy 4.2.2 describes the contribution development in *Apartment Neighbourhoods* are to have in contributing to the quality of life in the area. Specifically, statement 2 (g) provides that ground floor uses should enhance the safety, amenity and animation of adjacent streets and open spaces. The potential for development in accordance with the proposed RAC zoning provisions supports this policy direction.

Public Consultation Process

Public consultation meetings were held throughout the City and in proximity to the candidate areas and sites. In Scarborough, the public meeting was held at the East Scarborough Storefront. In North York, the public meeting was held at Bathurst-Finch Hub. In Etobicoke, the public meeting was held at the Rexdale Community Hub on Panorama Drive. Public meetings were also held at the Thorncliffe Neighbourhood Office, the Jane Street Hub in the Jane and Trethewey area, and the Bethany Baptist Church in the Pape-Cosburn area. Each session consisted of an open house followed by a public meeting. Each meeting included a presentation by City Planning along with Tower Renewal, United Way and Centre for Urban Renewal, followed by a question and answer period. Participants were encouraged to post comments on a "Have we missed anything? We want your FEEDBACK" board. A web page was established at www.toronto.ca/zoning providing information about the new RAC zone and the time and location of the public meetings. The web page also invited visitors to complete an on-line survey. The survey asked a number of questions regarding the RAC proposed uses and conditions. The survey was also available in hard copy at the public meetings.

All 6 of the public meetings were advertised in the Toronto Star on March 19th and in addition the meetings at Thorncliffe and Pape-Cosburn were advertised in the East York Mirror on March 27th. The United Way, through its partner agencies, also distributed flyers in each local area prior to the meetings. A notification was mailed to all the property owners of the candidate sites.

Public Consultation Outcomes

A total of 6 public consultation meetings were held with an attendance of 176 people. Over 50 surveys were completed. A representative from the Greater Toronto Apartment Owners Association attended, as well as several landowners.

Public response to the concept of the new RAC zone was mostly very positive. The majority of comments applauded the inclusion of new community services and small scale businesses on apartment sites, especially in areas with "lots of people and few stores and lack of spaces for community services". Education and recreational facilities, especially for seniors and children, fresh food markets, and opportunities for new local entrepreneurial businesses were

mentioned frequently. The few concerns focused on safety, security and increased traffic resulting from some uses, odours, noise, loss of amenity space, and the impact of new commercial uses on local businesses. There were questions regarding increases to rent and insurance. Many respondents wanted to know how and when these new permissions could be implemented, and how the local community could be involved. They also inquired how to ensure that the use was local and available to the immediate community.

A summary of issues raised at the public consultation meetings and through the survey is included below together with the staff response.

Increased Traffic

There were comments and questions regarding the potential for the uses of a place of worship, medical office or club to increase traffic and demand for parking. These uses are subject to proposed conditions which are intended to ensure small-scale facilities that would not result in increased traffic or parking demand. Place of worship cannot occupy more than 50% of the ground floor area within an apartment building to a maximum of 110 square metres. If in a separate building on the lot, it is still restricted to a maximum of 110 square metres. This is intended to ensure that it attracts a local audience capable of walking to the facility as opposed to driving. A medical office or club can be no larger than 200 square metres per establishment. This size of establishment will likely not attract many people that might arrive by car. However, the By-law requirements do not preclude owner of the site from providing additional parking for these uses. A club is defined as being operated by a non-profit organization that maintains formal membership and generally limits attendance at meetings to members.

Safety, Security

There were questions regarding the safety and security of residents with the introduction of places of worship, bank machines or medical offices within the ground floor of an apartment building. It is anticipated that safety and security issues will be considered in the layout and design of the spaces for new uses on the ground floor, for example, shops or services may have direct outside access. Additionally, new uses may be seen as improving safety by providing more visibility with increased pedestrian traffic.

Odours, Allergies, Noise, Loss of Amenity/Parking Space

Other potential impacts identified included odours from food preparation, allergies from pets, and noise from clubs, eating establishments, outdoor display areas or production studios. To minimize impact on existing tenants, uses such as artist studio, custom workshop, performing arts studio, production studio, service shop and veterinary hospital can only be located in a separate non-residential building on the apartment lot, a minimum of 7.5 metres from the residential building. If there are doors or windows for dwelling units in the wall facing the non-residential building, it must be at least 11 metres away. Further, outdoor sales or display areas cannot be located in areas required by the Zoning By-law for parking, loading, driveways and outdoor amenity areas, and must also be 7.5 metres from a dwelling unit in the apartment building.

Outdoor Sales and Display

It was noted that the requirement for an outdoor sales and display area to be 7.5 metres from a dwelling unit might be problematic for a business who would like to attract customers by placing a few goods directly outside their shop. To accommodate this, it is proposed that a small (10 square metre) area for outdoor display be permitted when directly abutting a permitted use inside an apartment building.

Performing Arts Studio/Artist Studio

Toronto Arts Council raised a concern regarding the proposed condition that a performing arts studio and artist studio be located in a separate non-residential building on an apartment site in the RAC zone. Noise and odour were issues raised by many participants during public consultation specifically with such uses. An as-of-right permission for a performing arts studio or artist studio within an existing building would mean there would be no opportunity for residents to engage in discussion regarding the impacts and possible mitigation to reduce noise or odour. Attempting to redefine these uses eliminate areas of concern posing challenges with interpretation and enforcement. A preferred approach is to have individual applicants seek permission to locate the use inside the building through a minor variance application to the Committee of Adjustment. A case could be made to the Committee about how impacts will be mitigated and residents would be able to speak to any concerns.

Impact of New Commercial Uses on Local Business

Some comments arose regarding the economic impact new commercial uses might have on nearby local small businesses that may be struggling. Many of these comments were specific to the Pape-Cosburn area. The RAC zone is intended to allow permission for a small amount of small scale services and commercial activity. All commercial uses permitted in the RAC zone are limited to a maximum of 200 square metres per shop. The total amount of commercial floor area is also restricted by the number of apartment units. At least 100 dwelling units are needed before up to 400 square metres of commercial space is permitted and the amount increases by 50 square metres for every additional 25 dwelling units above 100 to a maximum of 1,000 square metres. At this restricted size and overall scale, commercial uses on apartment sites will not be competing with the businesses along major commercial streets.

Application of RAC Zone to the Pape-Cosburn Area

Some respondents at the public meeting and in the survey questioned the application of the RAC zone for the Pape-Cosburn area. This apartment neighbourhood was identified as fairly unique in that it is not as isolated from commercial areas as many of the other apartment neighbourhoods. People expressed some concern that the permission for new uses would turn a quiet neighbourhood close to amenities, into a noisy neighbourhood with increased traffic, loss of parking, and would draw businesses away from the commercial strips along Donlands and Pape Avenues. There was also some concern that a number of the proposed uses already exist close by. Others noted that there is a lack of community space in the neighbourhood that should be accommodated through the new zoning.

Based on these concerns and further review by staff it is proposed that the candidate sites in this area be revised to delete the apartment sites along Cosburn Avenue east of Pape to

Donlands and the area west of Logan to Broadview along Gowan, Cosburn and Gamble. The properties in these areas contain few large buildings over 100 units and are surrounded by much smaller buildings. In addition, the apartments on Donlands already have permission for many of the services allowed in the RAC zone.

Increases to Rent and Insurance

There were questions as to whether the new permissions might result in an increase in rent. Units covered by the Rental Housing Protection Act can have their rents increased only based on improvements to the residential part of a building. Improvements related to commercial uses cannot be transferred to the residential portion of the building for the purposes of rent increases. However, the commercial improvements may result in an increase to the property tax for the commercial uses.

Further Amendments

There were questions regarding the process for securing larger floor space than the proposed RAC zoning permits. A change to the maximum size for individual uses is not recommended to ensure compatibility with surrounding residential uses. Any request for a slightly bigger space or increases in density or reduced setbacks must seek relief through either a minor variance application or a rezoning application.

How and When RAC Zone Would be Implemented

Some respondents inquired as to how such uses might get started, how uses might be selected, how the community might be involved to ensure there was a "local lens" on the selection, and how considerations such as the provision of "healthy fresh affordable food" could be requirements. While zoning cannot address the quality of food, there are a number of programs that do encourage healthy eating, including the "Healthy Corner Store" initiative offered through Public Health. Also, zoning cannot require involvement of the local community in determining which of the permitted uses may be implemented. As requested by Council at its meeting April 3 and 4, 2013, a further report from Social Development, Finance & Administration (Tower Renewal) will identify the process to establish pilot projects to encourage use of the new RAC zoning permissions in some apartment communities. The following pilot sites were identified by Council at its meeting on April 3, 2013: Thorncliffe Park; Jane Street (Ward 8); Rexdale; The Oriole Community; Taylor Massey Neighbourhood; East Scarborough; Pape and Cosburn corridor.

Proposed Zoning Amendments

Proposed amendments to Zoning By-law No. 569-2013 are contained in the draft by-law found in Attachment 2. The amendments include the following:

Revisions to Some Use Conditions and Other Standards in the Existing RAC Zone in Section 15.20 of By-law 569-2013

A consolidated version of Section 15.20 highlighting the proposed changes was attached to the RAC report at the February 27 meeting of Planning and Growth Management Committee and was the subject of public consultation. There was one change as a result of consultation. It is proposed that a small (10 square metre) area for outdoor display be permitted when directly abutting a permitted use inside an apartment building.

Final Selected Sites

The draft by-law includes 90 schedules showing the properties that are now recommended for re-zoning. The key map in Attachment 1 shows the general location of each of these draft by-law schedules. Of the candidate sites originally identified for inclusion in the RAC zone, a small number are no longer being put forward. In the Pape-Cosburn area, 70 sites are no longer proposed for inclusion in the RAC zone for reasons discussed previously. In addition, further review by staff determined that some candidate sites have prevailing site specific by-laws which are quite complex. Amending these is a substantive undertaking which will take considerable time to complete and would delay the application of the RAC zone on the remaining sites. These sites are not proposed for rezoning to RAC at this time, but could be considered in a future phase.

Site Specific Exceptions in Chapter 900

A new Section 900.8 will be created in chapter 900. This is where the RAC site specific exceptions will be added. Because many of these sites currently have "RA exceptions", the draft By-law includes the exceptions that will move over to "RAC Exceptions" in a new Article 900.8.10 to be created for this purpose. Some of the current exceptions are proposed to be revised, to better relate to the new RAC permission. For example, if a current exception allowed for a little store, such as a "tuck shop", this amendment would eliminate that provision in favour of the more permissive set of uses in the RAC zone. In some cases the exception would be completely removed because it's redundant in the context of the RAC zoning provisions. Other minor technical corrections will be made as well, such as to revise clauses that specify the separation distances between buildings on the same lot. The revision will say the required separation distance is between residential buildings in order to be clear that the new separation distance between a residential and non-residential building in the RAC provisions of Section 15.20 will apply.

Conclusion

The establishment of a new Residential Apartment Commercial zone in the City-wide Zoning By-law was a major step to achieving more vibrant apartment neighbourhoods potentially offering a wealth of new community services and commercial uses. Approximately 500 existing apartment sites have been identified for inclusion in the new zone, which will allow for new small scale uses of benefit to local residents. The response was overwhelming positive over the course of 6 public consultation meetings, attended by 176 people, and in the over 50 responses to the survey. There were a few concerns identified regarding potential impacts of noise, odour and traffic. These have been addressed through restrictions to size and the requirement for uses with potential impacts to be located in a separate building. One change was made to allow for a small display of goods immediately abutting a shop within an apartment building.

A number of potential sites for application of the RAC zone have not been included in this amendment. They include apartment sites under the R zone, sites not part of the new City-wide Zoning By-law because they are the subject of major study, and sites with complicated site specific zoning by-laws. These will be addressed in a future phase.

CONTACT

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SIGNATURE

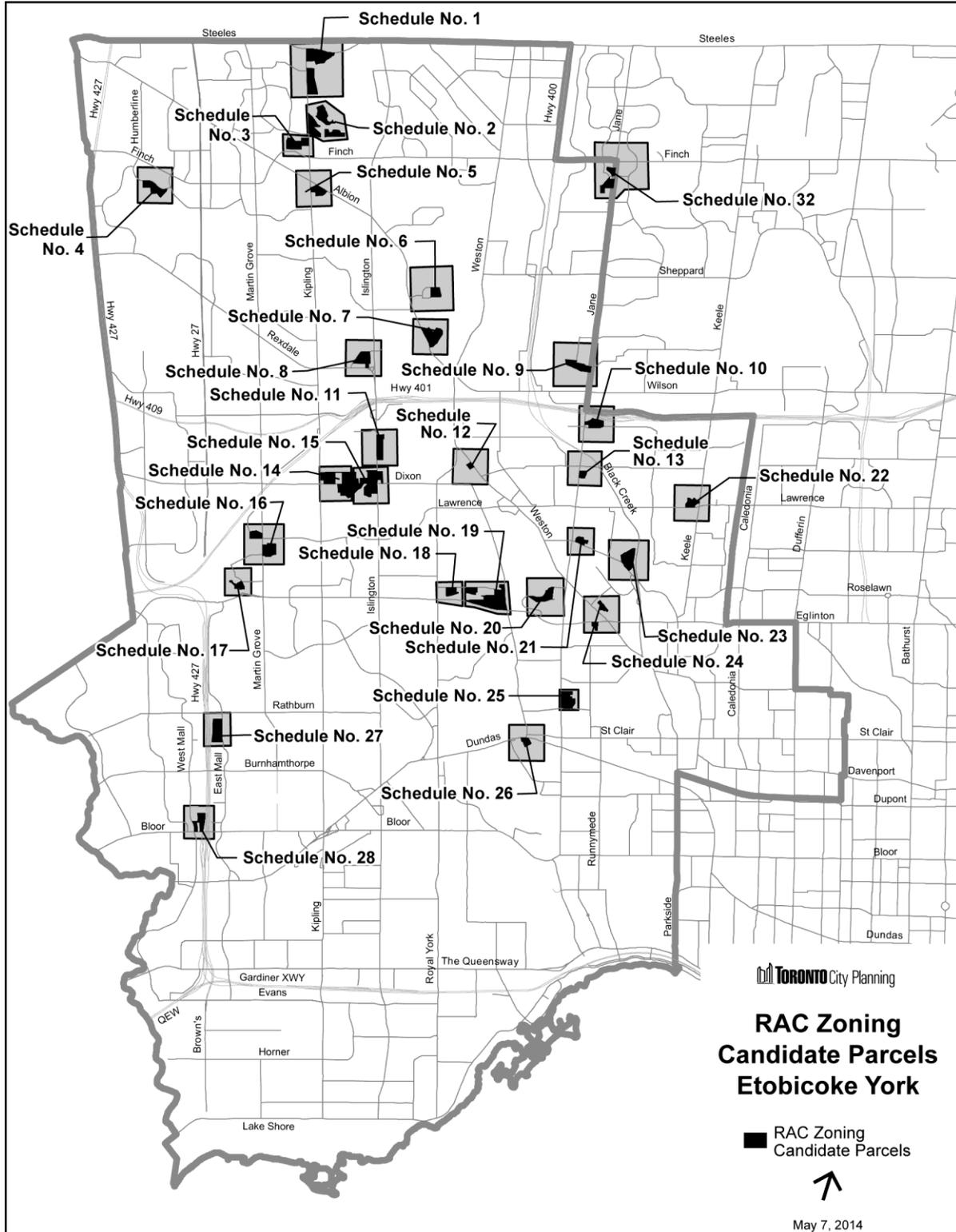
Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

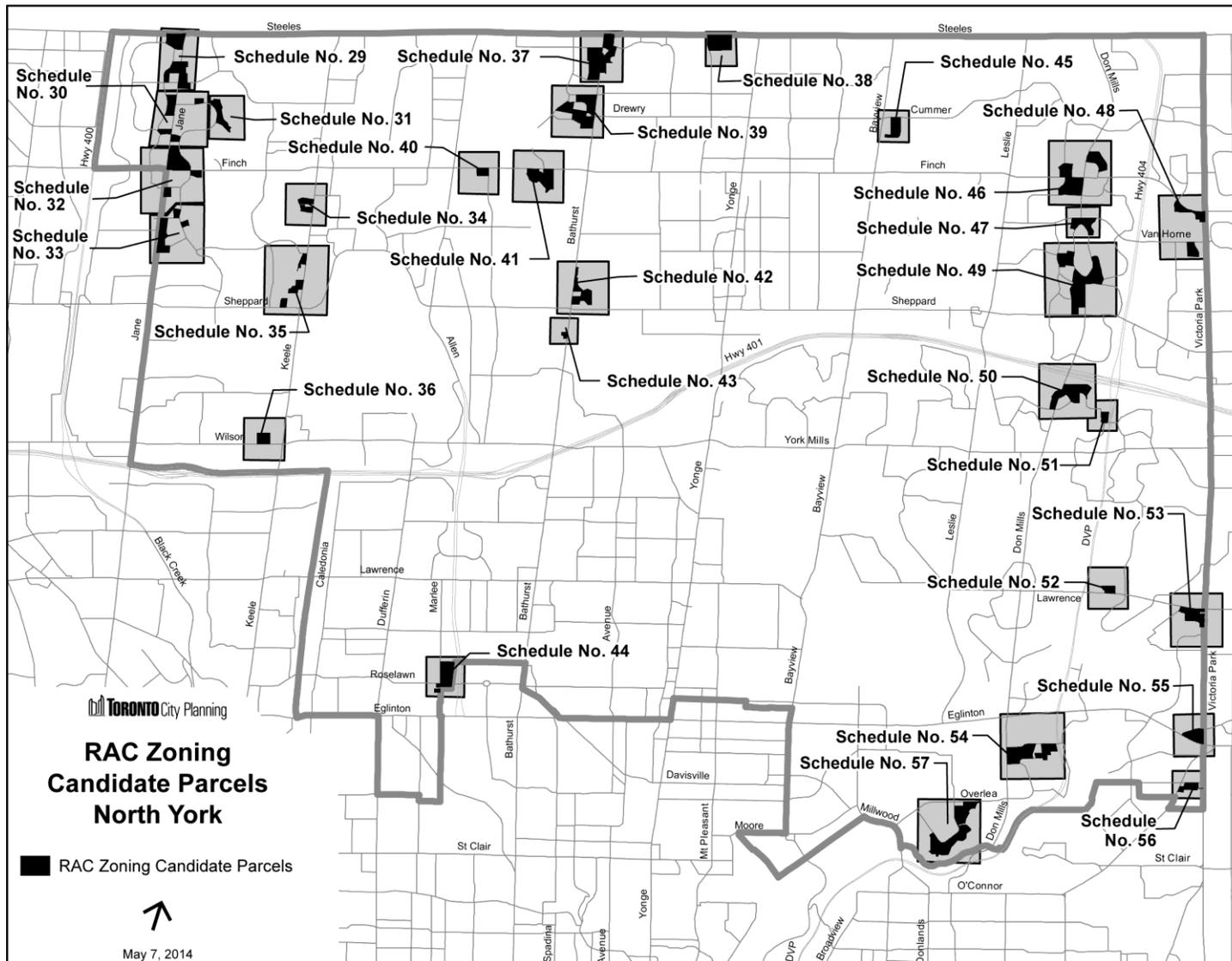
ATTACHMENTS

Attachment 1: Key Maps Indicating Parcels for Application of RAC Zone
Attachment 2: Draft Amendments to Toronto Zoning By-Law No. 569-2013

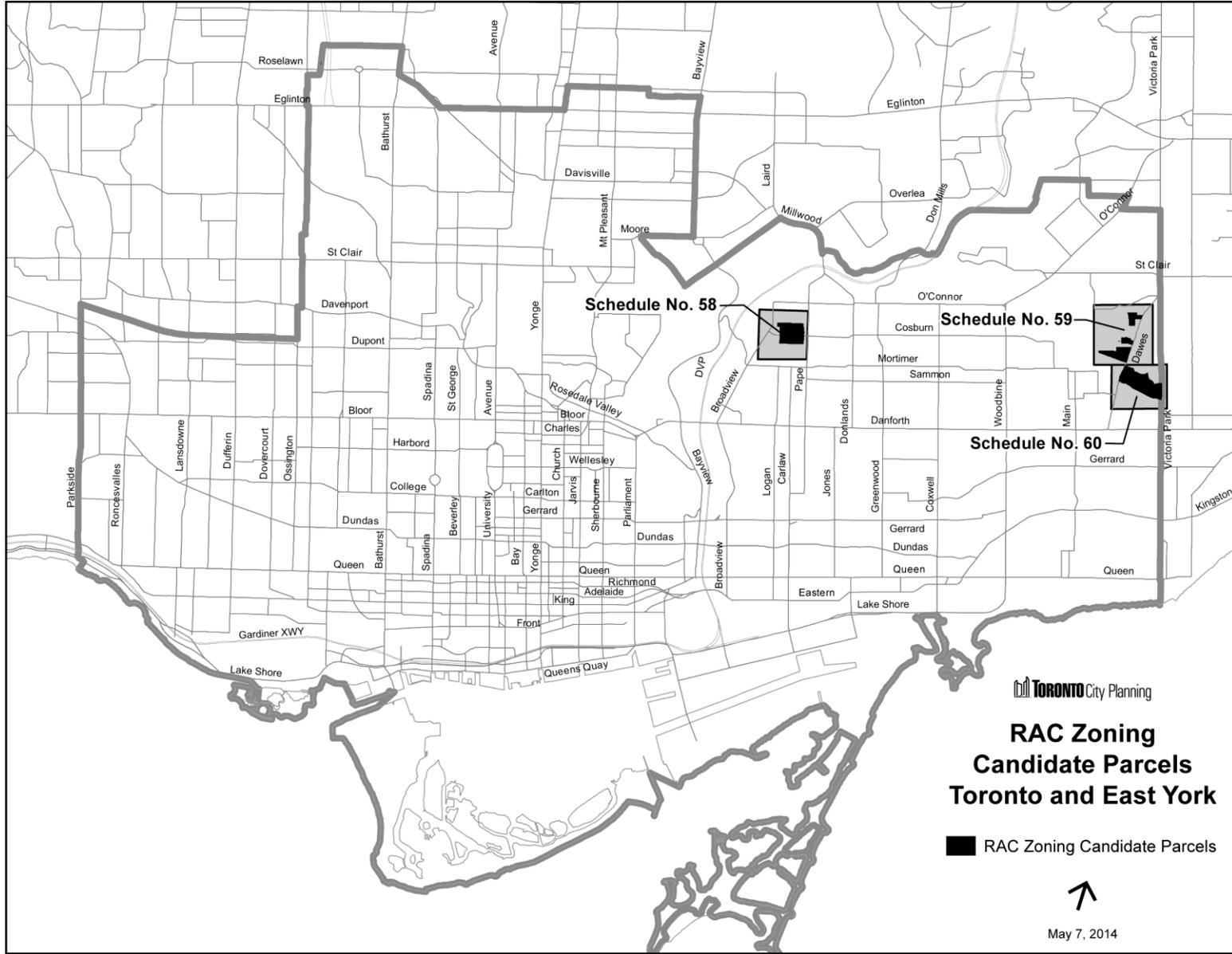
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Attachment 1: Key Maps Indicating Parcels for Application of RAC Zone

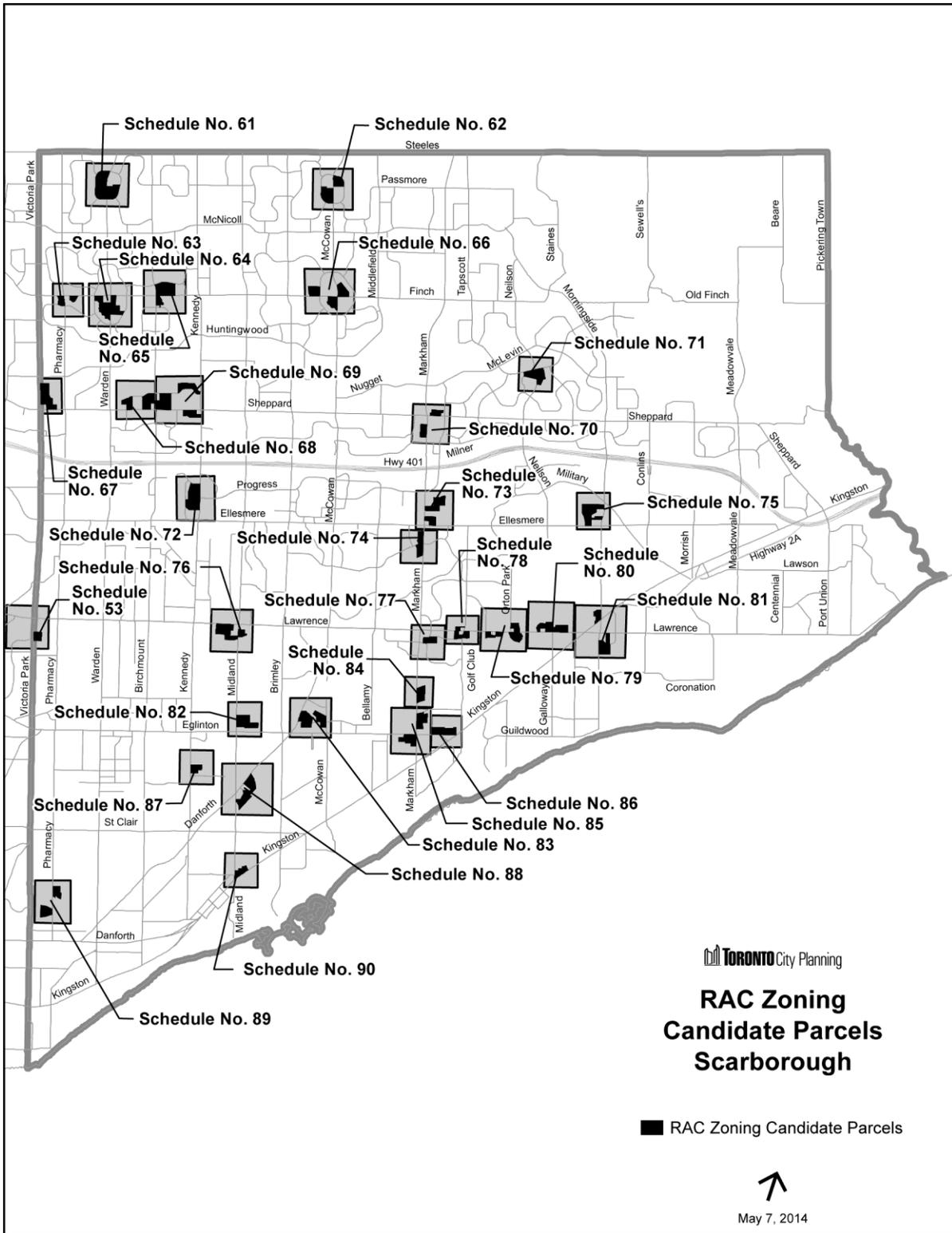




Areas for Proposed Residential Apartment Commercial (RAC) Zone



Areas for Proposed Residential Apartment Commercial (RAC) Zone



Attachment 2: Draft Amendments to Toronto Zoning By-Law No. 569-2013

Authority: Planning and Growth Management Committee ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

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 HEREBY ENACTS as follows:

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 ____, 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 569-2013 is amended by replacing parts (A) to (E), inclusive, with the following:
 - "(A) They are not located above the first **storey** of an **apartment building**;
 - (B) An **artist studio, custom workshop, performing arts studio, production studio, 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 569-2013 is amended by replacing parts (A) to (C), inclusive, with the following:
 - "(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 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 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 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 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):
 - "(3) Distance Between Residential and Non-Residential Buildings on the Same Lot

In the RAC zone, if a **non-residential building** is located 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 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 located 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 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** a minimum rate of 1.0 square metres 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 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 require 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 located 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 not closer to a **lot line** than 1.2 metres.

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

10. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(746) and adding Site Specific Exception 900.8.10(3), under 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 meters;
- (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 located in all yards;
- (G) The minimum **building setback** for a below grade parking **structures** 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 site, of which a minimum of 128 **parking spaces** must be located underground;
- (J) A minimum 40% of the **lot** must be used for no other purpose than **landscaping**; and
- (K) The maximum number of **dwelling units** must not be 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 site area in hectares, but, 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(745) and adding Site Specific Exception 900.8.10(4), under 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 meters;
- (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 located in all yards;
- (G) The minimum **building setback** for a below grade parking **structures** 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 site, of which a minimum of 144 **parking spaces** must be located underground;
- (J) A maximum of six **parking spaces** is permitted in the **front yard** abutting Antrim Crescent;
- (K) An area equal to, but not less than, 43% of the **gross floor area** of the **building** or **buildings**, minus the **gross floor area** for **basements**, must be provided for **landscaping**;
- (L) For the purpose of this exception, **landscaping** means open, unobstructed space on the site that is suitable for **landscaping**, including any part of the site 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 suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area; and
- (M) The maximum number of **dwelling units** must not be 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 site area in hectares, but, 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(579) and adding Site Specific Exception 900.8.10(5), under 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 located below grade; and
 - (ii) a minimum of 11% must be for 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 22%;
- (I) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (J) A minimum of 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 provided on the **lot** for no other purpose than **landscaping** and for the purpose of this exception, **landscaping** means: open, unobstructed space on the site that is suitable for **landscaping**, including any part of the site occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar area, 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 suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (K) On Blocks B, D and E on Registered Plan M-1492, free-standing recreation **buildings** must be provided and must only serve these lands;
- (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 not closer to a **lot line** than 1.2 metres.

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

13. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(578) and adding Site Specific Exception 900.8.10(6), under 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 located below grade; and
 - (ii) a minimum of 11% must be for 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** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (K) A minimum of 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 provided on the **lot** for no other purpose than **landscaping** and for the purpose of this exception, **landscaping** means: open, unobstructed space on the site that is suitable for **landscaping**, including any part of the site occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar area, 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 suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (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 not closer to a **lot line** than 1.2 metres.

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

14. By-law 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 located 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 not closer to a **lot line** than 1.2 metres; and
- (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 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; and
 - (ii) a minimum of 0.2 **parking spaces** must be surface spaces for visitors;
 - (iii) A maximum of 0.2 **parking spaces** per **dwelling unit** may be located 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 not closer to a **lot line** than 1.2 metres; and

- (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 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** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (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 or greater than 45% of the total **gross floor area** of all **buildings** on the **lot** must be provided for no other purpose than **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 not closer to a **lot line** than 1.2 metres.

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

17. By-law 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 located 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(763) and adding Site Specific Exception 900.8.10(11), under 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 70% of the **lot area** must be used for no other purpose than **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 located under ground;
- (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 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 "meters" 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 centre line 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 50% of the **lot area** must be used for no other purpose than **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 located under ground;
- (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 located on the ground floor; and
 - (ii) it has an **interior floor area** less than 372 square metres; and
- (L) The maximum **building height** is 54.0 metres.

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

20. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(584) and adding Site Specific Exception 900.8.10(13), under 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 located 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 area of the **lot** must be used for no other purpose than **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 not closer to a **lot line** than 1.2 metres.

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

21. By-law 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(613) and adding Site Specific Exception 900.8.10(15), under 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 areas** must be used for **soft landscaping**; and
- (H) The minimum **building setback** from a **lot line** for a below grade parking **structures** is 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**.

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

23. By-law 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(581) and adding Site Specific Exception 900.8.10(17), under 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 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 located below grade; and
 - (ii) a minimum of 11% must be for surface **parking spaces** for visitors;
- (G) The maximum **lot coverage** is 15%;
- (H) A minimum of 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 provided on the **lot** for no other purpose than **landscaping** and for the purpose of this exception, **landscaping** means: open, unobstructed space on the site that is suitable for **landscaping**, including any part of the site occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar area, 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 suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (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 not closer to a **lot line** than 1.2 metres.

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

25. By-law 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(571) and by 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 site 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; and
- (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**; and
- (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; and
- (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 not 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 12466."

27. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(570) and adding Site Specific Exception 900.8.10(20), under 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 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 located below grade; and
 - (ii) a minimum of 11% must be surface **parking spaces** for visitors;
- (G) The maximum **lot coverage** is 15%;
- (H) A minimum of 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 provided on

the **lot** for no other purpose than **landscaping**. For the purpose of this exception, **landscaping** means: open, unobstructed space on the site that is suitable for **landscaping**, including any part of the site occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar area, 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 suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;

- (I) 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 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;
- (J) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (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 not closer to a **lot line** than 1.2 metres.

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

28. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(574) and adding Site Specific Exception 900.8.10(21), under regulation (C) insert the word "**residential**" after the word "two"; under Regulation (K) delete regulation (i); under regulation (K) (iii) delete the words "recreational facilities" and insert the words " uses despite regulation 15.20.20.100." so that it reads 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 of 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 located 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 area of the **lot** must be used for no other purpose than **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 not closer to a **lot line** than 1.2 metres, subject to (iv); and
 - (iv) the swimming pool is not closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone; and
- (K) The following use is also permitted on Block B, Registered Plan M-1272:
 - (i) a **day nursery** if it is not greater than a **gross floor area** of 140 square metres; and
 - (ii) recreation uses despite regulation 15.20.20.100.

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

29. By law 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 fifty (50); and
- (E) The maximum **lot coverage** is 33%.

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

30. By-law 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 located 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 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(640) and by 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 located in a below grade **structure**;
and
- (G) A maximum of 8 **parking space** may be located in the **front yard**.

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

33. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(639) and by 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(647) and by 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 located at or above grade.

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

35. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(669) and by 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 height of the **building** that existed on the date of the enactment of this By-law;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to the distance the **building** is set back from a **side lot line** on the date of the enactment of this By-law;
- (D) The minimum **building setback** from a **rear lot line** that does not abut a **street** is a distance equal to the distance the **building** is set back from a **rear lot line** on the date of the enactment of this By-law;
- (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 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 regulations (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 a 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)(i), 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(672) and by adding Site Specific Exception 900.8.10(30) and by deleting regulation (J) and adding the word "and" following the word "underground" under regulations (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 located under ground; and
- (I) A minimum of 33% of the **parking space** must be for visitor parking.

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

- 38.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(322) and by 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 fifty (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 located below grade; and
 - (ii) 0.125 spaces per **dwelling unit** must be provided as parking for visitors;
- (H) The maximum **lot coverage** is the **lot coverage** that existed on the **lot** of the date of the enactment of this By-law; and
- (I) A minimum 40% of the **lot area** must be used for no other purpose than **landscaping**.

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

- 39.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(320) and by 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 fifty (50);
- (E) The maximum **lot coverage** is 18%;
- (F) A minimum of 70% of the **lot area** must be used for no other purpose than **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 spaces must be located below grade; and
 - (ii) 0.11 spaces per **dwelling unit** must be provided as 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(748) and by 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** must be used for no other purpose than **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% may be located at or above ground; and
 - (ii) 11% must be surface **parking spaces** for visitor use.

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

41. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(325) and by 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** must 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 used for no other purpose than **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 located below grade; and
 - (ii) 0.11 **parking spaces** per **dwelling unit** must be provided as surface parking for visitors;
- (E) The minimum **building setback** for underground parking **structures** is equivalent 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(653) and by 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(654) and by 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(326) and by adding Site Specific Exception 900.8.10(37), and by 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(768) and by adding Site Specific Exception 900.8.10(38), under 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**; 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) A minimum 50% of the **lot area** must be used for no other purpose than **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 located 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)"

46. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(501) and by 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 **nursing home**, as it existed on the **lot** on the date of the enactment of this By-law, is also permitted on the eastern portion of the **lot**, if:
 - (i) the maximum number of beds must not exceed 230;
 - (ii) a minimum 30% of the area of the eastern portion of the **lot** must be used for no other purpose than **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 569-2013 is amended by deleting Site Specific Exception 900.7.10(553) and by 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 space** per **dwelling unit** must be enclosed for residents; 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 square metre 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 not closer to a **lot line** than 1.2 metres, subject to (iv); and
 - (iv) the swimming pool is not 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(554) and by 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 of 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 **parking space** per **dwelling unit** must be enclosed for residents;
 - (ii) a minimum of 0.1 **parking spaces** per **dwelling unit** must be either enclosed or surface spaces for residents;
 - (iii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be surface spaces for visitors; and
 - (iv) **parking spaces** may be located 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 45% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (G) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (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 not 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(675) and by 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** has 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 located under ground; and
- (H) A minimum of 33% of the **parking space** must be for visitor parking.

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

- 50.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(650) and by 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(661) and by 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 maximum number of **dwelling units** permitted is:
 - (i) if located in an **apartment building**, 1 for each 80.0 square metres of **lot area**; and
 - (ii) if located in a **detached house**, **semi-detached house** or **townhouse**, 1 for each 199 square metres of **lot area**;
- (C) 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.;
- (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 569-2013 is amended by deleting Site Specific Exception 900.7.10(651) and by 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(662) and by 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 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 used for **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 located under ground; and
- (I) A minimum of 33% of the **parking space** must be for visitor parking.

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

- 55. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(634).
- 56. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(649) and by 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(658) and by adding Site Specific Exception 900.8.10(50) and by 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 space** must be provided at a minimum rate of:
 - (i) 1.0 for each **dwelling unit** and used for resident parking; and
 - (ii) 0.125 for each **dwelling unit** and used for visitor parking; and
- (I) A minimum of 50% of the resident **parking spaces** required in H(i) must be located at or above grade.

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

58. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(663) and by 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) 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.;
- (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 line;
- (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** and used for resident parking; and
 - (ii) 0.125 for each **dwelling unit** and used for visitor parking;
- (J) A minimum of 66% of all **parking spaces** must be located under ground; and
- (K) A minimum of 70% of the **lot area** must be **landscaped** and of that **landscaped** area a minimum of 50% must be **soft landscaping**.

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

59. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(637) and by adding Site Specific Exception 900.8.10(52) and by 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 located 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** and used 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** must not be 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 569-2013 is amended by deleting Site Specific Exception 900.7.10(689) and by adding Site Specific Exception 900.8.10(53), under regulation (C) insert the word "**residential**" after the word "two" 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 fifty (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** to be used 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 not closer to a **lot line** that abuts a **street** than 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
- (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 located in a **building**; and
 - (ii) 11% of all **parking spaces** must be for visitor use.

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

61. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(337) and by 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** setback 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 fifty (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 spaces must be located below grade; and
 - (ii) 0.125 spaces per **dwelling unit** must be used for visitor parking;
- (E) The maximum **lot coverage** is 18%; and
- (F) A minimum 50% of the **lot area** must be used for no other purpose than **landscaping**.

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

62. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(335) and by 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** setback 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 fifty (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 located below grade; and
 - (ii) 0.125 **parking spaces** per **dwelling unit** must be used for visitor parking;
- (E) The maximum **lot coverage** is 18%; and
- (F) A minimum 50% of the **lot area** must be used for no other purpose than **landscaping**.

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

63. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(546) and by 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 50% of the **lot** must be used for no other purpose than **landscaping**; and
- (I) The maximum **lot coverage** is 33%.

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

64. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(319) and by 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 the greater of either half the height of the **building**, or half the length of the wall of the **building** that faces the **side lot line** or **rear lot line**;
- (C) The minimum separation distance between **residential buildings** on the same **lot building** 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 fifty (50);
- (E) The maximum **lot coverage** is 18%. (50);
- (F) A minimum 50% of the **lot area** must be used for no other purpose than **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 569-2013 is amended by deleting Site Specific Exception 900.7.10(321) and by 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 fifty (50); and
- (E) The maximum **lot coverage** is 33%.

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

66. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(670) and by 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 height of the **building** that existed on the date of the enactment of this By-law;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to the distance the **building** is set back from a **side lot line** on the date of the enactment of this By-law;
- (D) The minimum **building setback** from a **rear lot line** that does not abut a **street** is a distance equal to the distance the **building** is set back from a **rear lot line** on the date of the enactment of this By-law;
- (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 to be located at grade for visitor parking; and
- (H) A minimum of 67% of all **parking spaces** must be located under ground.

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

67. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(677) and by adding Site Specific Exception 900.8.10(60), under 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 a RD or RS zone must be used for **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 used for **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 569-2013 is amended by deleting Site Specific Exception 900.7.10(676) and by 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 **building** height is equal to the height of the **building** existing on the **lot** on the date of enactment of this By-law;
- (E) The maximum **lot coverage** is equal to the percentage of the **lot** covered by **buildings** on the date of the enactment of this By-law;
- (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 569-2013 is amended by deleting Site Specific Exception 900.7.10(681) and by 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 **building** height is equal to the height of the **building** existing on the **lot** on the date of enactment of this By-law;
- (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)"

71. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(680) and by 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 **building** height is equal to the height of the **building** existing on the **lot** on the date of enactment of this By-law;
- (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)"

72. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(679) and by 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 **building** height is equal to the height of the **building** existing on the **lot** on the date of enactment of this By-law;
- (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 located under ground; and
- (I) A minimum of 11% of the **parking space** must be for visitor parking.

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

73. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(597) and by adding Site Specific Exception 900.8.10(65), under 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 both **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 only for resident parking and a minimum of 65% of the required resident **parking spaces** are located in a **building** or a below grade **structure**; and
 - (ii) 0.12 for each **dwelling unit** is only for at grade visitor parking;
- (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)"

74. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(576) and by adding Site Specific Exception 900.8.10(66), under 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 the greater of:
 - (i) half the height of the **building** or half the width of the **building**; and
 - (ii) in no case is it be less than a minimum of 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 located 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**, and plus an additional 0.9 square metres for each unit over 50;
- (H) A minimum of 70% of the area of the **lot** must be used for no other purpose than **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 not closer to a **lot line** than 1.2 metres, subject to (iv); and
 - (iv) the swimming pool is not 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)"

75. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(485) and by adding Site Specific Exception 900.8.10(67), under 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 area of the **lot** must be used for no other purpose than **landscaping**, and **landscaping** includes all areas covered by lawns and shrubs, elevated podium **structures** and outdoor swimming pools;
- (F) All parts of a **building** located 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 setback existing on the date of the enactment of this By-law;
- (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)"

76. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(312) and by 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** must not exceed 1.5 times the **lot area**;
- (B) The maximum number of **dwelling units** permitted is the number of **dwelling units** that existed on the date of the enactment of this By-law;
- (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 is 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 is 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 70% of the **lot area** must be used for no other purpose than **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 located below grade; and
 - (ii) 0.11 spaces per **dwelling unit** must be provided as surface parking for visitors; and
- (K) 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)"

77. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(315) and by 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** must 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 58% of the **lot area** must be used for no other purpose than **landscaping**;
- (I) 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**; 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 spaces must be located below grade; and
 - (ii) 0.11 spaces per **dwelling unit** must be provided as surface parking for visitors.

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

78. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(687) and by adding Site Specific Exception 900.8.10(70), under 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 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 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 fifty (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** to be used 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 not closer to a **lot line** that abuts a **street** than 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**;
- (H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**; and
- (I) Of the **parking spaces** required a minimum of 65% must be located in a **building** or **structure** below grade.

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

79. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(659) and by 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; and
 - (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** and used for resident parking; and
 - (ii) 0.125 for each **dwelling unit** and used for visitor parking; and
- (G) A minimum of 75% of the **parking spaces** required must be located at or above grade.

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

80. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(667) and adding Site Specific Exception 900.8.10(72), under regulation (I) delete sub-sections (ii) (iii) and (iv) and renumber (v) as (ii) and under Prevailing By-laws and Prevailing Sections, delete (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 height of the **building** that existed on the date of the enactment of this By-law;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to the distance the **building** is set back from a **side lot line** on the date of the enactment of this By-law;
- (D) The minimum **building setback** from a **rear lot line** that does not abut a **street** is a distance equal to the distance the **building** is set back from a **rear lot line** on the date of the enactment of this By-law;
- (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 to be located at grade for visitor parking;
- (H) A minimum of 67% of all **parking spaces** must be located under ground; and
- (I) In addition to the uses permitted in the RA zone, the following uses are also permitted:
 - (i) **nursing home**;

- (ii) nurse, doctor and medical **student residences**.

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

- 81.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(775) and by adding Site Specific Exception 900.8.10(73), under regulation (D) insert the word "**residential**" after the word "two" and under 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**; and
 - (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 total number of suites (individual dwelling units) must not exceed 300, and not more than 264 are bachelor suites and not more than 36 are one-bedroom suites;
- (F) Only the following suite types (individual dwelling units) are permitted: Bachelor with a minimum **interior floor area** of 33.0 square metres and 1-Bedroom with a minimum **interior floor area** of 47.0 square metres;
- (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 **landscaped**;
- (J) For the purpose of this exception, 'Landscaped' means open unobstructed space on the site that is suitable for **landscaping**, including any part of the site occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar area, 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 suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (K) A recreation hall must be located 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 only for senior citizens occupancy is the only **residential** use permitted and the dwelling unit must be located in an apartment building.

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

82. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(771) and by 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**; and
 - (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 area of the **lot** that must be **landscaped** is equal to a minimum of 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 for the purpose of this exception, 'Landscaped' means open unobstructed space on the site that is suitable for **landscaping**, including any part of the site occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar area, 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 suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area.

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

83. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(562) and by adding Site Specific Exception 900.8.10(75), under 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 Avenue 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 located 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) A minimum of 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 provided on the **lot** for no other purpose than **landscaping**. For the purpose of this exception, **landscaping** means: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar area, 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 suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (J) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (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 not closer to a **lot line** than 1.2 metres.

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

84. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(585) and by 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 exception, multiple family dwelling means two or more **dwelling units** arranged in a **building** so that not 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** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (F) Despite regulations to the contrary, **buildings** or **structures** for the storage of refuse 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 area of the **lot** must be used for no other purpose than **landscaping**;
- (H) If a combination of multiple family **dwelling units** and **apartment buildings** occur, the following also 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 two **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 located 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 only multiple family **dwelling units** occur, the following also 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;
 - (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 located 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, and 40 for each hectare of **lot area**.

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

85. By By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(577) and by adding Site Specific Exception 900.8.10(77), under 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 located 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** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (K) A minimum of 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 provided on the **lot** for no other purpose than **landscaping** and for the purpose of this exception, **landscaping** means: open, unobstructed space on the site that is suitable for **landscaping**, including any part of the site occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar area, 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 suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (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 not closer to a **lot line** than 1.2 metres.

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

86. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(673) and by adding Site Specific Exception 900.8.10(78), 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 equal to the percentage of the **lot** covered by **buildings** on the date of the enactment of this By-law;
- (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 10327."

87. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(580) and by adding Site Specific Exception 900.8.10(79), under regulation (E) insert the word "**residential**" after the word "two" and delete regulation (M) and replace the contents of regulation (N) 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:
 - (i) floor space index (F.S.I.) means the ratio of the total floor area to the site area. 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 motor **vehicles**, locker storage and laundry facilities, but 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 located below grade; and
- (ii) a minimum of 11% must be for surface **parking spaces** for visitors;
- (H) The maximum **lot coverage** is 40%;
- (I) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (J) A minimum of 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 provided on the **lot** for no other purpose than **landscaping** and for the purpose of this exception, **landscaping** means: open, unobstructed space on the site that is suitable for **landscaping**, including any part of the site occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar area, 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 suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (K) The maximum height for a **building** or **structure** is 54.0 metres;
- (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 not closer to a **lot line** than 1.2 metres; and
- (M) A **day nursery** with a maximum **gross floor area** is 372 square metres is permitted; and
- (N) 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)"

88. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(614) and by adding Site Specific Exception 900.8.10(80), under Prevailing By-laws and Prevailing Sections, insert the words " not including sub-section (a)(i) of that by-law." 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 used for **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 14402, not including sub-section (a)(i) of that by-law."

- 89.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(695) and by adding Site Specific Exception 900.8.10(81), replace the contents of regulations (H) and (I) 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 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;
- (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 used for resident parking and the remaining **parking spaces** must be used for visitor parking;
- (E) A minimum of 50% of the **lot area** must be used for no other purpose than **landscaping**;
- (F) The minimum **building setback** for a below grade parking **structure** from a **lot line** is 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**;
- (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** must be no closer to any other zone category than half the height of the building; and
- (I) The walls of **residential buildings**, containing habitable rooms, facing one another must maintain a minimum distance between the **residential buildings** of half of the sum of the height of the two **buildings** except where the overlap is less than 100%, in that case the minimum distance may be reduced proportionately by that amount of **building** that is not overlapped, but in no case is the distance to be less than 45 m; where two walls less than 19.5 metres in length face each other the distance must be no less than 30 m, but, where one or both of these walls does not contain habitable rooms, the minimum distance must be not less than 24 metres. For the purpose of this

regulation, overlap means, the greater of two distances, measured along the elevation 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)"

90. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(689) and by adding Site Specific Exception 900.8.10(83), under 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 fifty (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** to be used 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 not closer to a **lot line** that abuts a **street** than 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
- (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 located in a **building**; and
 - (ii) 11% of all **parking spaces** must be for visitor use.

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

91. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(336) and by 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** setback 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 fifty (50); and
- (E) The maximum **lot coverage** is 33%.

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

92. By-law 569-2013 is amended by adding Site Specific Exception 900.8.10(84), and by 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 are as follows:
 - (i) a **day nursery** must not occupy more than 837 square metres; and
 - (ii) a recreational centre must not occupy more than 930 square metres;
- (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** is 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 located at or above grade.

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

93. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(575) and by adding Site Specific Exception 900.8.10(85), under 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 and for the purpose of this exception, floor space index (F.S.I.) means: the ratio of the total floor area to the site area. 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 motor **vehicles**, locker storage and laundry facilities, but 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) 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 located 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 area of the **lot** must be used for no other purpose than **landscaping**;
- (K) All parts of a **building** located below grade must be set back a from a **lot line** that abuts a **street** the minimum of 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 not closer to a **lot line** than 1.2 metres, subject to (iv); and
 - (iv) the swimming pool is not 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)"

94. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(573) and by adding Site Specific Exception 900.8.10(86), under 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 located 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 area of the **lot** must be used for no other purpose than **landscaping**;
- (K) All parts of a **building** located below grade must be set back a from a **lot line** that abuts a **street** the minimum of 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 not closer to a **lot line** than 1.2 metres, subject to (iv); and
 - (iv) the swimming pool is not 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)"

95. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(572) and by adding Site Specific Exception 900.8.10(87), under 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:
 - (i) floor space index (F.S.I.) means the ratio of the total floor area to the site area. 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 motor **vehicles**, locker storage and laundry facilities, but 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 area of the **lot** must be used for no other purpose than **landscaping**;
- (H) All parts of a **building** located below grade must be set back a from a **lot line** that abuts a **street** the minimum of 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 not closer to a **lot line** than 1.2 metres.

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

96. By-law 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)"

- 97.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(618) and by 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 1978-308."

- 98.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(2) and by 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 1989-225."

- 99.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(39) and by 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 1808 and City of Toronto by-law 527-2002."

- 100.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(38) and by adding Site Specific Exception 900.8.10(92), 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 1807."

- 101.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(37) and by 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-laws 1806 and 1988-106."

- 102.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(6) and by 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 14,642."

- 103.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(40) and by 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-laws 2110 and 1986-79."

- 104.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(34) and by 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-laws 1766 and 1805."

- 105.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(35) and by adding Site Specific Exception 900.8.10(97), under Prevailing By-laws and Prevailing Sections, add the words " not including sub-section 1.(b) of former City of Etobicoke by-law 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-laws 1766, 1805 and 3131, not including sub-section 1.(b) of former City of Etobicoke by-law 3131."

- 106.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(36) and by 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 1988-106."

- 107.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(8) and by 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 621."

- 108.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(29) and by 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-laws 1978-35, 1978-36 and 1978-254."

- 109.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(27) and by 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-laws 1982-117 and 1982-118."

- 110.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(41) and by adding Site Specific Exception 900.8.10(102), under Prevailing By-laws and Prevailing Sections, replacing the content of section (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 625, not including sub-sections 1 (A)(k) and 1 (B)(l) of that by-law and former City of Etobicoke by-law 2034, not including sub-sections 1 (a) and 2 (a) of that by-law."

- 111.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(43) and by 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 1371."

- 112.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(44) and by 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 1719, 1297 and 1983-136."

- 113.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(58) and by 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 834."

- 114.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(24) and by 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-laws 2313 and 15,027."

- 115.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(88) and by adding Site Specific Exception 900.8.10(107), under Prevailing By-laws and Prevailing Sections, insert the words " not including sub-section 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-laws 1079, not including sub-section 1 (e) of that by-law."

- 116.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(77) and by adding Site Specific Exception 900.8.10(108), under Prevailing By-laws and Prevailing Sections, insert the words " not including sub-section 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 936, not including sub-section 1(h) of that by-law."

- 117.** By-law 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 7625."

- 118.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(93) and by 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 14,450."

- 119.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(534) and by 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 1223."

- 120.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(51) and by 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 1982-122."

- 121.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(52) and by 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 1982-122."

- 122.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(48) and by 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 3708 and 132."

- 123.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(47) and by 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 1978-198."

- 124.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(55) and by 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 1986-155."

- 125.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(54) and by adding Site Specific Exception 900.8.10(117), under Prevailing By-laws and Prevailing Sections, insert the words " not including sub-section 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 1978-105, not including sub-section 1 (b) of that by-law."

- 126.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(62) and by adding Site Specific Exception 900.8.10(118), 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-laws 702."

- 127.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(56) and by 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 1332."

- 128.** By-law 569-2013 is amended by adding Site Specific Exception 900.8.10(120), under Prevailing By-laws and Prevailing Sections insert the words "not including sub-section 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 1333, not including sub-section 1(c) of that by-law."

- 129.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(218) and by 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-laws 25477 and 22135."

- 130.** By-law 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 7625."

- 131.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(114) and by 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 7625."

- 132.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(244) and by 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 7625."

- 133.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(130) and by 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 22634."

- 134.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(110) and by adding Site Specific Exception 900.8.10(126), under Prevailing By-laws and Prevailing Sections, insert the words " not including sub-section 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 25435, not including sub-section 1 (e) of that by-law."

- 135.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(733) and by 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 335-2010."

- 136.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(131) and by 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 22575."

- 137.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(131) and by adding Site Specific Exception 900.8.10(129), under the Site Specific Provisions section delete the words "(None Apply) and insert the regulation (A), under Prevailing By-laws and Prevailing Sections delete section (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)."

- 138.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(202) and by 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 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625."

- 139.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(216) and by 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 22688."

- 140.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(235) and by 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 26603; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625."

- 141.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(104) and by 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 27699; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625."

- 142.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(138) and by adding Site Specific Exception 900.8.10(134), under Prevailing By-laws and Prevailing Sections, section (A) add the words " not including sub-sections 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 28621, not including sub-sections 2 (a) and 3 (a) of that by-law."

- 143.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(139) and by 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-laws 23282 and 27913."

- 144.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(238) and by 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 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625."

- 145.** By-law 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 190-2002."

- 146.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(242) and by 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 18889."

- 147.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(192) and by 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 20634."

- 148.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(464) and by 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 1-83."

- 149.** By-law 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 1-83, not including sub-section 3 (m) of this by-law."

- 150.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(446) and by 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 1-83."

- 151.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(469) and by 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 1-83."

- 152.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(436) and by 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 200."

- 153.** By-law 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 1-83."

- 154.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(471) and by 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 1-83."

- 155.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(347) and by 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 23835."

- 156.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(462) and by 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 1-83."

- 157.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(503) and by 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 1-83."

- 158.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(505) and by 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 1-83."

- 159.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(502) and by 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 1-83."

- 160.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(504) and by 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 1-83."

- 161.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(167) and by 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 26431."

- 162.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(128) and by adding Site Specific Exception 900.8.10(154), under Prevailing By-laws and Prevailing Sections insert the words "not including sub-section 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 1916, not including sub-section 6.10.1(c) of that by-law."

- 163.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(387) and by 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 6752."

- 164.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(388) and by 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 6752."

- 165.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(560) and by 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 6752."

- 166.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(391) and by 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 6752."

- 167.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(381) and by 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 6752."

- 168.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(559) and by 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 6752."

- 169.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(426) and by adding Site Specific Exception 900.8.10(162), under Prevailing By-laws and Prevailing Sections, replace the contents of (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 26570, not including sub-section (a) of that by-law and former City of North York by-law 28107 not including sub-section (b) of that by-law."

- 170.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(424) and by 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-laws 25937 and 26244."

171. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(157) and by adding Site Specific Exception 900.8.10(164), under the Site Specific Provisions Section insert regulation (A) followed by the words "Despite regulation 15.20.40.70(3) and (4), the required minimum **building setback** from a northerly **side lot line** is 7.62 metres." and under Prevailing By-laws and Prevailing Sections delete (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)"

172. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(484) and by adding Site Specific Exception 900.8.10(165), under regulation (J) insert the word "**residential**" after the word "between " and under Prevailing By-laws and Prevailing Sections delete section (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 located between the **lot line** abutting the **street** and the **building**;
- (D) The maximum **lot coverage** is 15%;
- (E) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**, and **landscaping** includes all areas covered by lawns and shrubs, elevated podium **structures** and outdoor swimming pools;
- (F) All parts of a **building** located 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 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 setback existing on the date of the enactment of this By-law;

- (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 located 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)."

- 173.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(495) and by 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 also permitted.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception (a), of former City of Scarborough by-law 9276."

- 174.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(483) and by adding Site Specific Exception 900.8.10(167), under 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 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 area of the **lot** must be used for no other purpose than **landscaping**, and **landscaping** includes all areas covered by lawns and shrubs, elevated podium **structures** and outdoor swimming pools;
- (F) All parts of a **building** located 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 setback existing on the date of the enactment of this By-law;
- (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**;
- (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** is 140 square metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 3, of former City of Scarborough by-law 8978."

- 175.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(714) and by adding Site Specific Exception 900.8.10(168), 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 minimum of 50% of the **interior floor area** of the **first floor** is 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 located below ground.

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

176. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(715) and by adding Site Specific Exception 900.8.10(169), 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 minimum of 50% of the **interior floor area** of the **first floor** is to 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 located below ground.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 11 and 19, of former City of Scarborough by-law 10010."

177. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(628) and by 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 if the **lot line** abuts Kingston Rd. and measured from the original centre line of the **street**; and
 - (ii) 26.0 metres if the **lot line** abuts Midland Ave. and measured from the original centre line of the **street**;
- (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** and 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 use by resident and of which 84% must be located in a **building** below ground; and
- (ii) 0.125 for each **dwelling unit** and used for visitor parking.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exceptions 12 and 20, of former City of Scarborough by-law 9364."

- 178.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(638) and by adding Site Specific Exception 900.8.10(171), under 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** located on the same development **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** and used for tenant parking;
 - (ii) 0.125 for each **dwelling unit** and used for visitor parking; and
 - (iii) 70% of all **parking spaces** must be located in a below grade **structure**.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 12, of former City of Scarborough by-law 10010."

- 179.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(314) and by 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 spaces for each **dwelling unit**, of which:
 - (i) a minimum of 1.0 **parking space** per **dwelling unit** must be located in a **building** for resident use; and
 - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 64, of former City of Scarborough by-law 10048."

- 180.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(316) and by 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 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** for resident use; and
 - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 64, of former City of Scarborough by-law 10048."

- 181.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(317) and by 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 **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**; 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 located below grade; and
 - (ii) 0.11 spaces per **dwelling unit** must be provided as surface parking for visitors.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 63 and 64, of former City of Scarborough by-law 10048."

- 182.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(767) and by 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 metres 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 located under ground; and
 - (ii) a minimum of 0.2 for each **dwelling unit** are for visitor parking; and
- (E) The number of **dwelling unit** existing on the **lot** on the date of the enactment of this by-law is the maximum number of **dwelling units** permitted.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 75, of former City of Scarborough by-law 12360."

- 183.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(766) and by 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 70% of the **lot area** must be used for no other purpose than **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 located under ground;
- (J) A minimum of 33% of the **parking space** must be for 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 12360."

- 184.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(765) and by 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 70% of the **lot area** must be used for no other purpose than **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 located under ground;
- (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:

- (A) Schedule "C" Exceptions 28 and 79, of former City of Scarborough by-law 12360."

- 185.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(350) and by adding Site Specific Exception 900.8.10(178), under Prevailing By-laws and Prevailing Sections delete the words " Former City of North York by-law 31619" and insert the words " Former City of North York by-law 30883, not including sub-section 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 30883, not including sub-section 3(a)(iii) of that by-law."

Enacted and passed on ~ ~ , 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Seal of the City)



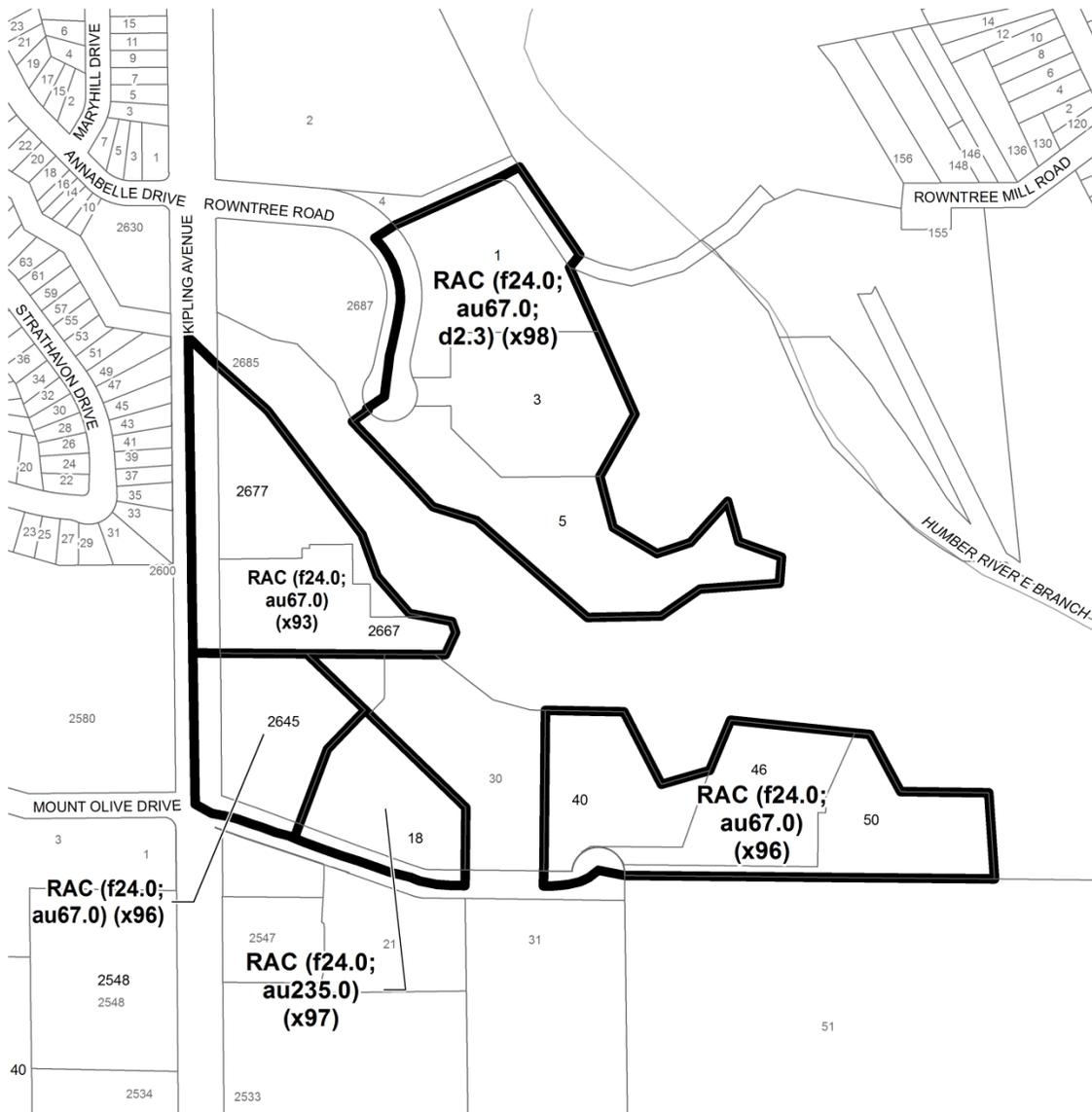
Kipling Avenue at Steeles Avenue West Area

Schedule '1'

Approved by: A. Theobald



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



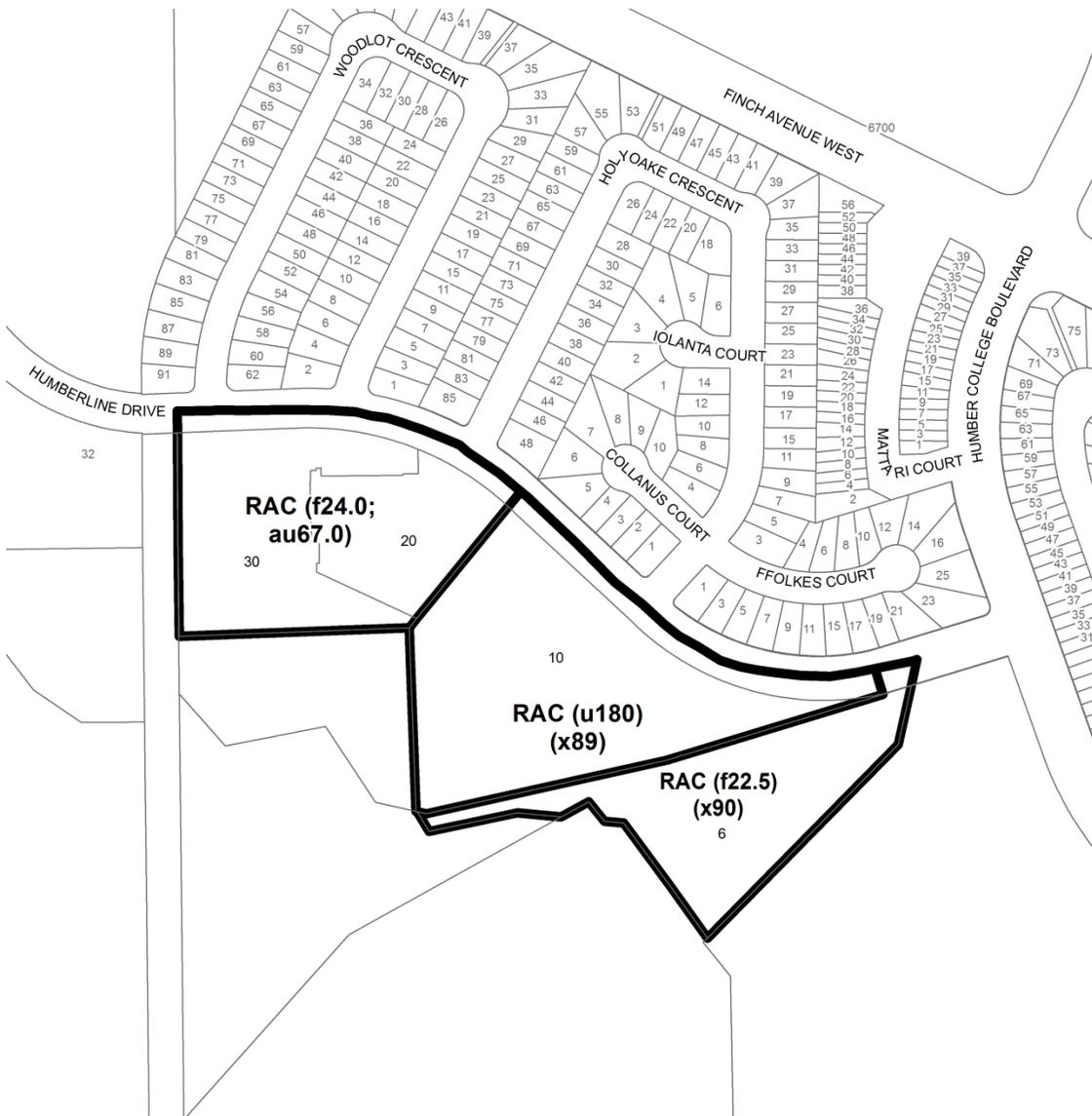
Schedule '2'

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



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

Approved by: A. Theobald



Approved by: A. Theobald


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



Approved by: A. Theobald


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



Approved by: A. Theobald


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



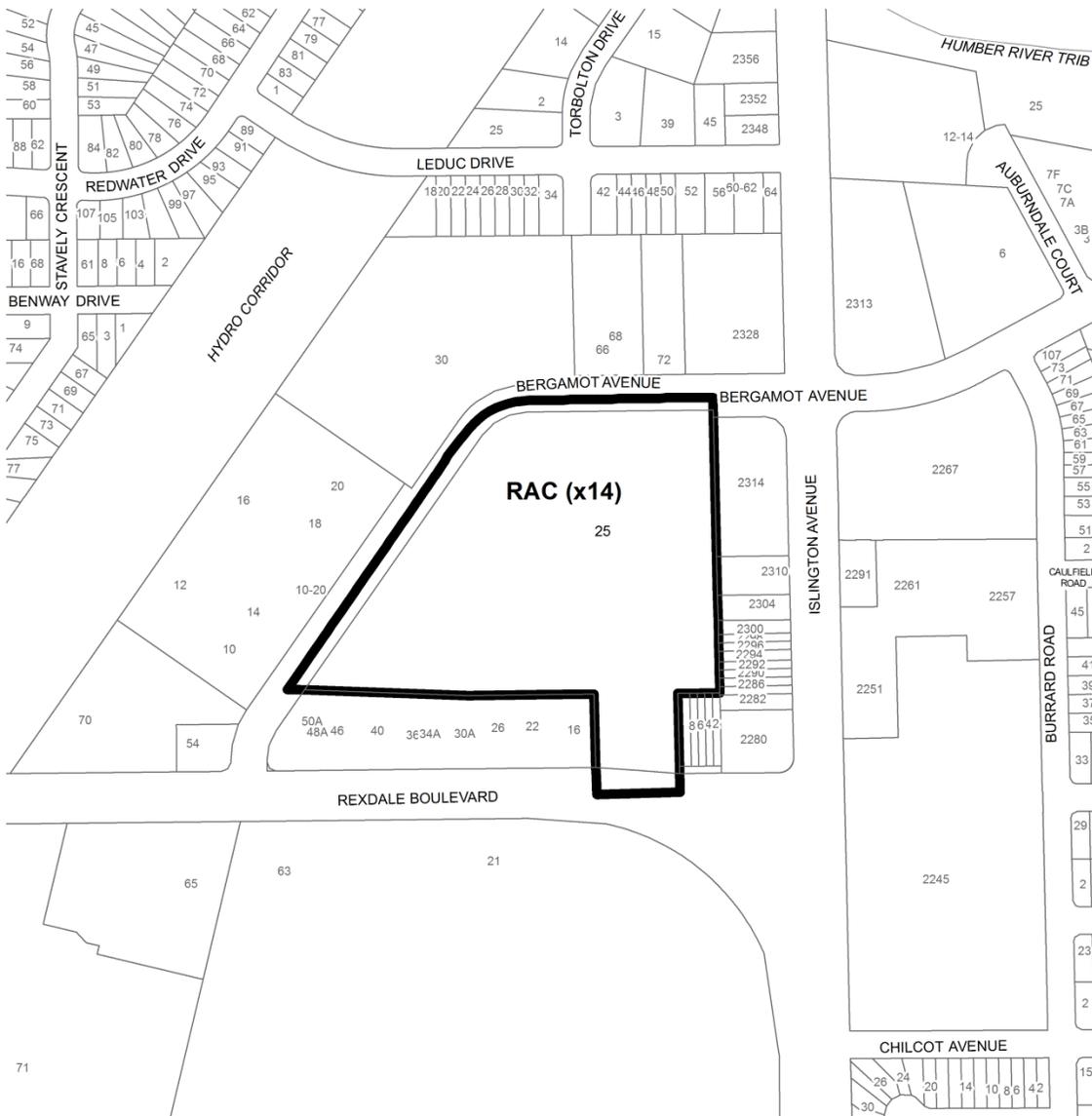
Schedule '7'

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

Approved by: A. Theobald



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



Schedule '8'

25 Bergamot Avenue

Approved by: A. Theobald



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



Approved by: A. Theobald


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

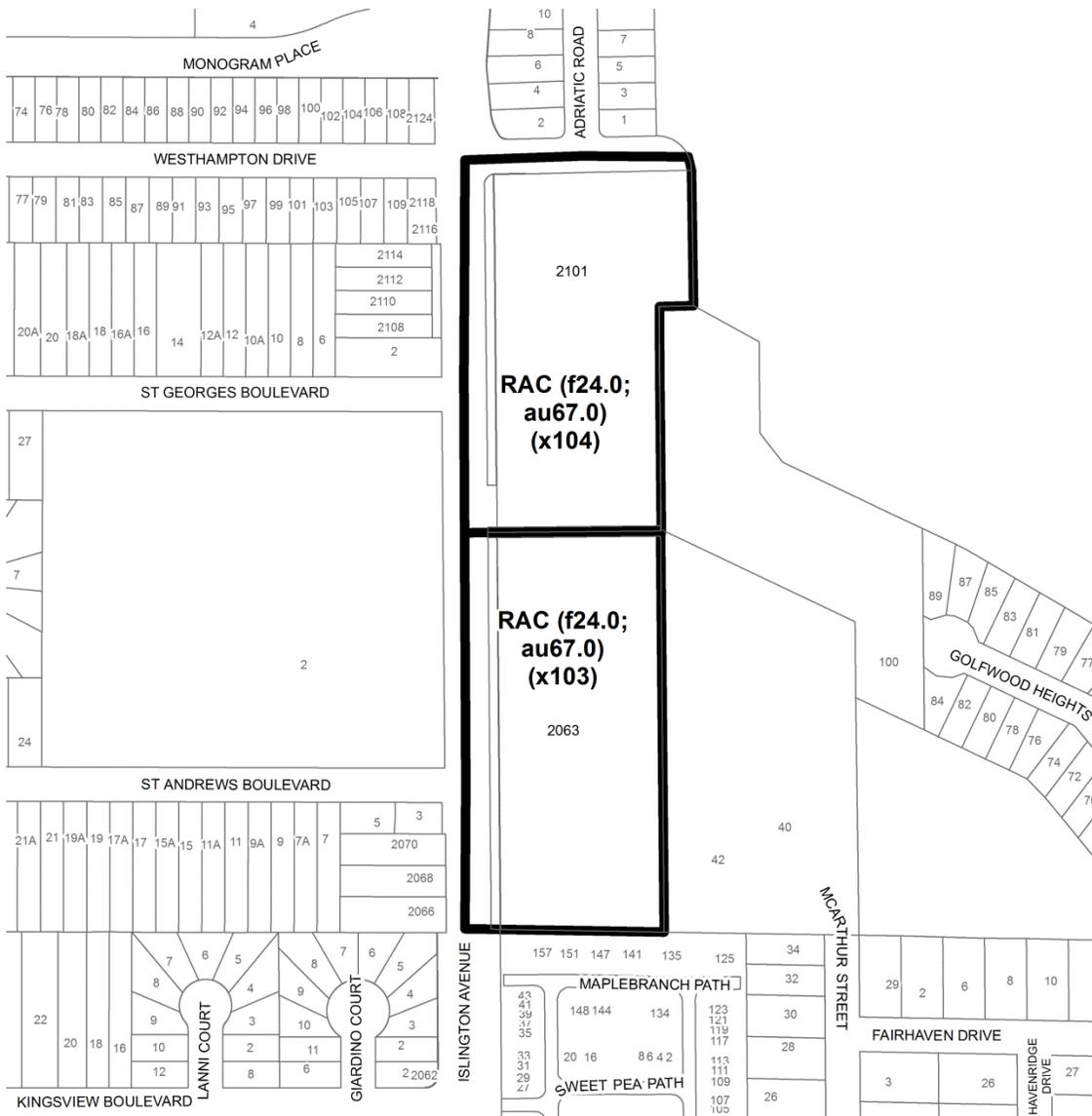


Schedule '10'

20 Falstaff Avenue

Approved by: A. Theobald


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

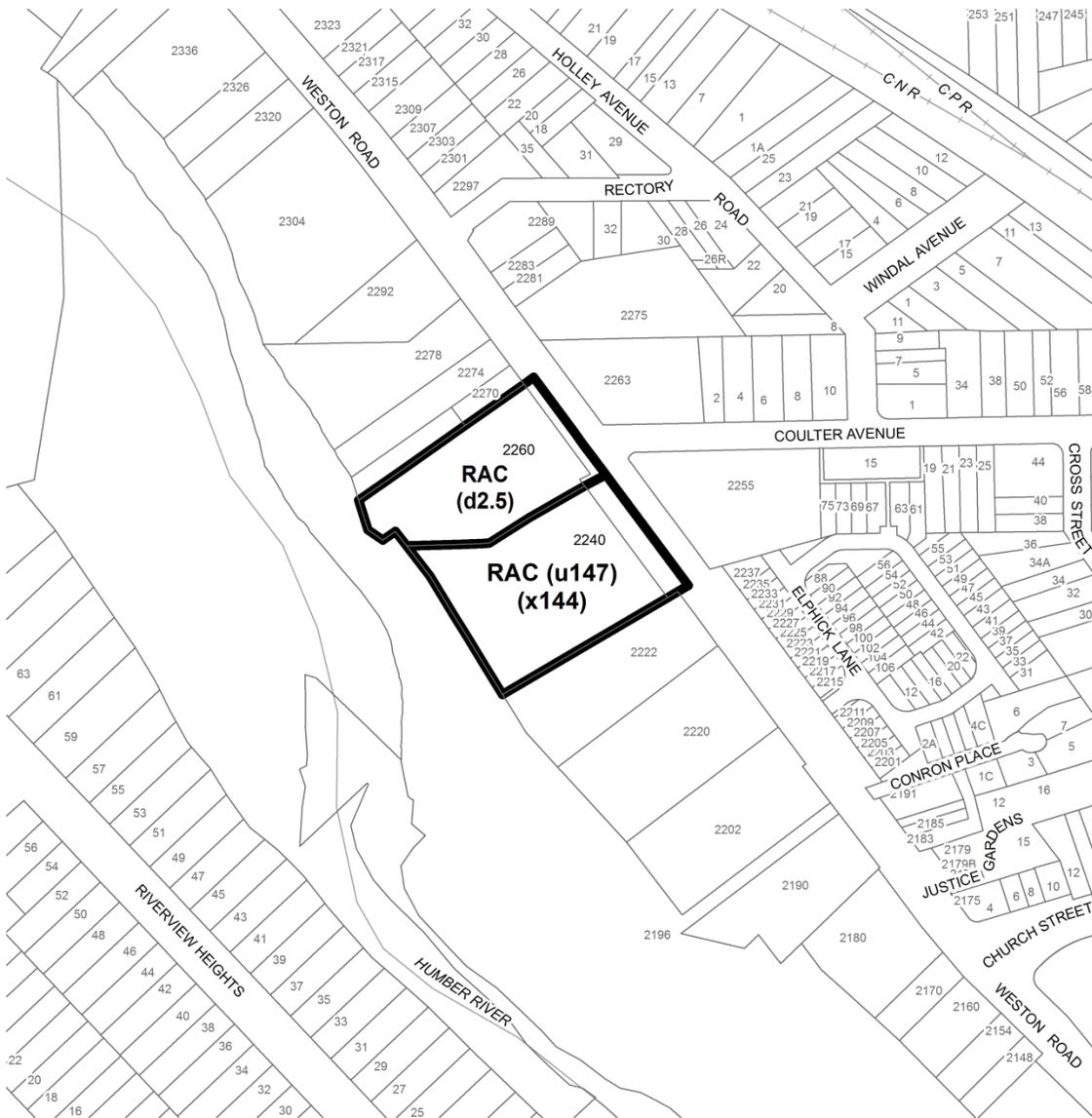


2063-2101 Islington Avenue

Schedule '11'

Approved by: A. Theobald


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



2240 & 2260 Weston Road

Schedule '12'

Approved by: A. Theobald


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

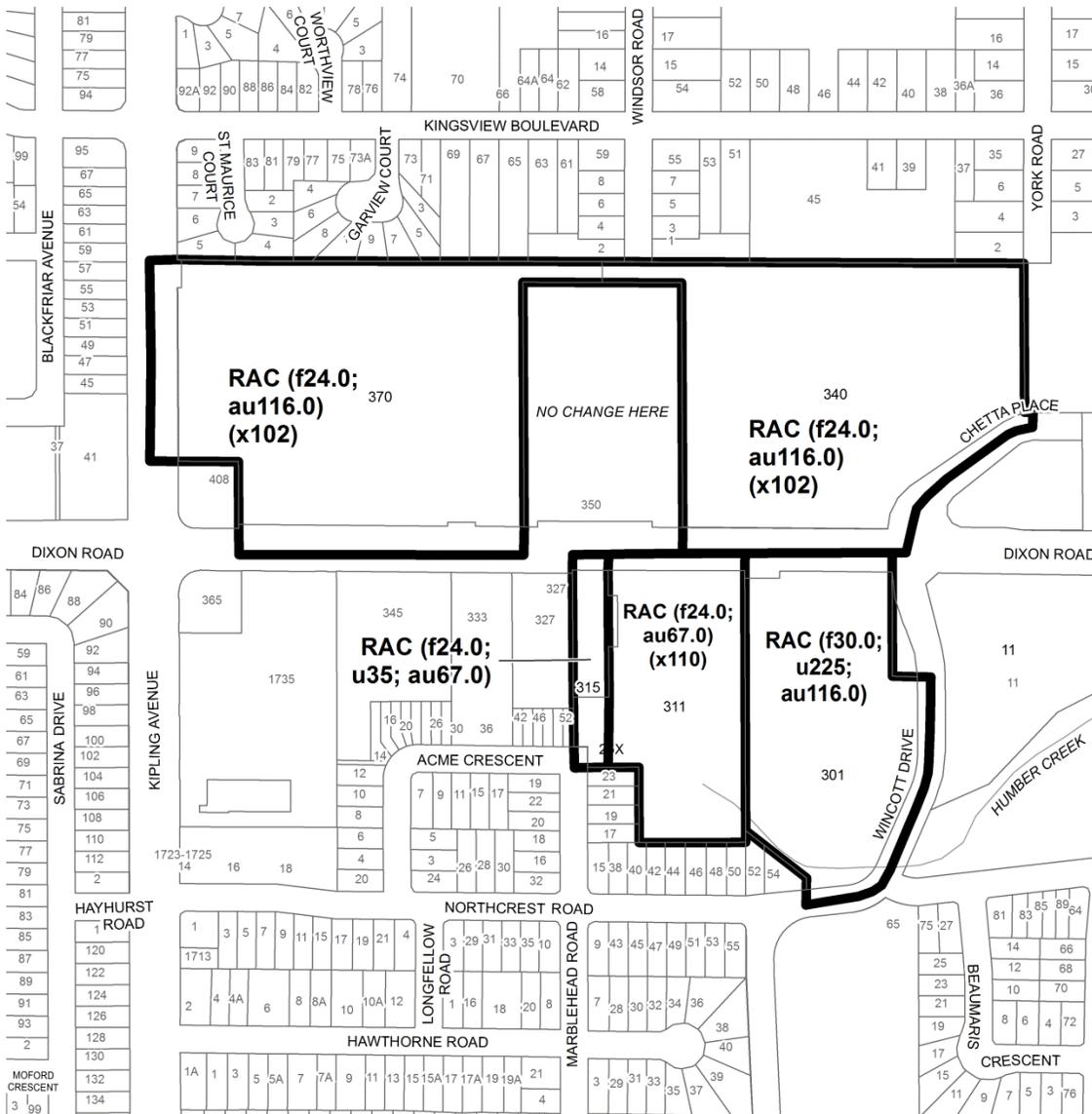


Schedule '13'

292 Queen's Drive

Approved by: A. Theobald


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



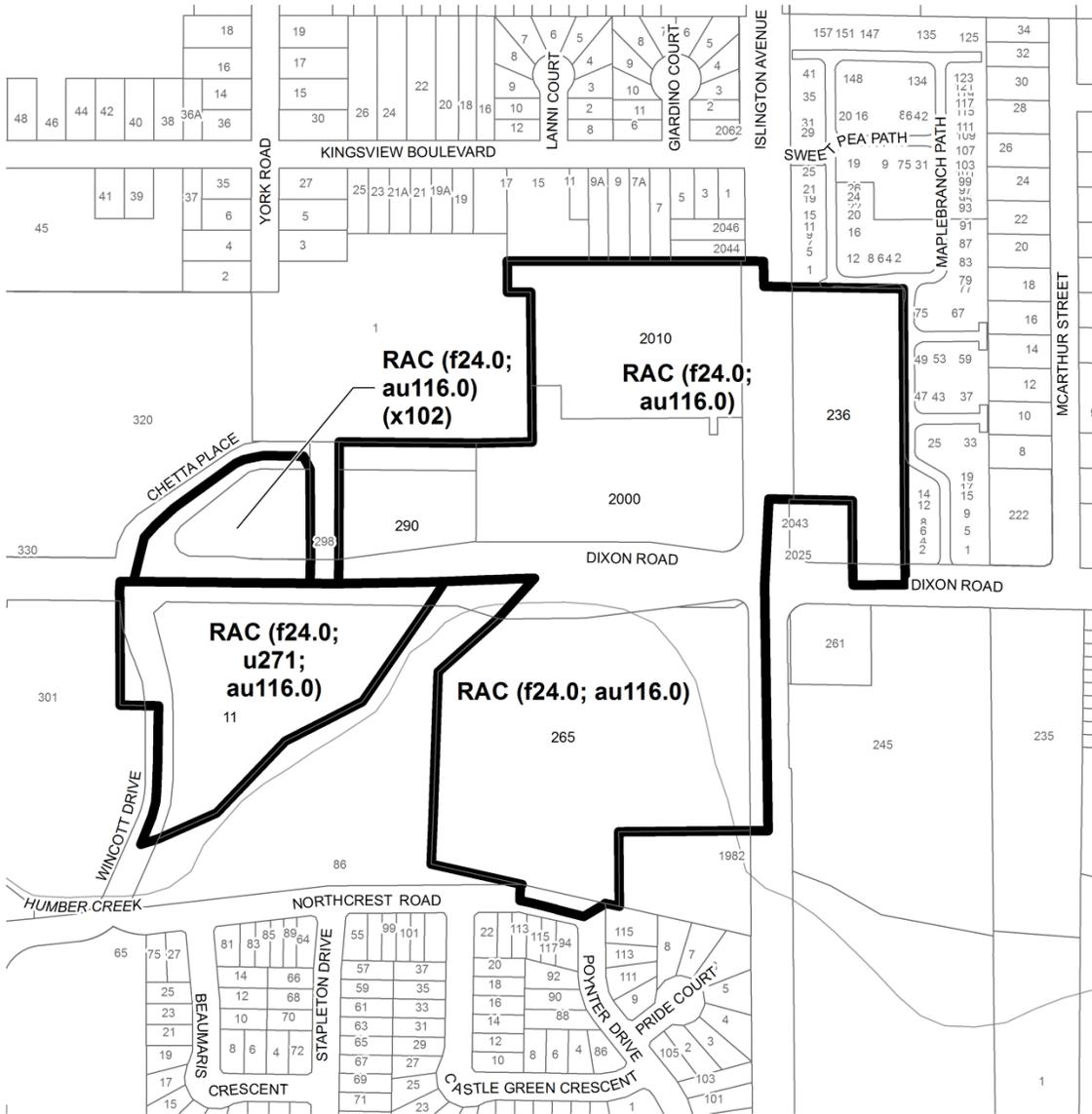
Dixon Road and Kipling Avenue Area

Schedule '14'



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

Approved by: A. Theobald



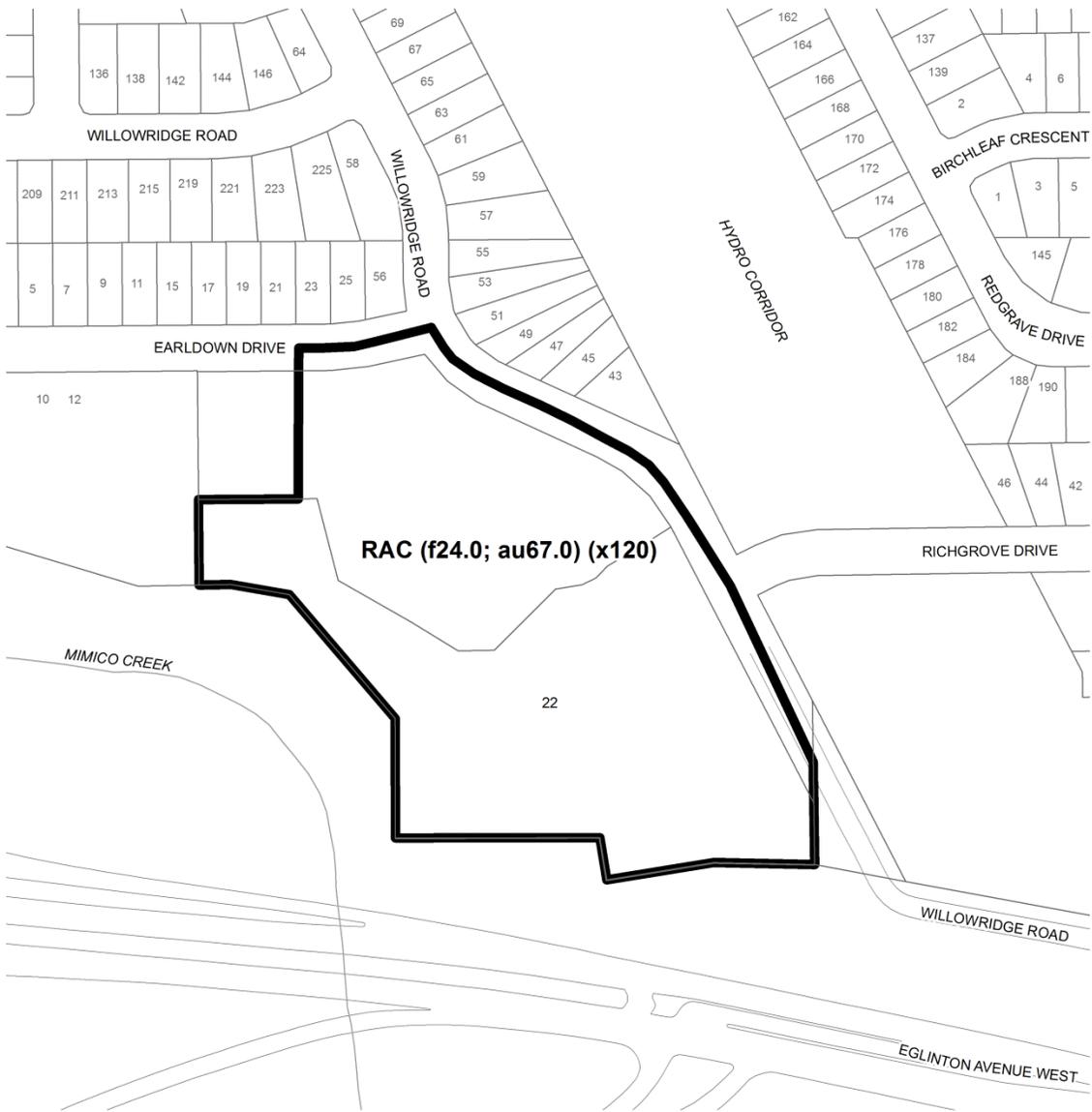
Islington Avenue and Dixon Road Area

Schedule '15'



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

Approved by: A. Theobald

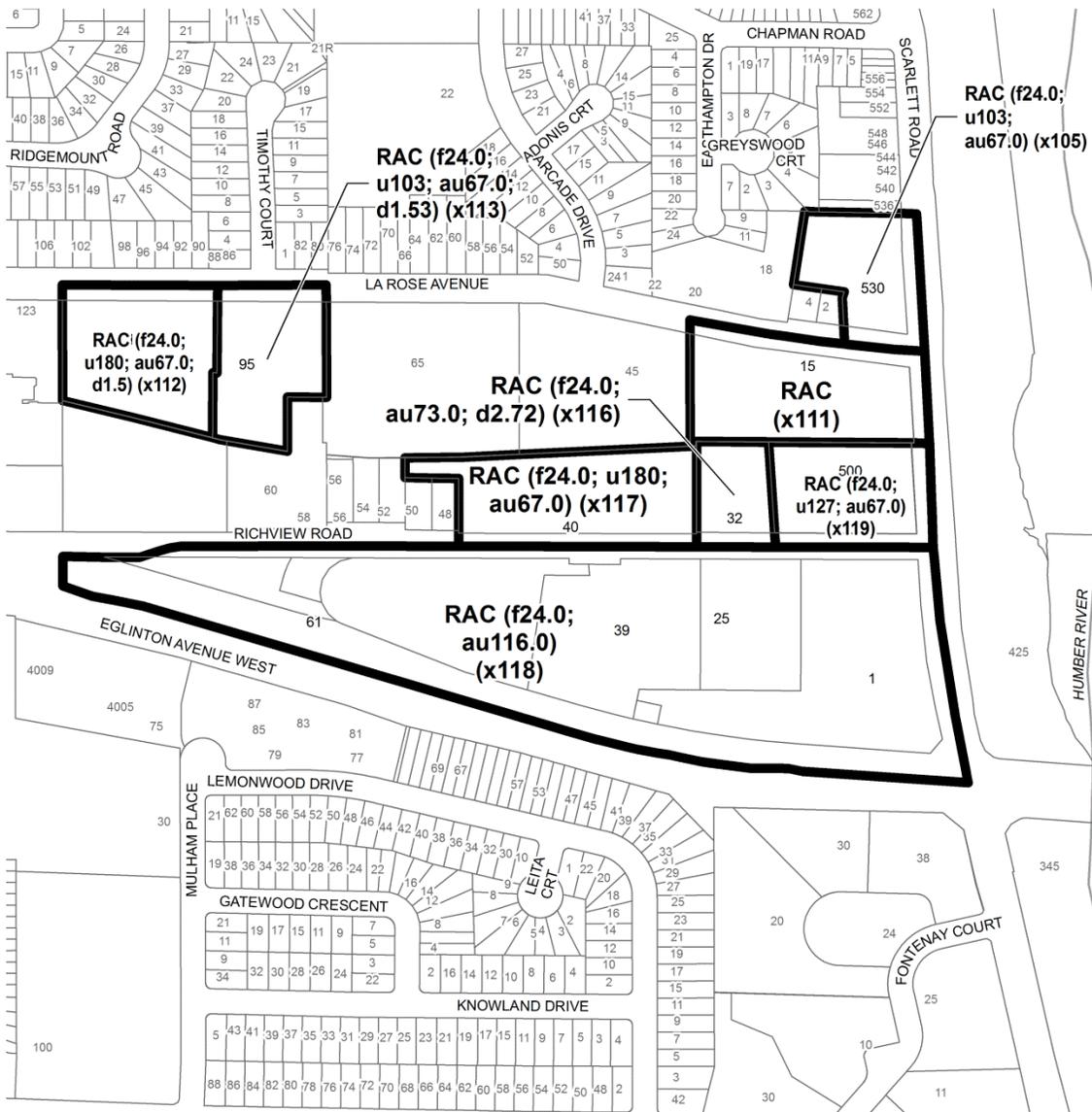


Schedule '17'

22 Willowridge Road

Approved by: A. Theobald

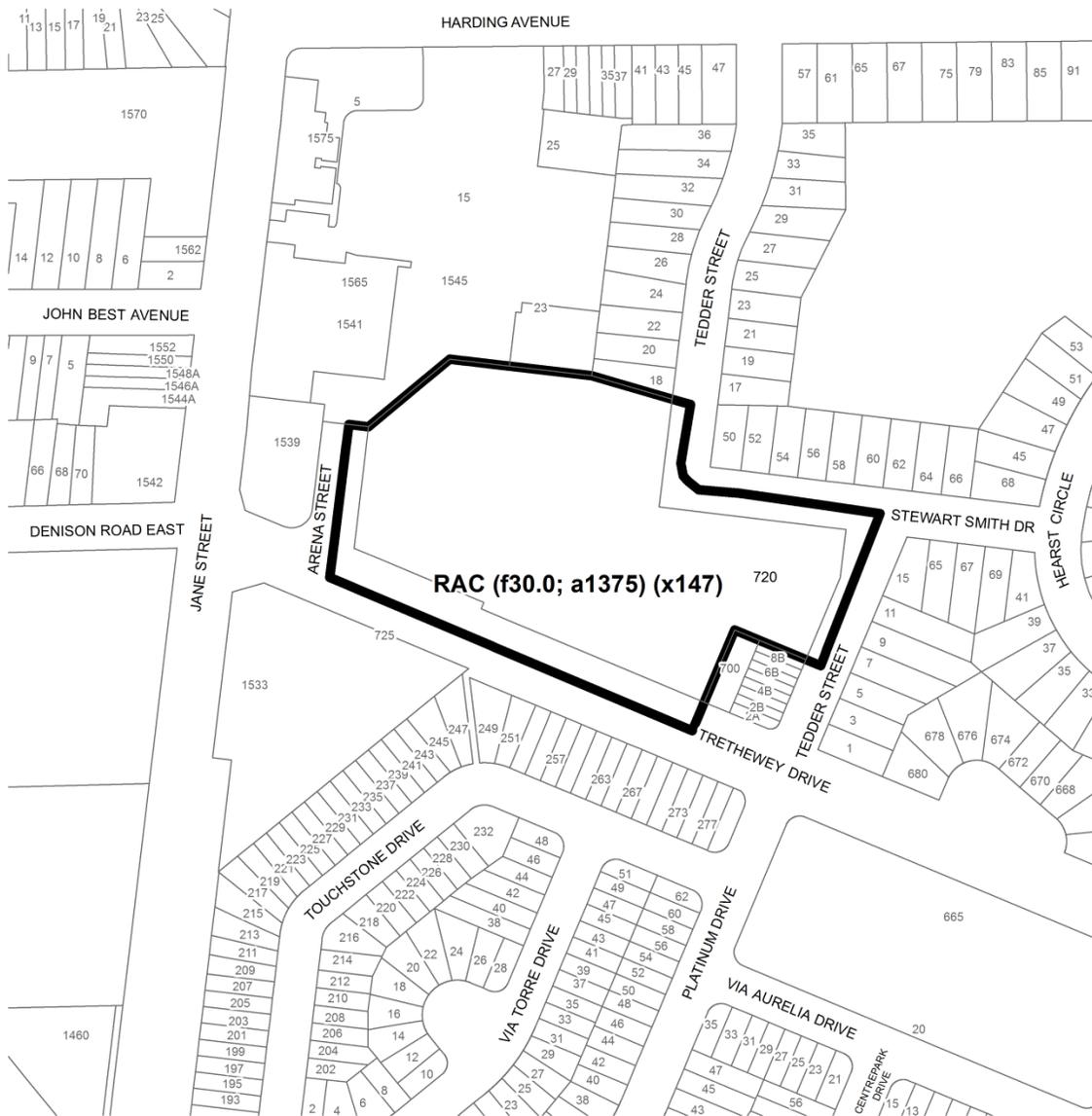

 City of Toronto By-Law 569-2013
 Not to Scale
 5/7/2014



Approved by: A. Theobald

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





Schedule '21'

720 Trethewey Drive

Approved by: A. Theobald


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





Approved by: A. Theobald


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



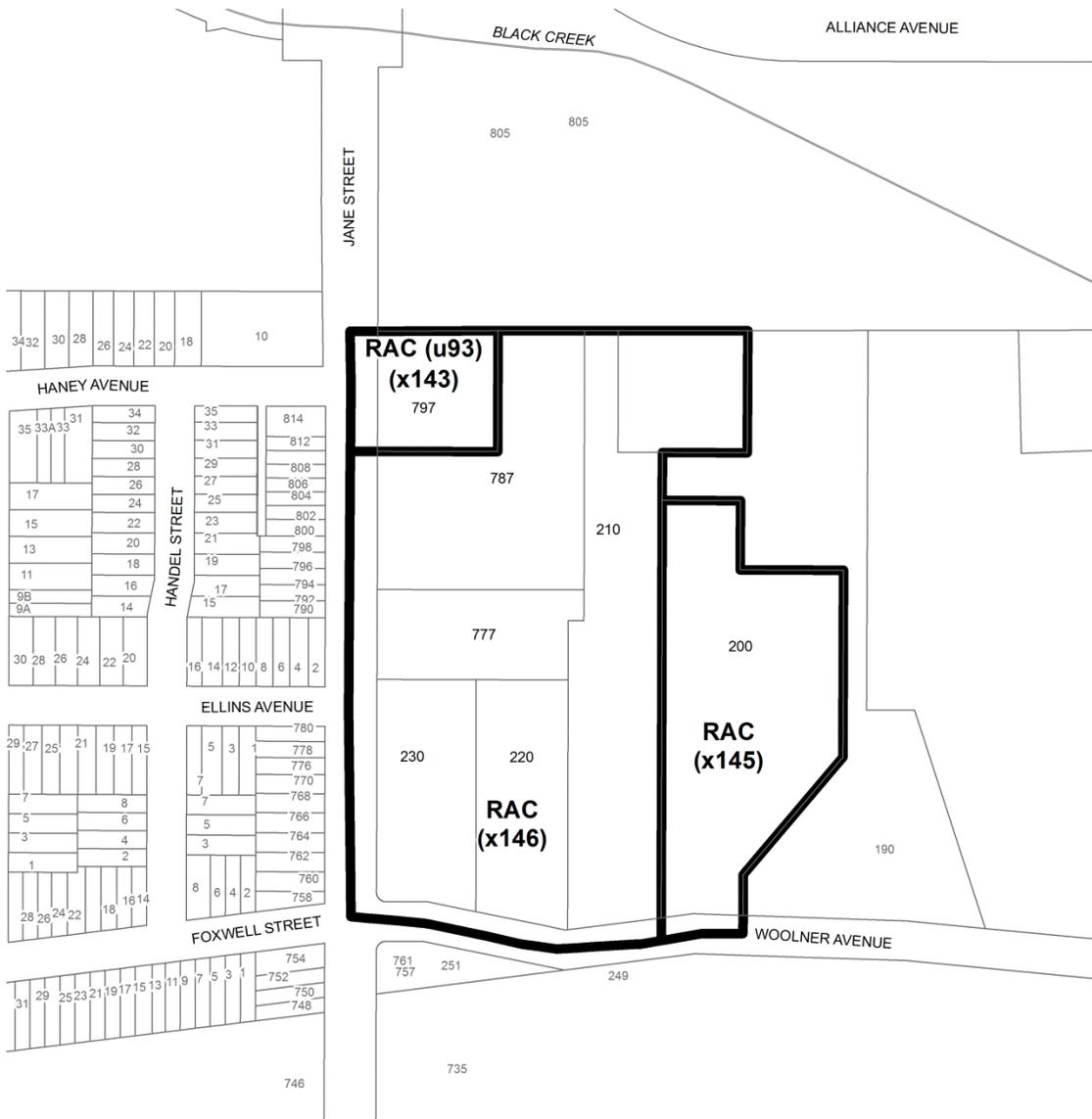
Schedule '24'

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



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

Approved by: A. Theobald



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



3275 Dundas Street West

Schedule '26'

Approved by: A. Theobald



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



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

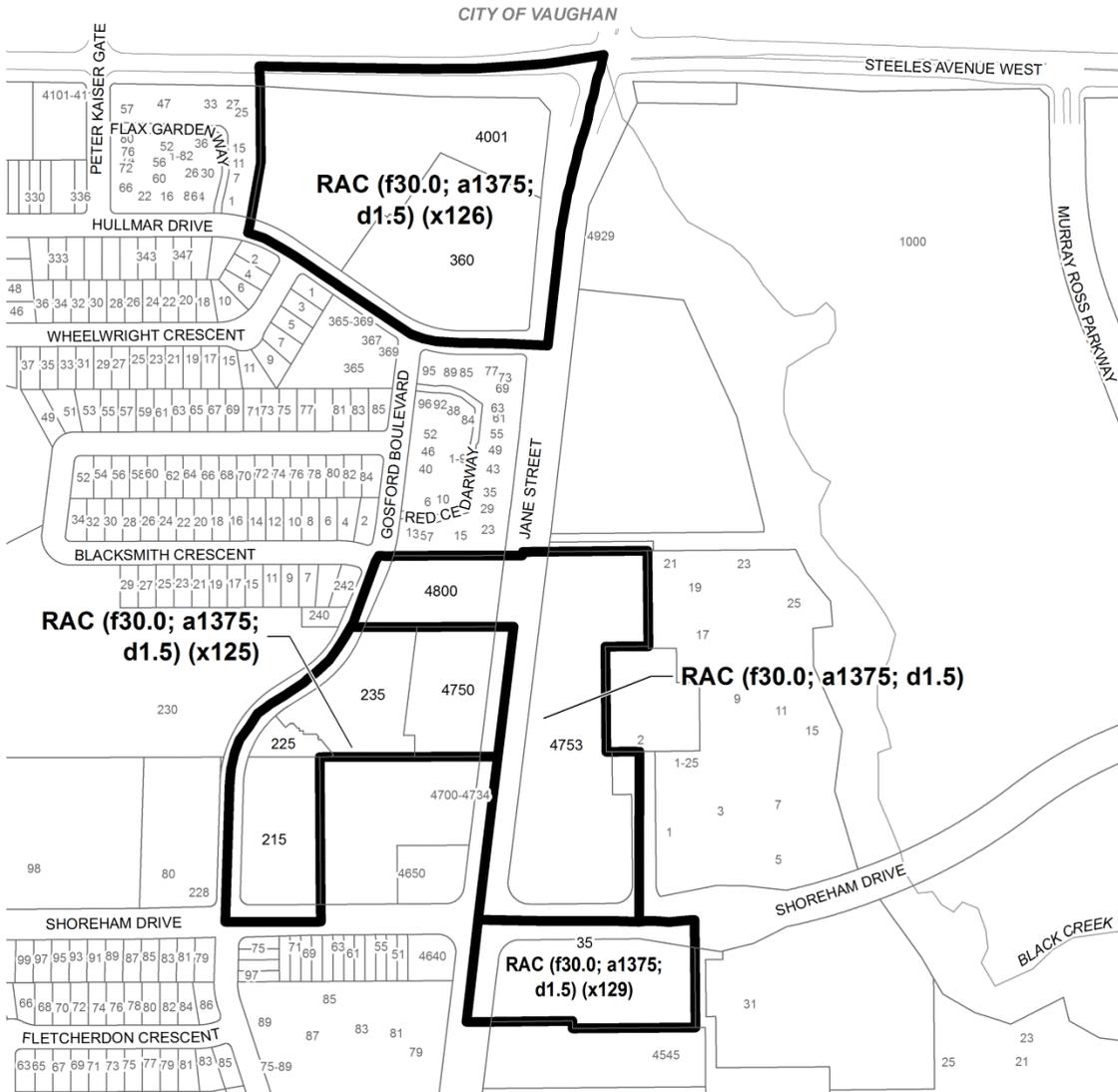


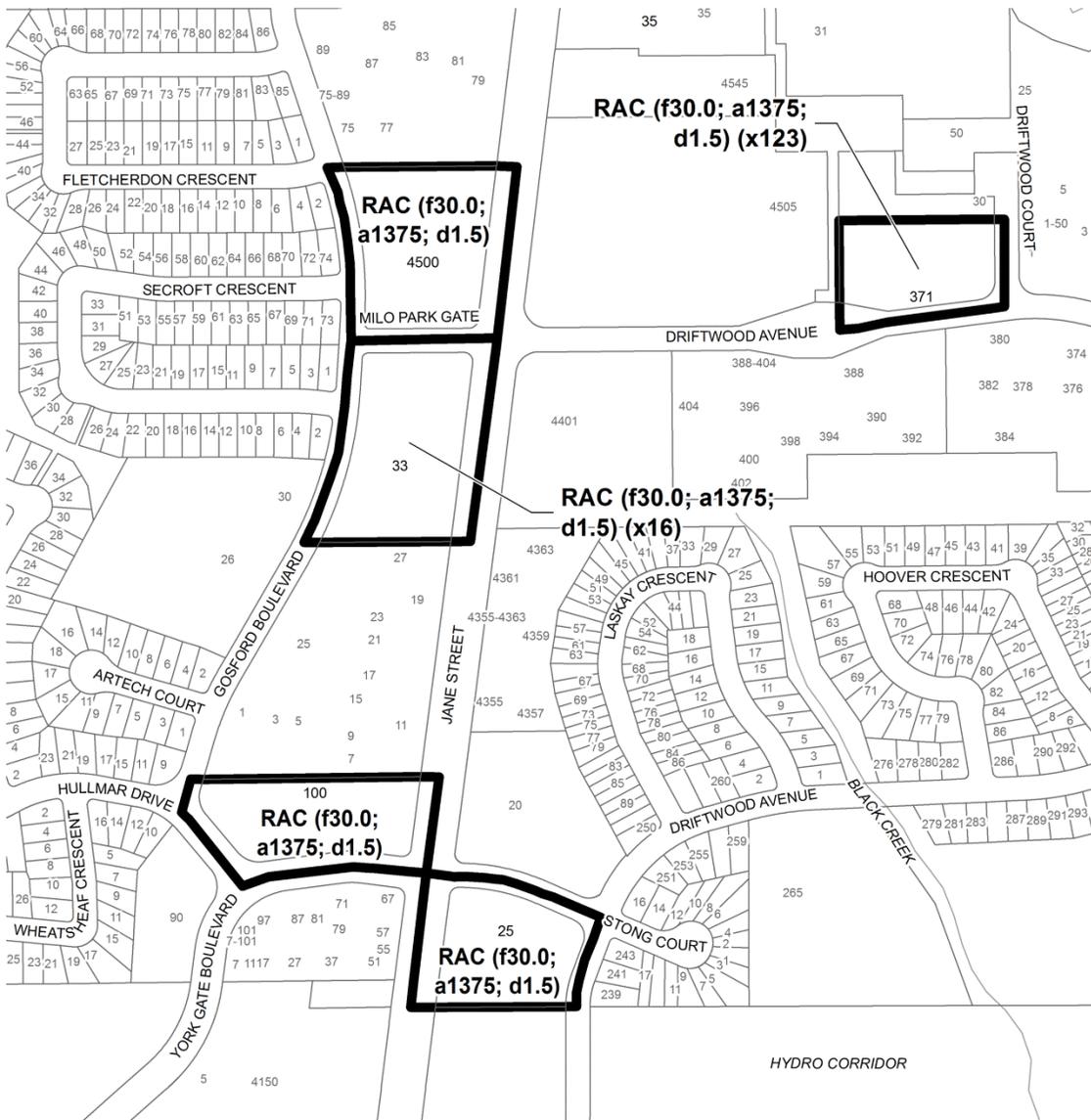
Schedule '28'

**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





Schedule '30'

Approved by: A. Theobald

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

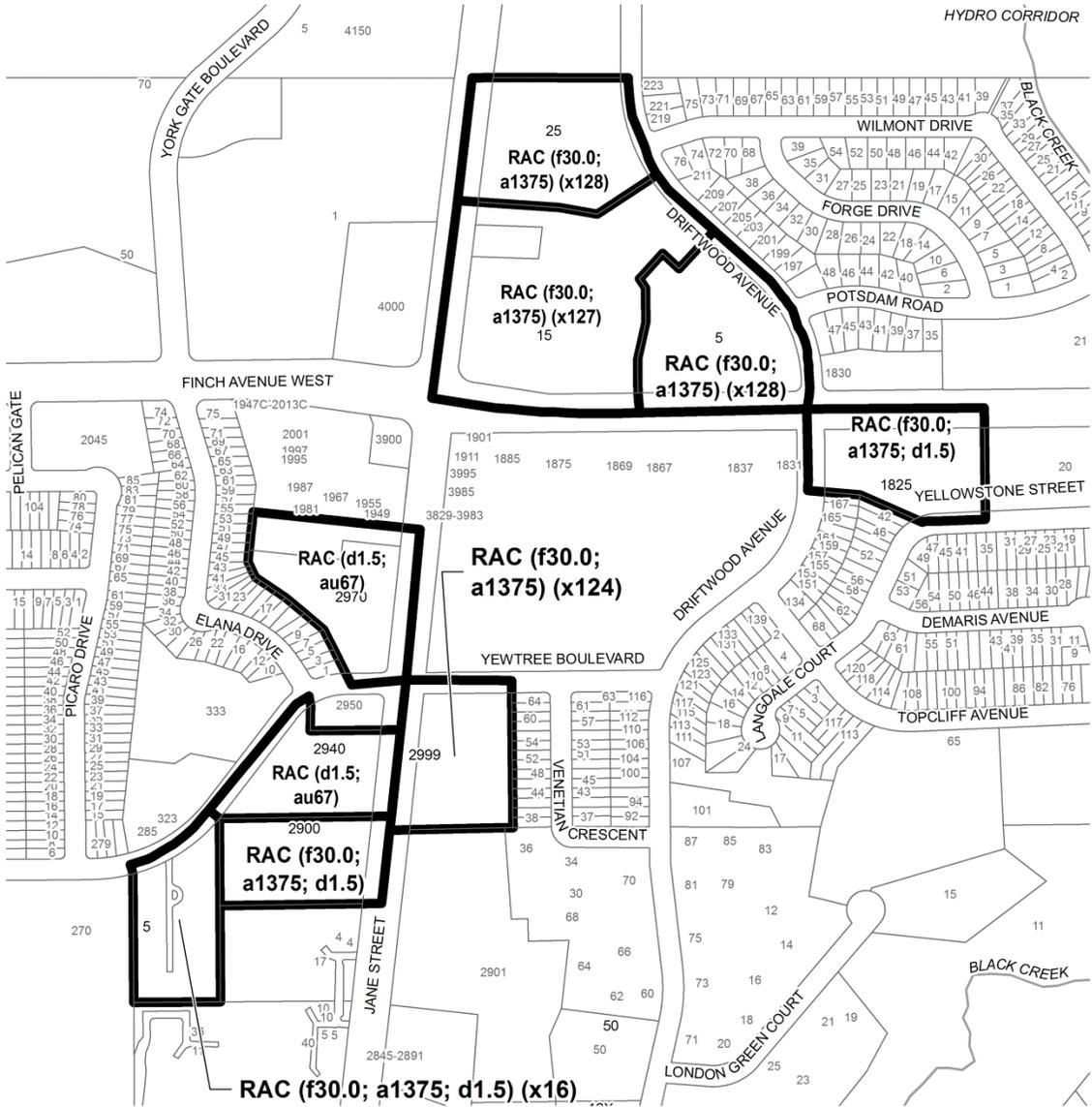


TORONTO City Planning
Schedule '31'

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

Approved by: A. Theobald

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



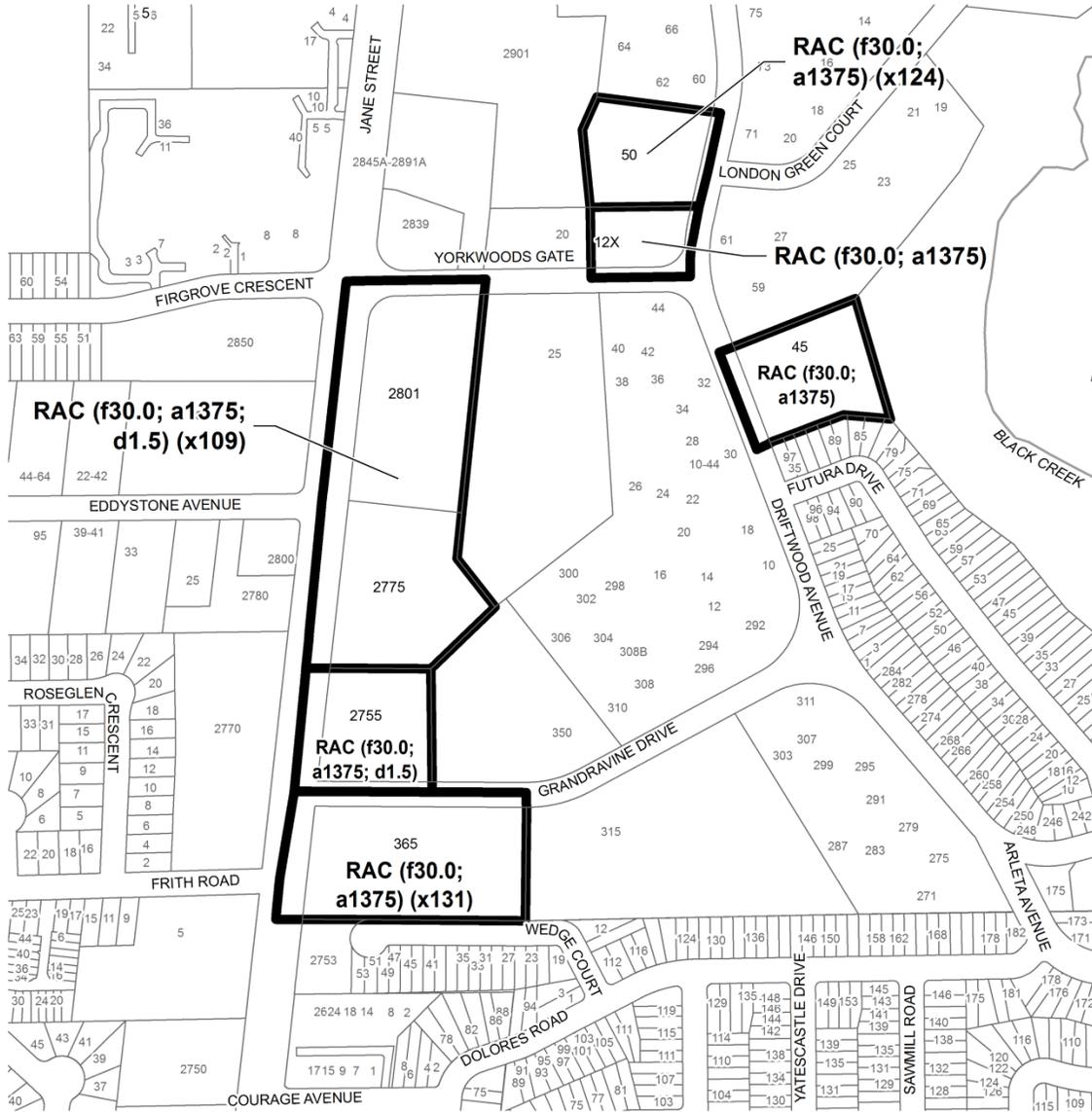
TORONTO City Planning
Schedule '32'

Jane Street at Finch Avenue West Area



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 5/5/2014

Approved by: A. Theobald



TORONTO City Planning
Schedule '33'

Jane Street at Grandravine Drive Area

Approved by: A. Theobald

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 5/6/2014



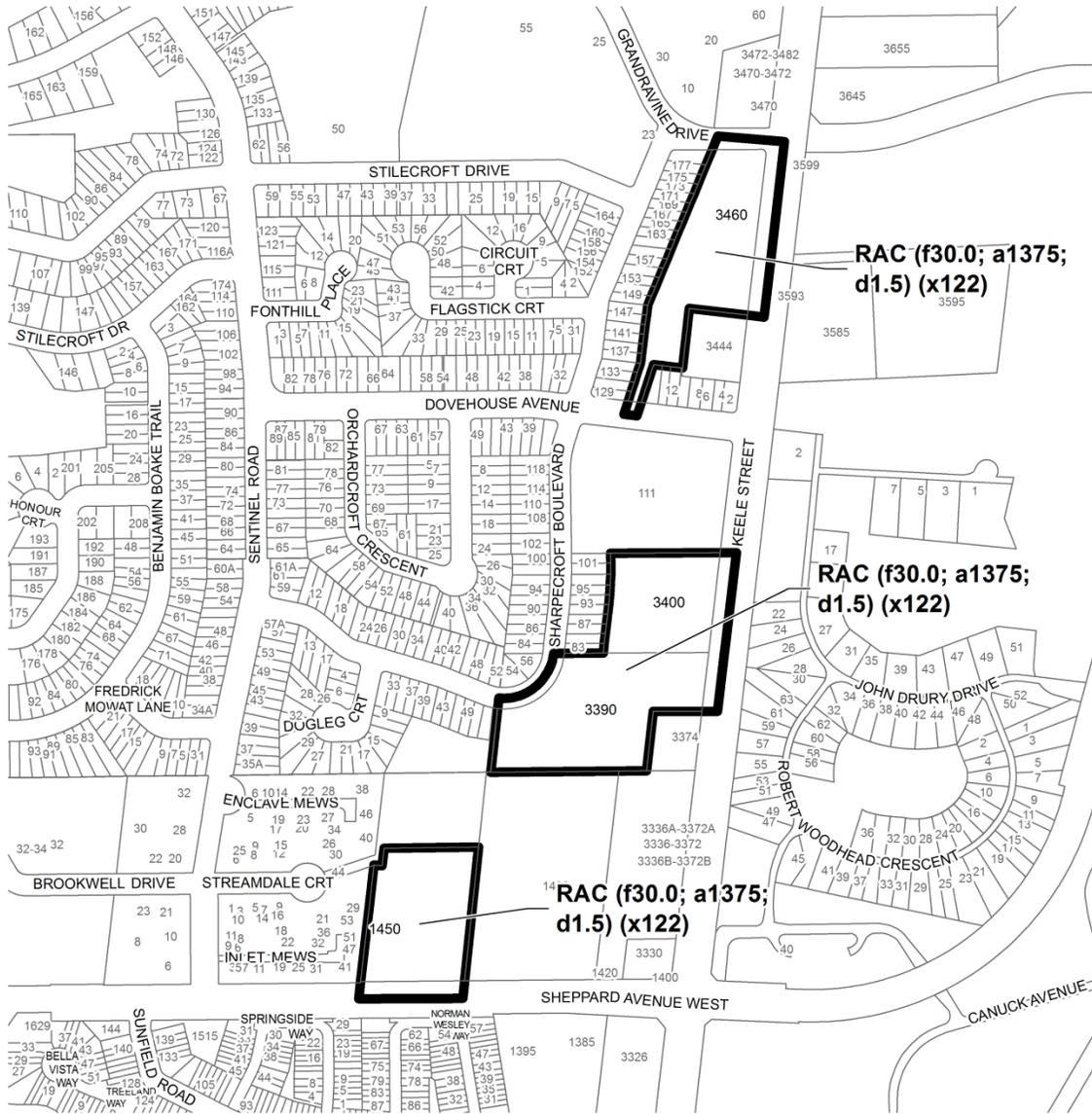


TORONTO City Planning
Schedule '34'

**11 Catford Road;
 20 Broadoaks Drive**

Approved by: A. Theobald

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 Not to Scale
 5/5/2014



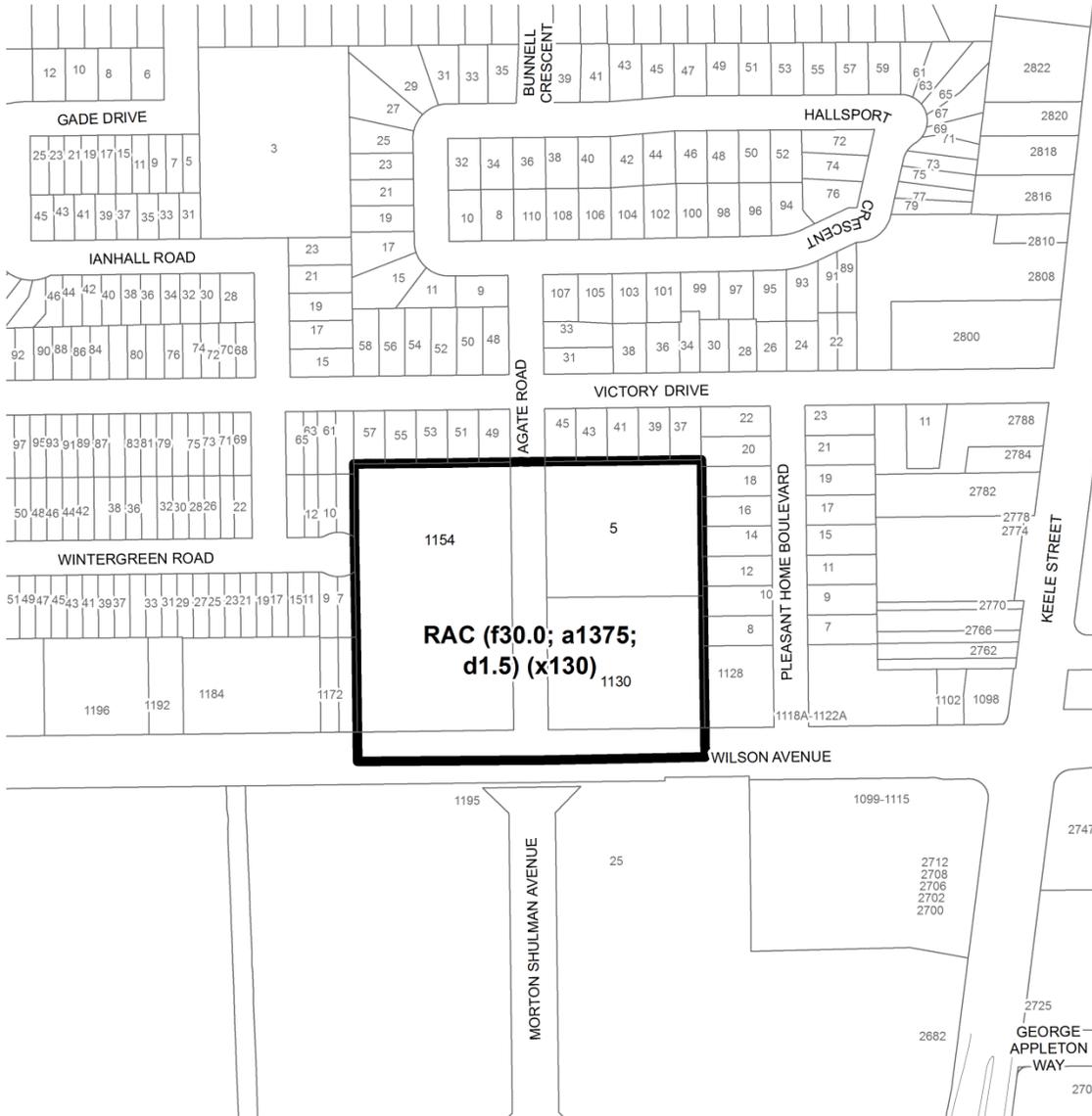
TORONTO City Planning
Schedule '35'

Keele Street at Sheppard Avenue West Area



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 Not to Scale
 5/5/2014

Approved by: A. Theobald



Toronto City Planning
Schedule '36'

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



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 Not to Scale
 5/5/2014

Approved by: A. Theobald

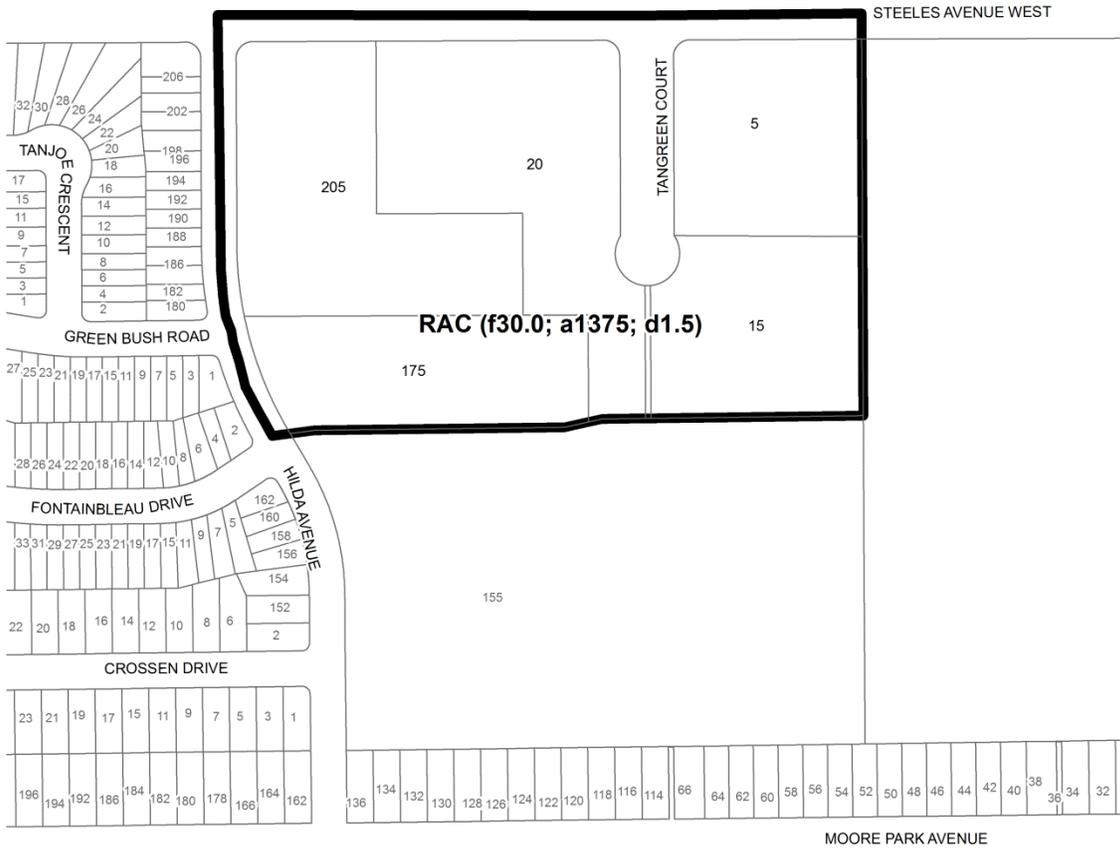
CITY OF VAUGHAN



Bathurst Street at Steeles Avenue West Area

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Not to Scale
5/5/2014

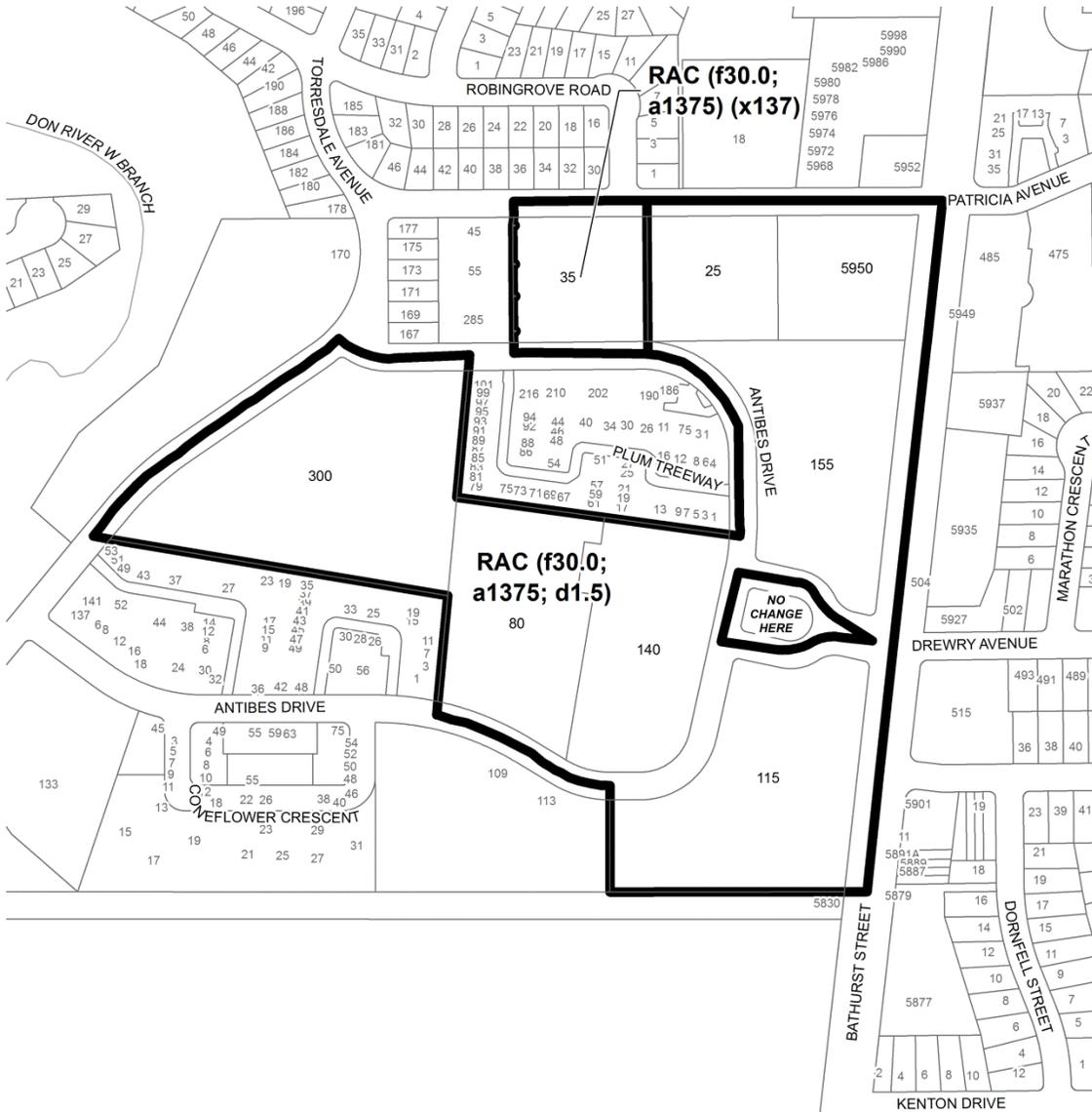


 **TORONTO** City Planning
Schedule '38'

**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



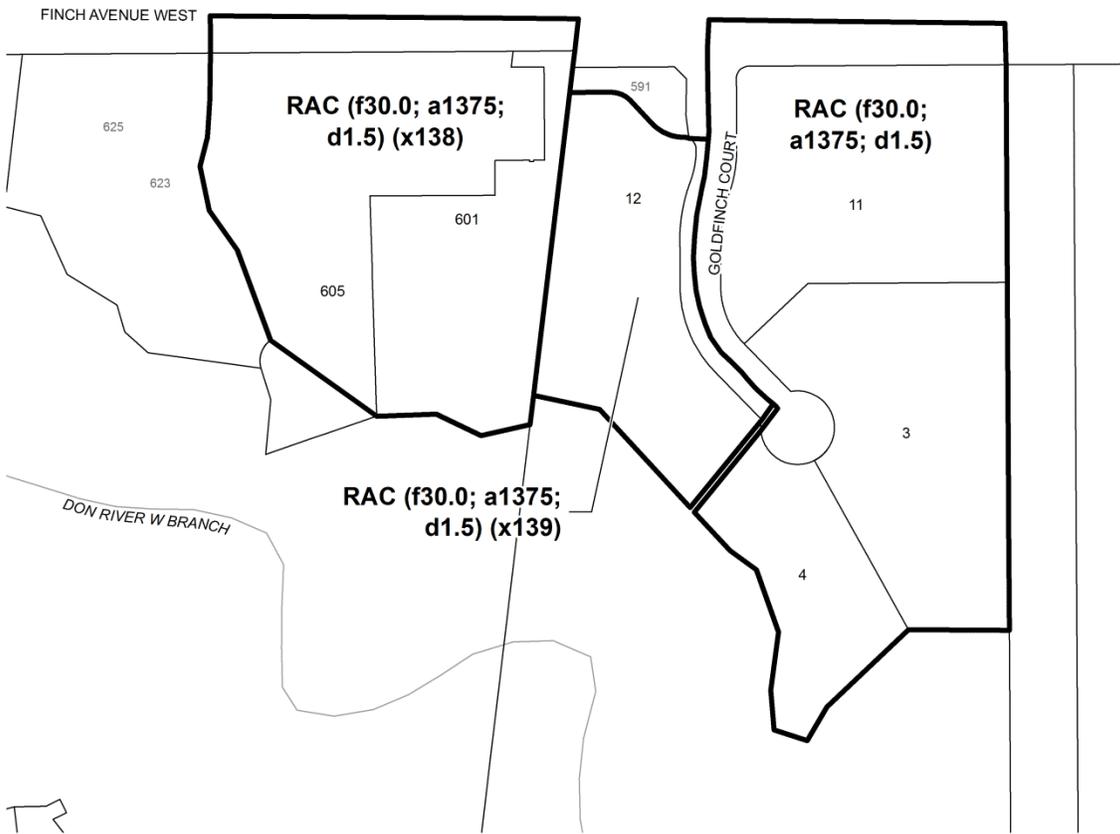
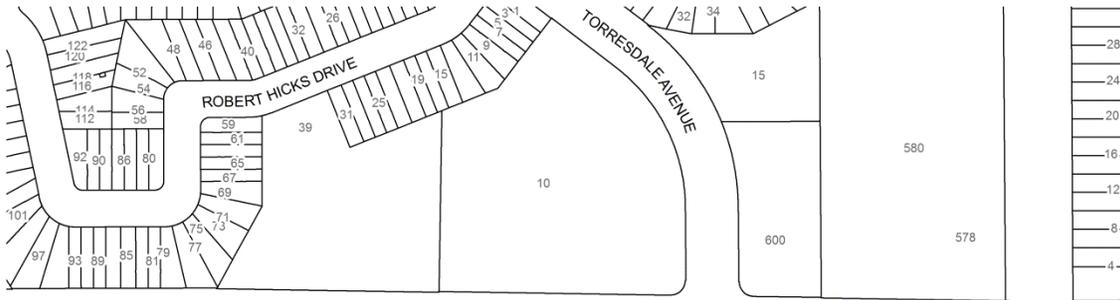
Approved by: A. Theobald


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 Not to Scale
 5/5/2014

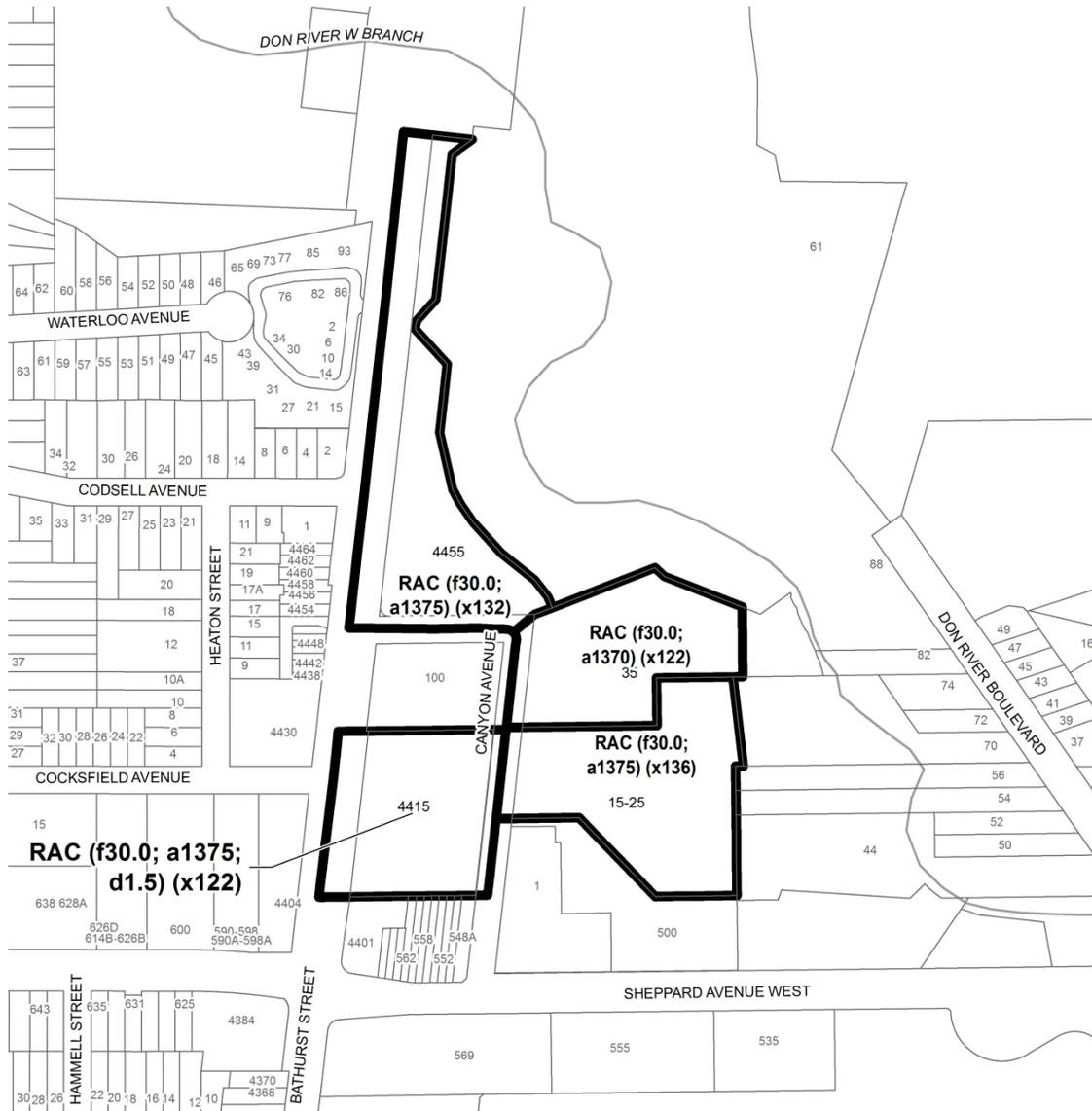


TORONTO City Planning
Schedule '41'

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

Approved by: A. Theobald

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 Not to Scale
 5/7/2014



TORONTO City Planning
Schedule '42'

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

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 5/7/2014



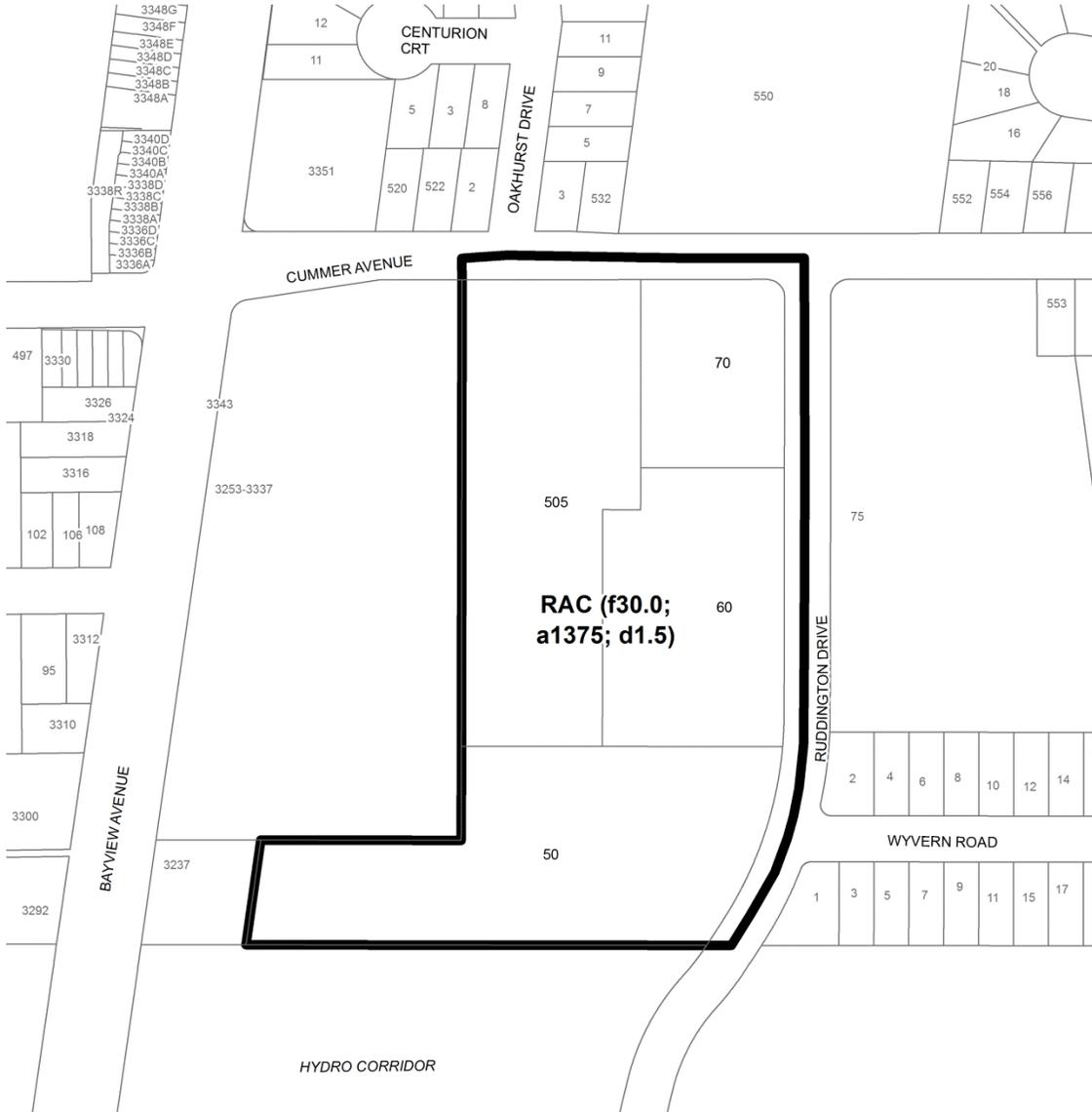
Approved by: A. Theobald

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 5/6/2014



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 5/5/2014



TORONTO City Planning
Schedule '45'

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

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 5/5/2014

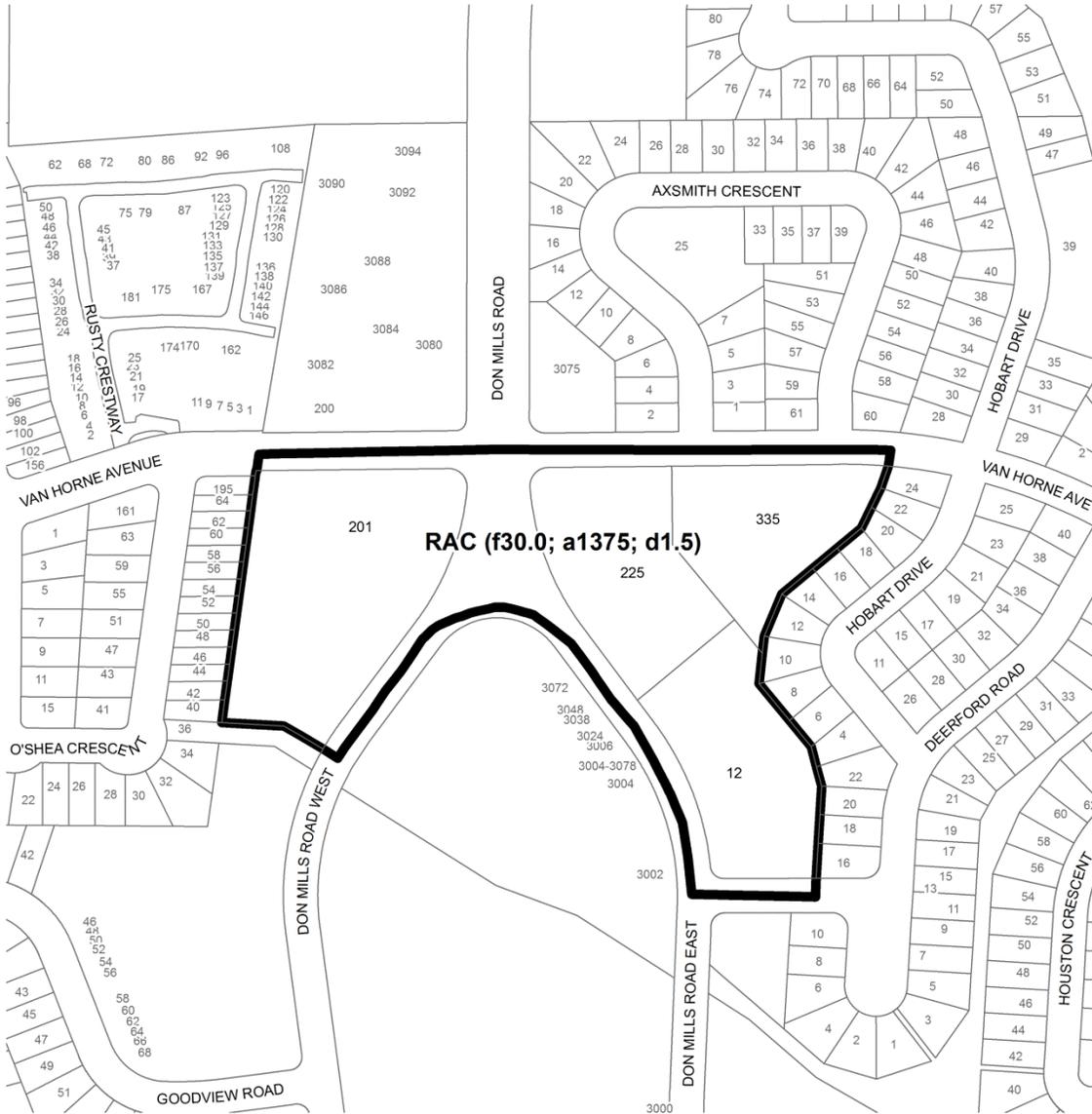


TORONTO City Planning
Schedule '46'

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

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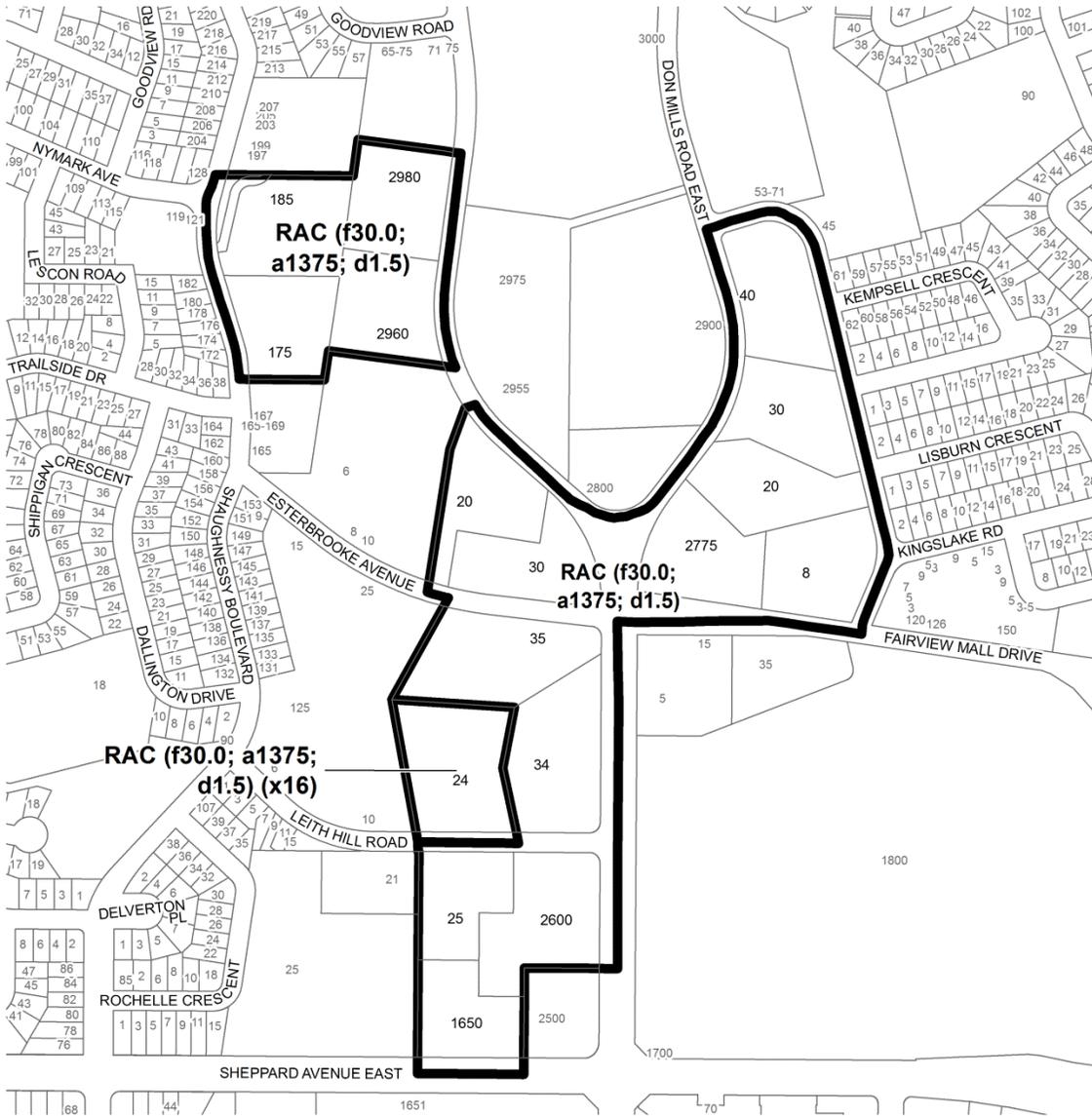


TORONTO City Planning
Schedule '47'

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

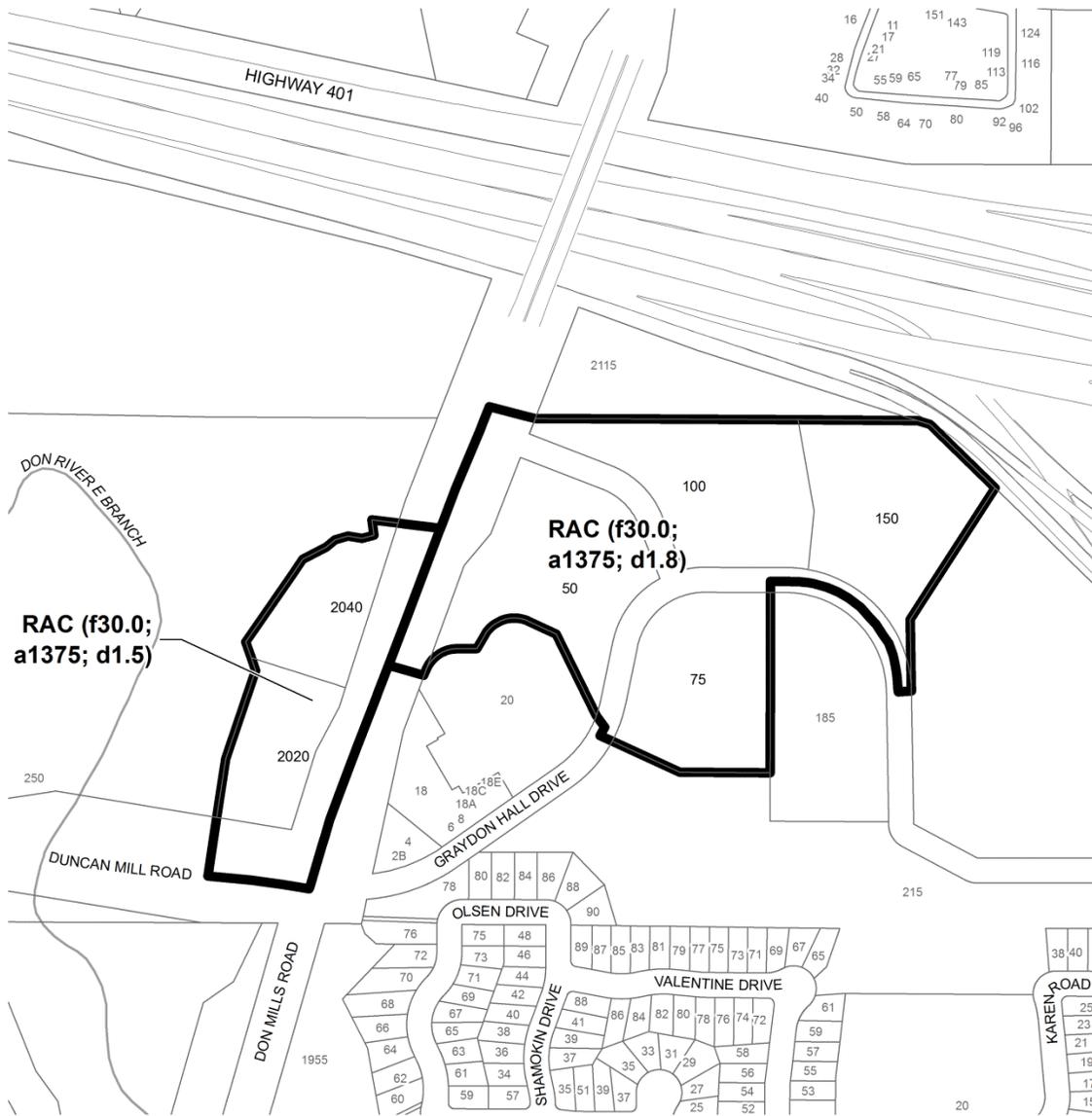
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 5/5/2014



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 5/20/2014



Toronto City Planning
Schedule '50'

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

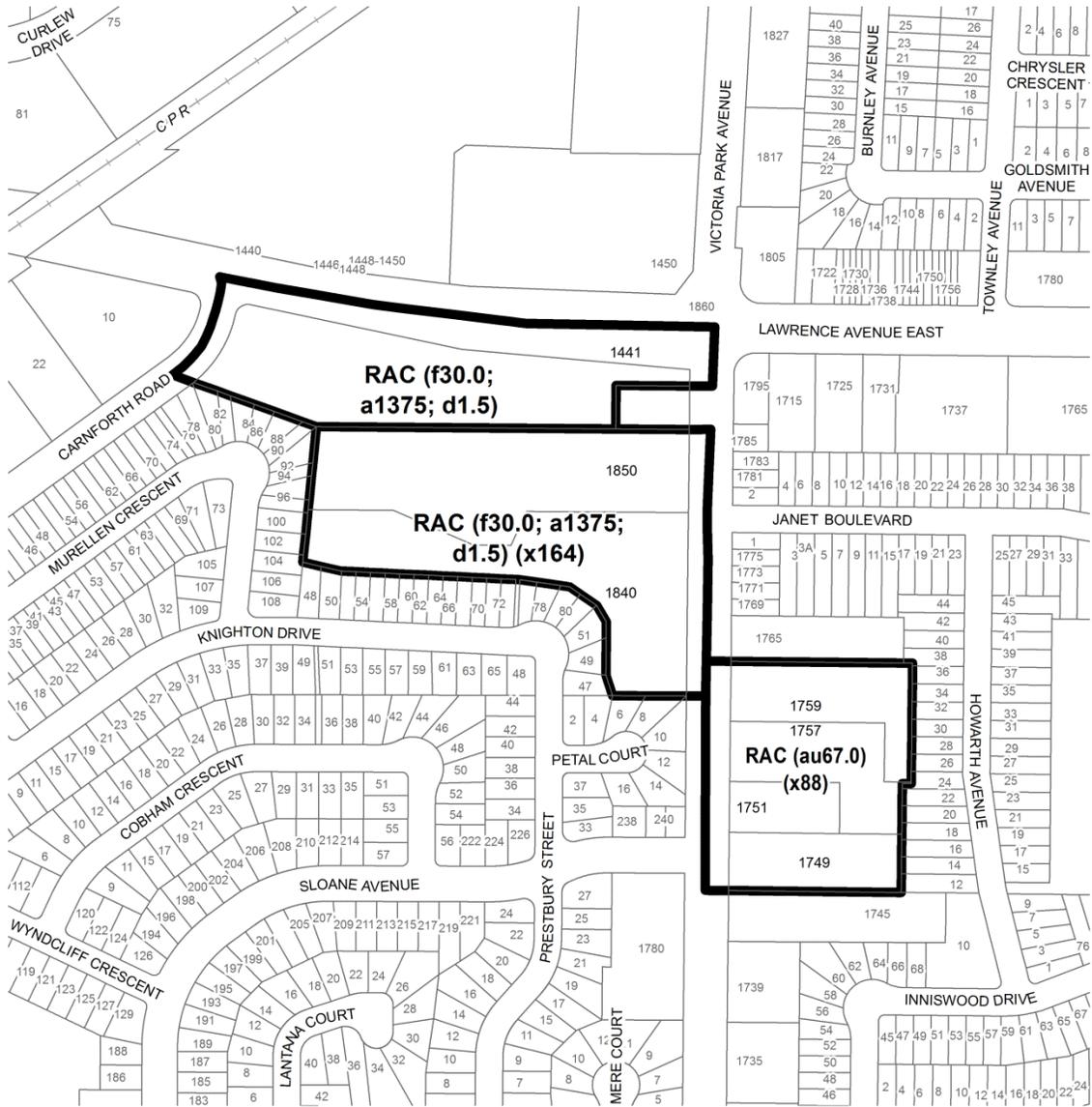
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 Not to Scale
 5/7/2014



Approved by: A. Theobald


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 Not to Scale
 5/5/2014



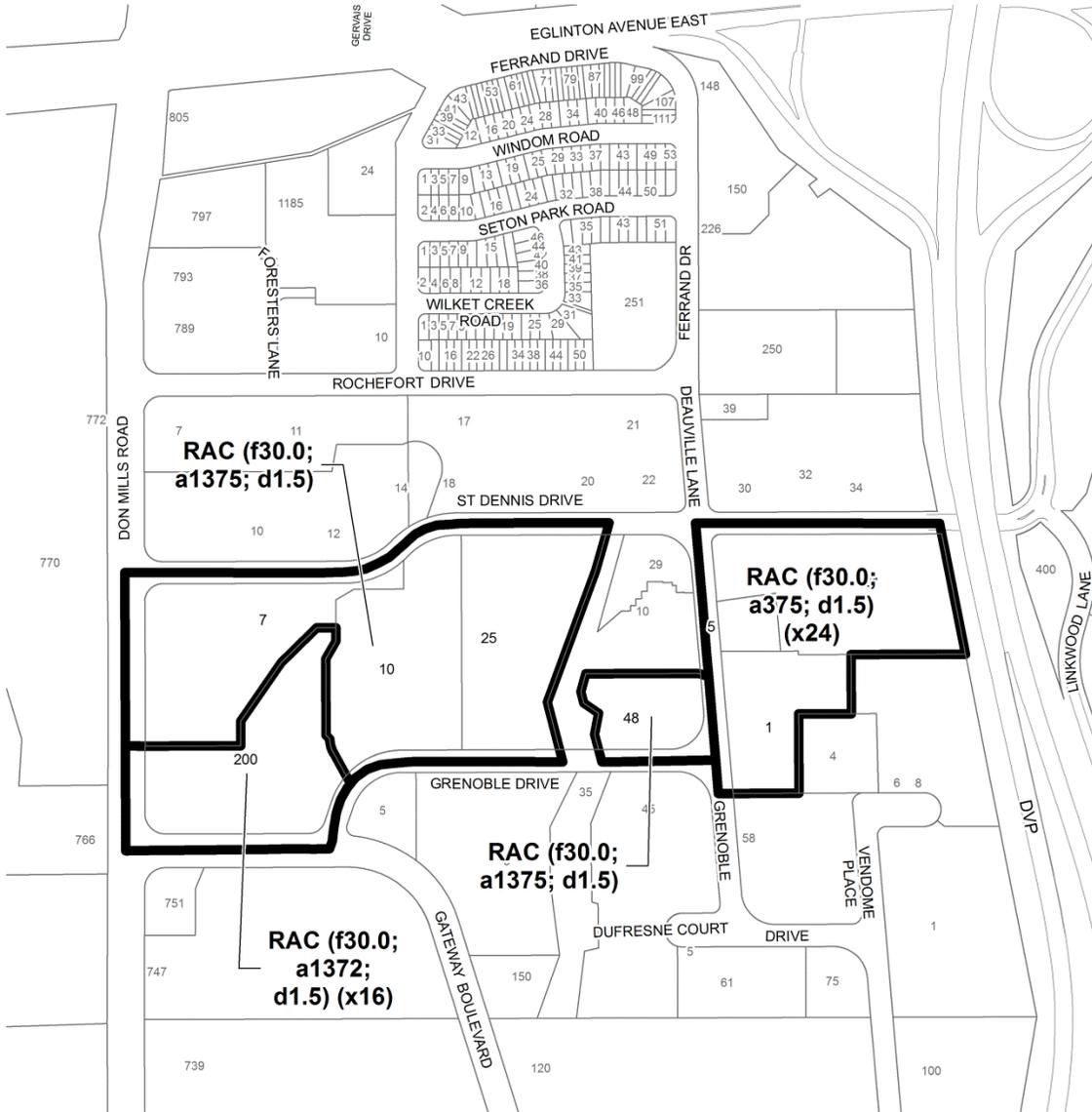
TORONTO City Planning
Schedule '53'

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



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 Not to Scale
 5/5/2014

Approved by: A. Theobald



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 Not to Scale
 5/6/2014