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

CITY OF TORONTO

Bill No. 557

BY-LAW No. -2014

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

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

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

The Council of the City of Toronto enacts:

1. The Zoning By-law Map in By-law No. 569-2013 is amended for the lands outlined by a thick black line on each of Schedules 1 to 90, inclusive, attached to this by-law, by changing the zone label for the lands to the zone label shown on the respective Schedules.

2. Regulation 15.20.20.100(1) in By-law 569-2013 is amended by replacing parts (A) to (E), inclusive, with the following, so that it reads:

"(A) they are not located above the first storey of an apartment building;

(B) a service shop or a veterinary hospital are located in non-residential buildings on the lot;

(C) if located in an apartment building, the uses may not occupy, in total, more than 50% of the interior floor area of the first storey in that apartment building;

(D) the total interior floor area of the uses may not exceed 400 square metres for the first 100 dwelling units on the lot, which may be increased by 50 square metres of interior floor area for each additional 25 dwelling units in excess of 100, to a maximum of 1,000 square metres of interior floor area;

(E) the interior floor area of an individual establishment may not exceed 200 square metres; and

(F) the calculation of total interior floor area is reduced by the area in the building used for:

(i) the same building areas as provided for in the calculation of gross floor area for an apartment building in regulation 15.5.40.40(1); and

(ii) in the case of an eating establishment or a take-out eating establishment, the areas used for associated offices, storage rooms, and staff rooms located in the basement."
3. Regulation 15.20.20.100(12) in By-law 569-2013 is amended by replacing parts (A) to (C), inclusive, with the following, so that it reads:

"(A) the goods or commodities may not be displayed closer to a **dwelling unit** than 7.5 metres;

(B) despite (A), above, the outdoor sale or display of goods or commodities in combination with a permitted use inside an **apartment building** may be located abutting that use if the area for the outdoor sale or display of those goods or commodities does not exceed 10 square metres;

(C) the goods or commodities may not be displayed closer to a **rear lot line** or a **side lot line** than:

(i) 3.0 metres where the **lot line** abuts a **street**; and

(ii) 7.5 metres in all other cases;

(D) the total area for the outdoor sale or display of goods or commodities may not exceed 400 square metres for the first 100 **dwelling units** on the **lot**, which may be increased by 50 square metres for each additional 25 **dwelling units** in excess of 100, to a maximum of 1,000 square metres; and

(E) the area for the outdoor sale or display of goods or commodities may not be located in areas required by this By-law for parking, loading, **driveways** or outdoor amenity space."

4. Regulation 15.20.20.100(13) in By-law 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), so that it reads:

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

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

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

(B) 7.5 metres in all other cases."
7. By-law 569-2013 is amended by inserting the following Section and Articles in Chapter 900, after Section 900.7:

"900.8  RAC - Zone

900.8.1  General

(1)  RAC Zone Exceptions

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

900.8.10  Exceptions for RAC Zone"

8. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(728) and adding Site Specific Exception 900.8.10(1), so that it reads:

"(1)  Exception RAC 1

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

Site Specific Provisions:

(A)  The number of permitted dwelling units is:

   (i)  a minimum of 145 dwelling units; and

   (ii) a maximum of 170 dwelling units;

(B)  The minimum building setback from a lot line abutting a street is 3.0 metres;

(C)  Amenity space must be provided within a building at a minimum rate of 1.0 square 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 required parking:

   (i) a minimum of 1.0 parking space per dwelling unit must be enclosed for residents; and

   (ii) a minimum of 0.3 parking space per dwelling unit must be for visitors;

(D) Parking spaces may be between the main wall and a lot line abutting a street if the parking space is set back a minimum of 3.0 metres from the lot line;

(E) Indoor amenity space must be provided at a minimum rate of one square metre for each dwelling unit;

(F) The maximum height for a building or structure is 54.0 metres;

(G) The maximum lot coverage may exceed 40%; and

(H) Swimming pools are permitted in the rear yard and side yards, if:

   (i) the yard is not abutting a street;

   (ii) the water surface area does not exceed 15% of the lot area; and

   (iii) the swimming pool is no closer to a lot line than 1.2 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)"

10. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(746) and adding Site Specific Exception 900.8.10(3), and in regulation (E) insert the word "residential" after the word "two" and add the letter "s" to the end of the word "building", so that it reads:

"(3) Exception RAC 3

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

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 12.0 metres;

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

(C) The maximum lot coverage is 15%;

(D) The maximum floor space index is 1.5;

(E) The minimum separation between the above ground main wall of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

(F) A below grade parking structure may be in a yard;

(G) The minimum building setback for a below grade parking structure is a distance equal to the vertical distance between the surface of the lowest floor of the structure and the average elevation of grade along the front lot line;

(H) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(I) A minimum of 209 parking spaces must be provided on the lot, of which a minimum of 128 parking spaces must be underground;

(J) A minimum of 40% of the lot area must be landscaping; and

(K) The maximum number of dwelling units must be no more than the sum of: The total number of Bachelors x 1.5, the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25, must not exceed 401 times the lot area in hectares; and, in no case, may 2-bedroom units exceed 31% of the total number of units, and 3-bedroom units may not exceed one per floor.
Prevailing By-laws and Prevailing Sections: (None Apply)"

11. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(745) and adding Site Specific Exception 900.8.10(4), and in regulation (E) insert the word "residential" after the word "two" and add the letter "s" to the end of the word "building", so that it reads:

"(4) Exception RAC 4

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

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 12.0 metres;

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

(C) The maximum lot coverage is 15%;

(D) The maximum floor space index is 1.5;

(E) The minimum separation between the above ground main wall of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

(F) A below grade parking structure may be in a yard;

(G) The minimum building setback for a below grade parking structure is a distance equal to the vertical distance between the surface of the lowest floor of the structure and the average elevation of grade along the front lot line;

(H) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(I) A minimum of 211 parking spaces must be provided on the lot, of which a minimum of 144 parking spaces must be underground;

(J) A maximum of six parking spaces are permitted in the front yard abutting Antrim Crescent;

(K) An area equal to no less than 43% of the gross floor area of the building or buildings, minus the gross floor area for basements, must be landscaping;

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

(M) The maximum number of dwelling units must be no more than the sum of: The total number of Bachelors x 1.5, the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25, must not exceed 401 times the lot area in hectares; and, in no case, may 2-bedroom units exceed 31% of the total number of units, and 3-bedroom units may not exceed one per floor.

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

12. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(579) and adding Site Specific Exception 900.8.10(5), and in regulation (D) insert the word "residential" after the word "two" so that it reads:

"(5) Exception RAC 5

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Warden Ave. is 18.0 metres;

(B) The minimum building setback from a lot line that abuts a street is 9.0 metres;

(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is a distance of half the height of the building;

(D) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

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

(F) Of the required parking spaces:

(i) a minimum of 66% must be below grade; and

(ii) a minimum of 11% must be surface parking spaces for visitors;
(G) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50;

(H) The maximum lot coverage is 22%;

(I) All parts of a building below grade must be set back from a lot line that abuts a street the greater of 3.0 metres or a distance equal to the full depth of the structure measured from the floor of the structure to the grade at the street line;

(J) An area equal to no less than 45% of the gross floor area of all buildings on the lot, minus the gross floor area of enclosed malls used for walkway purposes, must be landscaping;

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

(L) On Blocks B, D and E on Registered Plan M-1492, free-standing recreation buildings must be provided and must only serve these lands;

(M) The maximum height for a building or structure is 54.0 metres; and

(N) Swimming pools are permitted in the rear yard and side yards, if:

   (i) the yard is not abutting a street;

   (ii) the water surface area does not exceed 15% of the lot area; and

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

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

13. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(578) and adding Site Specific Exception 900.8.10(6), and in regulation (E) insert the word "residential" after the word "two" so that it reads:

"(6) Exception RAC 6

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

Site Specific Provisions:
(A) The minimum **building setback** from a **lot line** that abuts Finch Ave. and Warden Ave. is 18.0 metres;

(B) The minimum **building setback** from a **lot line** that abuts Bridletowne Circle is 12.0 metres;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;

(D) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance of half the height of the **building**;

(E) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

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

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

(i) a minimum of 66% must be below grade; and

(ii) a minimum of 11% must be surface **parking spaces** for visitors;

(H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;

(I) The maximum **lot coverage** is 15%;

(J) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;

(K) An area equal to no less than 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be landscaping;

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

(M) The maximum height for a **building** or **structure** is 54.0 metres; and
Swimming pools are permitted in the rear yard and side yards, if:

(i) the yard is not abutting a street;

(ii) the water surface area does not exceed 15% of the lot area; and

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

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

14. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(598) and adding Site Specific Exception 900.8.10(7), so that it reads:

"(7) Exception RAC 7

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(B) Parking spaces must be provided at a minimum rate of 1.4 spaces per dwelling unit;

(C) Of the required parking spaces:

(i) a minimum of 1.2 parking spaces must be below grade for residents;

(ii) a minimum of 0.2 parking spaces must be surface spaces for visitors; and

(iii) a maximum of 0.2 parking spaces per dwelling unit may be in a street yard;

(D) Amenity space must be provided at a minimum rate of 93 square metres for the first dwelling unit, plus an additional 1.9 square metres for each unit over 50;

(E) The maximum lot coverage is 40%;

(F) The maximum height for a building or structure is 70.0 metres;

(G) Swimming pools are permitted in the rear yard and side yards, if:

(i) the yard is not abutting a street;

(ii) the water surface area does not exceed 15% of the lot area; and

(iii) the swimming pool is no closer to a lot line than 1.2 metres;
(H) The parking space requirements and the amenity space requirements apply collectively to the whole of the area.

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

15. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(599) and adding Site Specific Exception 900.8.10(8), so that it reads:

"(8) Exception RAC 8

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(B) Parking spaces must be provided at a minimum rate of 1.4 spaces per dwelling unit;

(C) Of the required parking spaces:
   (i) a minimum of 1.2 parking spaces must be below grade for residents;
   (ii) a minimum of 0.2 parking spaces must be surface spaces for visitors; and
   (iii) a maximum of 0.2 parking spaces per dwelling unit may be in a street yard;

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

(E) The maximum lot coverage is 40%;

(F) The maximum height for a building or structure is 65.0 metres;

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

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

Prevailing By-laws and Prevailing Sections: (None Apply)"
16. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(601) and adding Site Specific Exception 900.8.10(9), so that it reads:

"(9) Exception RAC 9

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

Site Specific Provisions:

(A) The maximum floor space index is 1.6;

(B) The minimum building setback from a lot line that abuts Warden Ave. is 18.0 metres;

(C) The minimum building setback from a lot line that abuts a street is 9.0 metres;

(D) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;

(E) Of the required parking spaces:

(i) a minimum of 1.2 parking spaces must be enclosed or below grade for residents; and

(ii) a minimum of 0.2 parking spaces must be surface spaces for visitors;

(F) All parts of a building below grade must be set back from a lot line that abuts a street the greater of 3.0 metres or a distance equal to the full depth of the structure measured from the floor of the structure to the grade at the street line;

(G) Amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50;

(H) An area equal to no less than 45% of the total gross floor area of all buildings on the lot must be landscaping;

(I) The maximum lot coverage is 16%;

(J) The maximum height for a building or structure is 54.0 metres; and

(K) Swimming pools are permitted in the rear yard and side yards, if:

(i) the yard is not abutting a street;

(ii) the water surface area does not exceed 15% of the lot area; and

(iii) the swimming pool is no closer to a lot line than 1.2 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)"

17. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(600) and adding Site Specific Exception 900.8.10(10), so that it reads:

"(10) **Exception RAC 10**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) **Parking spaces** must be provided at a minimum rate of 1.4 spaces per **dwelling unit**;

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

(i) a minimum of 1.2 **parking spaces** must be below grade for residents; and

(ii) a minimum of 0.2 **parking spaces** must be surface spaces for visitors;

(D) Despite regulations to the contrary, **parking spaces** may be in a **street yard**;

(E) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;

(F) The maximum **lot coverage** is 40%;

(G) The maximum height for a **building** or **structure** is 54.0 metres;

(H) Despite regulations to the contrary, swimming pools are permitted in any yard; and

(I) The requirements of this exception and this by-law apply collectively to the whole of this area.

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

18. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(763) and adding Site Specific Exception 900.8.10(11), and in regulation (D) insert the word "**residential**" after the word "two", so that it reads:

"(11) **Exception RAC 11**

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

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

   (i) 36.0 metres measured from the original centre line of the **street** if the **front lot line** abuts Sheppard Ave.; and

   (ii) 12.0 metres in all other cases;

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

   (i) 21.0 metres measured from the original centre line of the **street** if the **side lot line** abuts Sheppard Ave.; and

   (ii) 3.0 metres in all other cases;

(C) The minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

(D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

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

(F) The maximum **lot coverage** is 15%;

(G) A minimum of 70% of the **lot area** must be **landscaping**;

(H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;

(I) A minimum of 67% of all **parking spaces** must be underground;

(J) A minimum of 33% of the **parking space** must be for visitor parking;

(K) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and

(L) The maximum **building** height is 54.0 metres.

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

19. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(764) and adding Site Specific Exception 900.8.10(12), deleting regulation (L), replacing the letter
"(M)" with "(L)", and inserting the word "and" after the word "metres" in regulation (K)(ii), so that it reads:

"(12) Exception RAC 12

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

Site Specific Provisions:

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

(i) 36.0 metres measured from the original centreline of the street if the front lot line abuts Sheppard Ave. or Birchmount Rd.; and

(ii) 18.0 metres in all other cases;

(B) The minimum building setback from a side lot line and rear lot line is a distance equal to the greater of:

(i) half the height of the building; and

(ii) half the length of the building;

(C) The minimum building setback from a lot line that abuts a lot in an RD zone or RS zone is 15.0 metres;

(D) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

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

(F) The maximum lot coverage is 18%;

(G) A minimum of 50% of the lot area must be landscaping;

(H) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;

(I) A minimum of 67% of all parking spaces must be underground;

(J) A minimum of 33% of the parking space must be for visitor parking;

(K) On the lands municipally known as 365 Bay Mills Boulevard a Day Nursery is permitted if:
(i) it is on the ground floor; and

(ii) it has an **interior floor area** less than 372 square metres;

(L) The maximum **building** height is 54.0 metres.

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

20. **By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(584) and adding Site Specific Exception 900.8.10(13), and in regulation (E) insert the word "residential" after the word "two", so that it reads:**

"(13) **Exception RAC 13**

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

Site Specific Provisions:

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

(B) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 36.0 metres, measured from the original centreline of the **street**;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;

(D) The minimum **building setback** from a **side lot line** is a distance of half the **height of the building**;

(E) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

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

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

(i) a minimum of 77% must be below grade; and

(ii) a minimum of 11% must be for visitors;

(H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;

(I) The maximum **lot coverage** is 18%;
(J) A minimum of 50% of the lot area must be landscaping;

(K) The maximum height for a building or structure is 54.0 metres; and

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

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

21. By-law 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), and in regulation (C) insert the word "residential" after the word "two", so that it reads:

"(15) Exception RAC 15

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

Site Specific Provisions:

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

(i) 18.0 metres if the lot line abuts Sheppard Ave., Neilson Rd. or Finch Ave.;

(ii) 12.0 metres if the lot line abuts Tapscott Rd. or Washburn Way; and

(iii) 9.0 metres in all other cases;

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

(C) The minimum separation between all above ground main walls of two residential buildings on the same lot is the distance equal to half the cumulative total height of the two buildings;

(D) The maximum lot coverage is 15%;

(E) Parking spaces must be provided at the following minimum rate:

(i) 1.0 for each dwelling unit and used for below grade resident parking; and

(ii) 0.12 for each dwelling unit and used for surface visitor parking;

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

(G) A minimum of 45% of the lot area must be soft landscaping; and

(H) The minimum building setback from a lot line for a below grade parking structures is a distance equal to the vertical distance from the surface of the
lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

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

23. **By-law 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), and in regulation (D) insert the word "**residential**" after the word "two", so that it reads:

"(17) **Exception RAC 17**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 36.0 metres, measured from the centreline of the **street**;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres, measured from the centreline of the **street**;

(C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

(D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

(E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
(F) Of the required parking spaces:

(i) a minimum of 66% must be below grade; and

(ii) a minimum of 11% must be for surface parking spaces for visitors;

(G) The maximum lot coverage is 15%;

(H) An area equal to no less than 45% of the gross floor area of all buildings on the lot, minus the gross floor area of enclosed malls used for walkway purposes, must be landscaping;

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

(J) The maximum height for a building or structure is 54.0 metres; and

(K) Swimming pools are permitted in the rear yard and side yards, if:

(i) the yard is not abutting a street;

(ii) the water surface area does not exceed 15% of the lot area; and

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

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

25. By-law 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 adding Site Specific Exception 900.8.10(19), so that it reads:

"(19) Exception RAC 19

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Sheppard Ave. and Chichester Place is 2.8 metres;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(C) The minimum **building setback** within 10.0 metres from the **lot line** intersection of Sheppard Ave. and Chichester Place is 2.0 metres;

(D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;

(E) **Parking spaces** must be provided for an **apartment building** existing on the **lot** as of July 2007 at a minimum rate of 1.0 **parking spaces** per **dwelling unit**;

(F) Of the required **parking spaces** required in (E):

   (i) a minimum of 0.85 **parking spaces** must be for residents; and

   (ii) a minimum of 0.15 **parking spaces** must be for visitors;

(G) **Parking spaces** must be provided for an **apartment building** constructed after July 2007 at a minimum rate of 1.2 **parking spaces** per **dwelling unit**;

(H) Of the required **parking spaces** required in (G):

   (i) a minimum of 1.05 **parking spaces** must be for residents; and

   (ii) a minimum of 0.15 **parking spaces** must be for visitors;

(I) **Parking spaces** may exist between the **main wall** and a **lot line** abutting a **street**;

(J) The maximum height for a **building** or **structure** is 58.0 metres, measured from the average elevation of grade at the **lot line** abutting a **street** to the top of the **building**, excluding parapet walls, rooftop mechanical equipment and penthouses;
(K) No maximum **lot coverage** applies; and

(L) Swimming pools are permitted in the **rear yard** and **side yards**, if:

(i) the yard is not abutting a **street**;

(ii) the water surface area does not exceed 15% of the **lot area**; and

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

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 36, of former City of Scarborough by-law 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), and in regulation (D) insert the word "**residential**" after the word "two", so that it reads:

"(20) **Exception RAC 20**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Sheppard Ave. is 36.0 metres;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;

(C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

(D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

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

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

   (i) a minimum of 66% must be below grade; and

   (ii) a minimum of 11% must be surface **parking spaces** for visitors;

(G) The maximum **lot coverage** is 15%;
(H) An area equal to no less than 45% of the gross floor area of all buildings on the lot, minus the gross floor area of enclosed malls used for walkway purposes, must be landscaping;

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

(J) Indoor amenity space must be provided as follows:

   (i) at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50, to a maximum of 93 square metres in one room; and

   (ii) if the result of applying the rate in (A) exceeds 93 square metres, two or more rooms must be provided in the building with each room having a minimum floor area of 46 square metres;

(K) All parts of a building below grade must be set back from a lot line that abuts a street the greater of 3.0 metres or a distance equal to the full depth of the structure measured from the floor of the structure to the grade at the street line;

(L) The maximum height for a building or structure is 54.0 metres; and

(M) Swimming pools are permitted in the rear yard and side yards, if:

   (i) the yard is not abutting a street;

   (ii) the water surface area does not exceed 15% of the lot area; and

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

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

28. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(574) and adding Site Specific Exception 900.8.10(21), in regulation (C) insert the word "residential" after the word "two", and in regulation (K) delete part (i) and re-letter the remaining parts as (i) and (ii), so that it reads:

"(21) Exception RAC 21"

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

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

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

(C) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

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

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

   (i) a minimum of 66% must be below grade; and

   (ii) a minimum of 11% must be for visitors;

(F) The maximum **lot coverage** is 15%;

(G) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;

(H) A minimum of 70% of the **lot area** must be **landscaping**;

(I) The maximum height for a **building** or **structure** is 54.0 metres;

(J) Swimming pools are permitted in the **rear yard** and **side yards**, if:

   (i) the yard is not abutting a **street**;

   (ii) the water surface area does not exceed 15% of the **lot area**;

   (iii) the swimming pool is no closer to a **lot line** than 1.2 metres, subject to (iv); and

   (iv) the swimming pool is no closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone; and

(K) The following uses are also permitted on Block B, Registered Plan M-1272:

   (i) a **day nursery** if it does not exceed a **gross floor area** of 140 square metres; and
(ii) recreational facilities.

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

29. By law 569-2013 is amended by deleting Site Specific Exception 900.7.10(331) and adding Site Specific Exception 900.8.10(22), so that it reads:

"(22) Exception RAC 22

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

Site Specific Provisions:

(A) The minimum building setback from the lot line abutting Danforth Rd. is 25 metres, measured from the original centre line of Danforth Rd.;

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

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

(D) Amenity space must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per dwelling unit in excess of 50; and

(E) The maximum lot coverage is 33%.

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

30. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(332) and adding Site Specific Exception 900.8.10(23), so that it reads:

"(23) Exception RAC 23

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(B) The main wall with a vehicle entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(C) The minimum building setback from a side lot line or rear lot line is equal to half the height of the building;
(D) **Amenity space** must be provided at a minimum rate of 0.9 square metres per dwelling unit;

(E) No **parking spaces** may be within a required yard that abuts a **street**; and

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

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

31. By-law 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 adding Site Specific Exception 900.8.10(25), so that it reads:

"(25) **Exception RAC 25**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd., Eglinton Ave. or Markham Rd.;

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

(C) The maximum **lot coverage** is 18%;
(D) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

(E) **Parking spaces** must be provided at a minimum rate of:

(i) 1.0 for each **dwelling unit** and used for tenant parking; and

(ii) 0.125 for each **dwelling unit** and used for visitor parking;

(F) A minimum of 70% of all **parking spaces** must be in a below grade **structure**;

(G) A maximum of 8 **parking spaces** may be 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 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 adding Site Specific Exception 900.8.10(27), so that it reads:

"(27) Exception RAC 27

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd. is 36.0 metres, measured from the original centreline of the street;

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

(C) The minimum building setback from a rear lot line is 13.5 metres;

(D) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(E) The maximum lot coverage is 18%;

(F) Parking spaces must be provided at a minimum rate of:

(i) 1.0 for each dwelling unit for resident use; and

(ii) 0.125 for each dwelling unit and used for visitor parking space; and

(G) 75% of all parking spaces must be at or above grade.

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

35. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(669) and adding Site Specific Exception 900.8.10(28), so that it reads:

"(28) Exception RAC 28

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

Site Specific Provisions:

(A) The maximum height is the lawful height of the lawfully existing building on the lot;

(B) The minimum building setback from a lot line that abuts a street is the lawful building setback of the lawfully existing building on the lot;
(C) The minimum building setback from a side lot line that does not abut a street is a distance equal to the lawful building setback of the lawfully existing building from that side lot line;

(D) The minimum building setback from a rear lot line that does not abut a street is a distance equal to the lawful building setback of the lawfully existing building from that rear lot line;

(E) The maximum lot coverage is 40%;

(F) A below grade parking structure must be set back from a lot line that abuts a road a minimum of 3.0 metres;

(G) Amenity space must be provided at a minimum rate of 1.0 square metres for each dwelling unit; and

(H) Parking spaces must be provided at a minimum rate of:

   (i) 1.0 for each dwelling unit and used for resident parking; and

   (ii) 0.3 for each dwelling unit and used for visitor parking.

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

36. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(688) and adding Site Specific Exception 900.8.10(29), and replacing the contents of regulation (D), so that it reads:

"(29) Exception RAC 29

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

Site Specific Provisions:

(A) The minimum building setback is:

   (i) 6.0 metres if a building has a maximum height the lesser of 10.5 metres and 3 storeys; and

   (ii) 14.0 metres if a building has a maximum height more than 10.5 metres and 3 storeys;

(B) The minimum building setback from a lot line that abuts a lot in an RD, RS, RT or RM zone is:

   (i) 35.0 metres if the building has a maximum height the lesser of 10.5 metres and 3 storeys; and
(ii) 45.0 metres if a building has a maximum height more than 10.5 metres and 3 storeys;

(C) Despite (B), a gatehouse is permitted;

(D) The maximum number of dwelling units for these lands, in total, is 338, of which a maximum of 14 dwelling units must be in one or more buildings of three storeys or less in height;

(E) A balcony, porch or canopy may encroach into a required building setback between the main wall of the building and a lot line abutting a street, if the balcony, porch or canopy does not have a length of more than 4.0 metres along the main wall of the building;

(F) A below grade structure must be set back a minimum of 3.0 metres from a lot line that abuts a street, unless the lot line abuts Exchequer Place, for which no setback is required;

(G) Amenity space must be provided at a minimum rate of 3.0 square metres for each dwelling unit; and

(H) Parking spaces must be provided at a minimum rate of 1.4 for each dwelling unit, of which 1.0 for each dwelling unit must be for resident use and 0.2 for each dwelling unit must be for at grade visitor parking.

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

37. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(672) and adding Site Specific Exception 900.8.10(30), and by deleting regulation (J) and adding the word "and" following "underground;" in regulation (H), so that it reads:

"(30) Exception RAC 30

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

Site Specific Provisions:

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

   (i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Lawrence Ave.; and

   (ii) 12.0 metres if the lot line abuts Galloway Rd.;

(B) The minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building;
(C) The portion of a below grade structure used for parking spaces must be set back from a lot line that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the lot line abutting the street;

(D) The maximum lot coverage is 15%;

(E) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(F) Amenity space must be located in a building and each room used for amenity space has a minimum interior floor area of 46.0 square metres and a maximum interior floor area of 93.0 square metres;

(G) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;

(H) A minimum of 67% of all parking spaces must be underground; and

(I) A minimum of 33% of the parking spaces must be for visitor parking.

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

38. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(322) and adding Site Specific Exception 900.8.10(31), so that it reads:

"(31) Exception RAC 31

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

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 12 metres;

(B) The minimum building setback from a side lot line that abuts a street is 9 metres;

(C) The minimum building setback from a rear lot line, or a side lot line that does not abut a street is a distance equal to half the height of the building;

(D) The minimum separation distance between the main walls of two residential buildings on the same lot is the average of the combined height of the two buildings;

(E) A maximum of 50% of the gross floor area of the first floor may be used for dwelling units;
Amenity space must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per dwelling unit in excess of 50;

Parking spaces must be provided at a minimum rate of 1.125 parking spaces per dwelling unit, of which:
(i) a minimum of 50% of the spaces must be below grade; and
(ii) 0.125 spaces per dwelling unit must be visitor parking spaces;

The maximum lot coverage is the lawful lot coverage of the lawfully existing buildings on each lot; and

A minimum 40% of the lot area must be landscaping.

By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(320) and adding Site Specific Exception 900.8.10(32), so that it reads:

"(32) Exception RAC 32

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

Site Specific Provisions:

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;

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;

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;

Amenity space must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per dwelling unit in excess of 50;

The maximum lot coverage is 18%;

A minimum of 70% of the lot area must landscaping;
(G) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:

(i) a minimum of 65% of the **parking spaces** must be below grade; and

(ii) 0.11 spaces per **dwelling unit** must be surface parking for visitors; and

(H) The minimum **building setback** for a below grade parking **structures** is equivalent to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

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

40. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(748) and adding Site Specific Exception 900.8.10(33), so that it reads:

"(33) **Exception RAC 33**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is:

(i) 36.0 metres, measured from the original centerline of the **street**, if the **lot line** abuts Kennedy Rd.; and

(ii) 12.0 metres in all other cases;

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

(C) The maximum **lot coverage** is 18%;

(D) The minimum **building setback** from a **rear lot line** is 13.5 metres;

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

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

(G) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**; and

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

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

41. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(325) and adding Site Specific Exception 900.8.10(34), so that it reads:

"(34) Exception RAC 34

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

Site Specific Provisions:

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

(B) The maximum lot coverage is 15%;

(C) A minimum 70% of the lot area must be landscaping;

(D) Parking spaces must be provided at a minimum rate of 1.125 parking spaces per dwelling unit, of which:

(i) a minimum of 65% of the parking spaces must be below grade; and

(ii) 0.11 parking spaces per dwelling unit must be surface parking for visitors;

(E) The minimum building setback for underground parking structures is a distance equal to half the vertical distance from the lowest floor of the structure to the average elevation of grade at the street line; and

(F) Amenity space must be provided at a minimum rate of 0.9 square metres per dwelling unit.

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

42. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(653) and adding Site Specific Exception 900.8.10(35), so that it reads:

"(35) Exception RAC 35

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

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

(i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and

(ii) 9.0 metres in all other cases;

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

(C) The maximum **lot coverage** is 33%;

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

(E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and

(F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

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

43. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(654) and adding Site Specific Exception 900.8.10(36), so that it reads:

"(36) **Exception RAC 36**

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

Site Specific Provisions:

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

(i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and

(ii) 9.0 metres in all other cases;

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

(C) The maximum **lot coverage** is 33%;

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

(F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

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

44. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(326) and adding Site Specific Exception 900.8.10(37), and deleting regulation (F), so that it reads:

"(37) **Exception RAC 37**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) **Amenity space** must be provided at a minimum rate of 1.0 square metres per **dwelling unit**;

(C) The minimum number of **parking spaces** required is 1.4 spaces per **dwelling unit**;

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

(i) a minimum of 1.0 **parking spaces** per **dwelling unit** must be in a **building** for resident use; and

(ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitor parking; and

(E) The **lot coverage** regulations of this by-law do not apply.

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

45. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(768) and adding Site Specific Exception 900.8.10(38), and in regulation (D) insert the word "**residential**" after the word "two", so that it reads:

"(38) **Exception RAC 38**

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

(A) The minimum **building setback** from a **front lot line** that abuts a **street** is:
   
   (i) 36.0 metres measured from the original centre line of the **street** if the **front lot line** abuts Sheppard Ave. or Kennedy Rd.; and
   
   (ii) 12.0 metres in all other cases;

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

(C) The minimum **building setback** from a **lot line** that abuts a **lot** in an RD or RS zone is 15.0 metres;

(D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

(E) A minimum of 50% of the **lot area** must **landscaping**;

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

(G) The maximum **lot coverage** is 18%;

(H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;

(I) A minimum of 67% of all **parking spaces** must be underground;

(J) A minimum of 33% of the **parking spaces** must be for visitors;

(K) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and

(L) The maximum **building** height is 54.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)"
46. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(501) and adding Site Specific Exception 900.8.10(39), so that it reads:

"(39) Exception RAC 39

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Kennedy Rd., measured from the original centreline of the street, is 25.0 metres;

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

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

(D) The maximum lot coverage is 33%; and

(E) A lawfully existing nursing home is permitted on the eastern portion of the lot, if:

   (i) the maximum number of beds does not exceed 230;

   (ii) a minimum of 30% of the area of the eastern portion of the lot is landscaping;

   (iii) the minimum building setback from a lot line that abuts a street, other than Kennedy Rd., is 7.5 metres; and

   (iv) the minimum building setback from a side lot line is a distance equal to half the height of the building.

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

47. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(553) and adding Site Specific Exception 900.8.10(40), so that it reads:

"(40) Exception RAC 40

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) **Parking spaces** must be provided at a minimum rate of 1.3 **parking spaces** per **dwelling unit**;

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

(i) a minimum of 1.0 **parking spaces** per **dwelling unit** must be for residents and must be enclosed; and

(ii) a minimum of 0.3 **parking spaces** per **dwelling unit** must be for visitors;

(D) Indoor **amenity space** must be provided at a minimum rate of 1.0 square metres for each **dwelling unit**;

(E) The maximum height for a **building** or **structure** is 8 **storeys**;

(F) The maximum **lot coverage** is 40%;

(G) Swimming pools are permitted in the **rear yard** and **side yards**, if:

(i) the yard is not abutting a **street**;

(ii) the water surface area does not exceed 15% of the **lot area**;

(iii) the swimming pool is no closer to a **lot line** than 1.2 metres, subject to (iv); and

(iv) the swimming pool is no closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone; and

(H) A **day nursery** with a maximum **gross floor area** is 335 square metres is permitted.

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

48. **By-law 569-2013** is amended by deleting Site Specific Exception 900.7.10(554) and adding Site Specific Exception 900.8.10(41), so that it reads:

"(41) **Exception RAC 41**

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

Site Specific Provisions:

(A) The minimum **building setback** from the **front lot line** is 12.0 metres;

(B) The minimum **building setback** from a **lot line** is a distance equal to half the height of the **building**;
(C) **Parking spaces** must be provided at a minimum rate of 1.3 **parking spaces per dwelling unit**;

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

(i) a minimum of 1.0 **enclosed parking spaces per dwelling unit** must be for residents;

(ii) a minimum of 0.1 **parking spaces per dwelling unit** must be for residents and may be either enclosed or surface spaces;

(iii) a minimum of 0.2 **parking spaces per dwelling unit** must be surface spaces for visitors; and

(iv) **parking spaces** may be between the **main wall** and the **lot line** abutting a **street**;

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

(F) A minimum of 45% of the **lot area** must be **landscaping**;

(G) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** the greater of 3.0 metres or a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street line**;

(H) The maximum height for a **building** or **structure** is 8 **storeys**;

(I) The maximum **lot coverage** is 20%;

(J) Swimming pools are permitted in the **rear yard** and **side yards**, if:

(i) the yard is not abutting a **street**;

(ii) the water surface area does not exceed 15% of the **lot area**; and

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

(K) A **day nursery** with a maximum **gross floor area** is 233 square metres is permitted.

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

49. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(675) and adding Site Specific Exception 900.8.10(42), so that it reads:

"(42) **Exception RAC 42**"
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

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

   (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Lawrence Ave.; and

   (ii) 12.0 metres if the **lot line** abuts Galloway Rd.;

(B) The portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;

(C) The maximum **lot coverage** is 15%;

(D) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

(E) **Amenity space** must be located in a **building** and each room used for **amenity space** must have a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;

(F) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;

(G) A minimum of 67% of all **parking spaces** must be underground; and

(H) A minimum of 33% of the **parking spaces** must be for visitors.

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

50. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(650) and adding Site Specific Exception 900.8.10(43), so that it reads:

"(43) **Exception RAC 43**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts at **street** is:
(i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and

(ii) 12.0 metres in all other cases;

(B) The minimum building setback from a side lot line that does not abut a street is a distance equal to half the height of the building;

(C) The minimum building setback from a rear lot line is 13.5 metres;

(D) The maximum lot coverage is 33%;

(E) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50; and

(F) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit.

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

51. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(661) and adding Site Specific Exception 900.8.10(44), so that it reads:

"(44) Exception RAC 44

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

Site Specific Provisions:

(A) A dwelling unit may be in a detached house, a semi-detached house, a townhouse, or an apartment building;

(B) The permitted maximum number of dwelling units is:

(i) in an apartment building, 1 for each 80.0 square metres of lot area; and

(ii) in a detached house, semi-detached house or townhouse, 1 for each 199 square metres of lot area;

(C) The minimum building setback from a lot line that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd. is 36.0 metres, measured from the original centreline of the street;

(D) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(E) For an apartment building a maximum of 50% of the gross floor area of the first floor may be used for dwelling units;

(F) The maximum lot coverage is 33%;

(G) For an apartment building, amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50; and

(H) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit.

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

52. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(651) and adding Site Specific Exception 900.8.10(45), so that it reads:

"(45) Exception RAC 45

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

Site Specific Provisions:

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

   (i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and

   (ii) 25.0 metres, measured from the original centreline of the street, if the lot line abuts Scarborough Golf Club Rd., Bellamy Rd. or Orton Park Rd.;

(B) The minimum building setback from a side lot line that does not abut a street is a distance equal to half the height of the building;

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

(D) The maximum lot coverage is 33%;

(E) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50; and

(F) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)"
53. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(662) and adding Site Specific Exception 900.8.10(46), so that it reads:

"(46) Exception RAC 46

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

Site Specific Provisions:

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

(i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and

(ii) 25.0 metres, measured from the original centreline of the street, if the lot line abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd.;

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

(C) For an apartment building a maximum of 50% of the gross floor area of the first floor may be used for dwelling units;

(D) For an apartment building, amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(E) The maximum lot coverage is 33%; and

(F) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit.

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

54. By-law 569-2013 is amended by adding Site Specific Exception 900.8.10(47), so that it reads:

"(47) Exception RAC 47

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

Site Specific Provisions:

(A) The minimum building setback for a building that abuts a street is:
(i) 36.0 metres if the lot line abuts Lawrence Ave., measured from the original centreline of the street;

(ii) 31.0 metres if the lot line abuts Morningside Ave., measured from the original centreline of the street; and

(iii) 9.0 metres from any other street;

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

(C) The portion of a below grade structure used for parking spaces must be set back from a lot line that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the lot line abutting the street;

(D) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(E) Amenity space must be located in a building and each room used for amenity space has a minimum interior floor area of 46.0 square metres and a maximum interior floor area of 93.0 square metres;

(F) An area of the lot equal to a minimum of 45% of the gross floor area of all buildings on the lot must be soft landscaping;

(G) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;

(H) A minimum of 67% of all parking spaces must be underground; and

(I) A minimum of 33% of the parking spaces must be for visitors.

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

55. By-law 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 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%;
By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(658) and adding Site Specific Exception 900.8.10(50), and deleting regulation (J), so that it reads:

"(50) Exception RAC 50

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

Site Specific Provisions:

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

(i) 36.0 metres, measured from the original centreline of the street is the minimum building setback from a lot line that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and

(ii) 18.0 metres in all other cases;

(B) The minimum building setback from a side lot line that does not abut a street is a distance equal to half the height of the building;

(C) The minimum building setback from a rear lot line that does not abut a street is 13.5 metres;

(D) A maximum of 50% of the gross floor area of the first floor may be used for dwelling units;

(E) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(F) The maximum height of a building is the lesser of 12 storeys and 38.0 metres;

(G) The maximum lot coverage is 55%;

(H) Parking spaces must be provided at a minimum rate of:

(i) 1.0 for each dwelling unit for resident parking; and

(ii) 0.125 for each dwelling unit for visitor parking; and
(I) A minimum of 50% of the resident parking spaces required in H(i) must be at or above grade.

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

58. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(663) and adding Site Specific Exception 900.8.10(51), so that it reads:

"(51) Exception RAC 51

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd. is 36.0 metres, measured from the original centreline of the street;

(B) The minimum building setback from a side lot line that does not abut a street is a distance equal to half the height of the building;

(C) The minimum building setback from a rear lot line that does not abut a street is 13.5 metres;

(D) A building or structure must be set back a minimum of 10.0 metres from a stable top-of-bank;

(E) For an apartment building, amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(F) The maximum height of a building is the lesser of 11 storeys and 35.0 metres;

(G) The maximum lot coverage is 15%;

(H) The part of a building used for below grade parking must be set back from a lot line that abuts a street a distance equal to half the vertical distance from the surface of the lowest floor to surface grade at the lot line abutting the street;

(I) Parking spaces must be provided at the minimum rate of:

(i) 1.0 for each dwelling unit for resident parking; and

(ii) 0.125 for each dwelling unit for visitor parking;

(J) A minimum of 66% of all parking spaces must be underground; and
(K) A minimum of 70% of the lot area must be landscaping, and of that landscaping a minimum of 50% must be soft landscaping.

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

59. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(637) and adding Site Specific Exception 900.8.10(52), and deleting regulation (E)(v), so that it reads:

"(52) Exception RAC 52

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

Site Specific Provisions:

(A) A dwelling unit may be in a detached house, a semi-detached house, a duplex, a triplex, a fourplex or an apartment building;

(B) A parking space may be within 16.0 metres of a lot line that abuts Dunelm St.;

(C) Parking spaces must be provided at a minimum rate of:

   (i) 1.0 for each dwelling unit for resident use and located in a building; plus

   (ii) 0.2 for each dwelling unit for visitor parking;

(D) The maximum lot coverage is 33%;

(E) For an apartment building the following applies:

   (i) the maximum number of dwelling units in an apartment building is not more than 1 dwelling unit for each 71 square metres of lot area;

   (ii) the minimum building setback from a lot line that abuts a street is:

      (a) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Kingston Rd., Eglinton Ave. or Markham Rd.; and

      (b) 9.0 metres in all other cases;

   (iii) the minimum building setback from a side lot line or rear lot line that does not abut a street is a distance equal to half the height of the building; and
(iv) amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50; and

(F) For a dwelling unit in a detached house, semi-detached house, duplex, triplex or fourplex the following applies:

(i) the maximum number of dwelling units is no more than 1 for each 632 square metres of lot area;

(ii) the minimum building setback from a lot line that abuts a street is 3.0 metres; and

(iii) the floor area of each dwelling unit is:

(a) a minimum of 111 square metres; and

(b) a maximum of 168 square metres.

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

60. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(689) and adding Site Specific Exception 900.8.10(53), and in regulation (C) insert the word "residential" after the word "two" and add the letter "s" to the end of the word "building", so that it reads:

"(53) Exception RAC 53

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 18.0 metres if the lot line abuts Finch Ave. or McCowan Rd.;

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

(C) The minimum separation between the above ground main wall of two residential buildings is the distance equal to half the combined total height of the two buildings;

(D) The maximum lot coverage is 15%;

(E) Amenity space must be provided at a minimum rate of 46 square metres plus 0.9 square metres for each dwelling unit in excess of 50. If the total amount of amenity space required for all dwelling units exceeds 93 square metres, then the
required amenity space must be provided in two or more rooms, with each room having an interior floor area of not less than 46 square metres and not more than 93 square metres;

(F) The minimum lot area for landscaping, is an area equal to 45% of the gross floor area of all buildings, minus the gross floor area of the free-standing recreation building and enclosed public malls used for walkway purposes;

(G) Below grade structures are permitted in all required yards if they are no closer to a lot line that abuts a street than the greater of:

(i) 3.0 metres; or

(ii) a distance equal to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line; and

(H) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit, and of the parking spaces required, a minimum of:

(i) 65% of the parking spaces must be in a building; and

(ii) 11% of all parking spaces must be for visitors.

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

61. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(337) and adding Site Specific Exception 900.8.10(54), so that it reads:

"(54) Exception RAC 54

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

Site Specific Provisions:

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

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

(C) Amenity space must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per dwelling unit in excess of 50;

(D) Parking spaces must be provided at a minimum rate of 1.125 parking spaces per dwelling unit, of which:
62. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(335) and adding Site Specific Exception 900.8.10(55), so that it reads:

"(55) Exception RAC 55

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

Site Specific Provisions:

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

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

(C) Amenity space must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per dwelling unit in excess of 50;

(D) Parking spaces must be provided at a minimum rate of 1.125 parking spaces per dwelling unit, of which:

(i) a minimum of 50% of the parking spaces must be below grade; and

(ii) 0.125 parking spaces per dwelling unit must be for visitors;

(E) The maximum lot coverage is 18%; and

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

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

63. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(546) and adding Site Specific Exception 900.8.10(56), so that it reads:

"(56) Exception RAC 56
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

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

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

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

(D) The minimum building setback from a rear lot line is 13.5 metres;

(E) Indoor amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50;

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

(G) Of the required parking spaces:
   (i) a maximum of 50% must be surface spaces; and
   (ii) a minimum of 11% must be visitor parking;

(H) A minimum of 50% of the lot area must be landscaping; and

(I) The maximum lot coverage is 33%.

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

64. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(319) and adding Site Specific Exception 900.8.10(57), so that it reads:

"(57) Exception RAC 57

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

Site Specific Provisions:

(A) The minimum building setback from the front lot line is 31 metres as measured from the original centre line of Midland Ave.;
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(B) The minimum side yard setback and rear yard setback is a distance equal to the greater of:

(i) half the height of the building; or

(ii) half the length of the wall of the building that faces the respective side lot line or rear lot line;

(C) The minimum separation distance between residential buildings on the same lot is the average of the combined height of the two buildings;

(D) Amenity space must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per dwelling unit in excess of 50;

(E) The maximum lot coverage is 18%;

(F) A minimum of 50% of the lot area must be landscaping; and

(G) Parking spaces must be provided at a minimum rate of 1.125 parking spaces per dwelling unit, of which 0.11 spaces per dwelling unit must be provided as surface parking for visitors.

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

65. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(321) and adding Site Specific Exception 900.8.10(58), so that it reads:

"(58) Exception RAC 58

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

Site Specific Provisions:

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

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

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

(D) A minimum of 46 square metres of amenity space must be provided, plus 0.9 square metres per dwelling unit in excess of 50; and

(E) The maximum lot coverage is 33%.
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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 adding Site Specific Exception 900.8.10(59), so that it reads:

"(59) Exception RAC 59

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

Site Specific Provisions:

(A) The maximum height is the lawful height of the lawfully existing building on the lot;

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

(C) The minimum building setback from a side lot line that does not abut a street is a distance equal to the lawful building setback of the lawfully existing building from that side lot line;

(D) The minimum building setback from a rear lot line that does not abut a street is a distance equal to the lawful building setback of the lawfully existing building from that rear lot line;

(E) The maximum lot coverage is 40%;

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

(G) Parking spaces must be provided at a minimum rate of:

(i) 1 for each dwelling unit for resident use; and

(ii) 0.125 each dwelling unit for visitor parking at grade; and

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

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

67. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(677) and adding Site Specific Exception 900.8.10(60), and in regulation (C) insert the word "residential" after the word "two", and replace the contents of regulation (J), so that it reads:

"(60) Exception RAC 60
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

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

(i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.; and

(ii) 18.0 metres if the lot line abuts Kingston Rd.;

(B) The minimum building setback from a side lot line or rear lot line is the greater of:

(i) a distance equal to half the height of the building; and

(ii) 15 metres where the lot line also abuts a lot in a RD or RS zone;

(C) The minimum separation between the above ground portions of the main walls of two residential buildings on the same lot is a distance equal to half of the combined total height of the two buildings;

(D) The maximum lot coverage is 15%;

(E) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(F) Amenity space must be located in a building and each room used for amenity space has a minimum interior floor area of 46.0 square metres and a maximum interior floor area of 93.0 square metres;

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

(H) A minimum 7.5 metre wide strip of land along the entire length of the part of a lot line that abuts a lot in an RD or RS zone must be soft landscaping;

(I) An area of the lot equal to a minimum of 45% of the gross floor area of all buildings on the lot must be soft landscaping; and

(J) For a place of worship, regulation 15.20.20.100(13) does not apply if the place of worship does not cover more than 50% of the lot area.

Prevailing By-laws and Prevailing Sections: (None Apply)"
68. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(676) and adding Site Specific Exception 900.8.10(61), so that it reads:

"(61) Exception RAC 61

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr. is 22.0 metres measured from the original centreline of the street;

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

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

(D) The maximum height is the lawful height of the lawfully existing building on the lot;

(E) The maximum lot coverage is the lawful percentage of the lot covered by lawfully existing buildings on the lot;

(F) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50; and

(G) Amenity space must be located in a building and each room used for amenity space has a minimum interior floor area of 46.0 square metres and a maximum interior floor area of 93.0 square metres.

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

69. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(681) and adding Site Specific Exception 900.8.10(62), so that it reads:

"(62) Exception RAC 62

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
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(i) 31.0 metres, measured from the original centreline of the street, if the lot line abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.; and

(ii) 9.0 metres from any other street;

(B) The minimum building setback from a side lot line and rear lot line that does not abut street is a distance equal to half the height of the building;

(C) The maximum height is the lawful height of the lawfully existing building on the lot;

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

(E) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50; and

(F) Amenity space must be located in a building and each room used for amenity space has a minimum interior floor area of 46.0 square metres and a maximum interior floor area of 93.0 square metres.

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

70. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(680) and adding Site Specific Exception 900.8.10(63), so that it reads:

"(63) Exception RAC 63

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 31.0 metres, measured from the original centreline of the street, if the lot line abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.;

(B) The minimum building setback from a side lot line that abuts a street is 3.0 metres;

(C) The minimum building setback from a side lot line and rear lot line that does not abut street is a distance equal to half the height of the building;

(D) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(E) The maximum height is the **lawful** height of the **lawfully existing building** on the lot;

(F) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

(G) **Amenity space** must be located in a building and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres; and

(H) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

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

71. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(679) and adding Site Specific Exception 900.8.10(64), so that it reads:

"(64) **Exception RAC 64**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 25.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.;

(B) The minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street** is a distance equal to half the height of the **building**;

(C) The maximum height is the **lawful** height of the **lawfully existing building** on the lot;

(D) The maximum **lot coverage** is 18%;

(E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

(F) **Amenity space** must be located in a building and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;

(G) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;

(H) A minimum of 67% of all **parking spaces** must be underground; and
A minimum of 11% of the parking spaces must be visitor parking.

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

72. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(597) and adding Site Specific Exception 900.8.10(65), and in regulation (C) insert the word "residential" after the word "two", so that it reads:

"(65) Exception RAC 65

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

Site Specific Provisions:

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

   (i) 18.0 metres if the lot line abuts Sheppard Ave., Neilson Rd. or Finch Ave; and

   (ii) 12.0 metres in all other cases;

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

(C) The minimum separation between two residential buildings on the same lot is a distance equal to half the total height of the buildings;

(D) The maximum lot coverage is 15%;

(E) Parking spaces must be provided at a minimum rate of 1.12 for each dwelling unit, of which:

   (i) 1.0 for each dwelling unit is for resident parking and a minimum of 65% of the required resident parking spaces must be in a building or a below grade structure; and

   (ii) 0.12 for each dwelling unit is for visitor parking at grade;

(F) A minimum of 46 square metres of amenity space must be provided, plus 0.9 square metres for each dwelling unit in excess of fifty; and

(G) A minimum of 45% of the lot area must be soft landscaping.

Prevailing By-laws and Prevailing Sections: (None Apply)
73. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(576) and adding Site Specific Exception 900.8.10(66), and in regulation (D) insert the word "residential" after the word "two", and delete regulation (K), so that it reads:

"(66) Exception RAC 66

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Finch Ave. is 36.0 metres, measured from the original centreline of the street;

(B) The minimum building setback from a lot line that abuts a street is 12.0 metres;

(C) The minimum building setback from a side lot line or rear lot line is:

(i) the greater of half the height of the building or half the width of the building; and

(ii) no less than 15.0 metres from a lot line that abuts a lot in the RD zone;

(D) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

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

(F) Of the required parking spaces:

(i) a minimum of 77% must be below grade; and

(ii) a minimum of 11% must be for visitors;

(G) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50;

(H) A minimum of 70% of the lot area must be landscaping;

(I) The maximum lot coverage is 18%; and

(J) Swimming pools are permitted in the rear yard and side yards, if:

(i) the yard is not abutting a street;
(ii) the water surface area does not exceed 15% of the lot area;

(iii) the swimming pool is no closer to a lot line than 1.2 metres, subject to (iv); and

(iv) the swimming pool is no closer than 12.0 metres from a lot line that abuts a lot in the RD zone.

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

74. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(485) and adding Site Specific Exception 900.8.10(67), and in regulation (K) insert the word "residential" after the word "two", so that it reads:

"(67) Exception RAC 67

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

Site Specific Provisions:

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

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

(C) Of the required parking spaces:

(i) a minimum of 88% must be enclosed spaces; and

(ii) a minimum of 11% must be for visitor parking, which must be located between the lot line that abuts the street and the building;

(D) The maximum lot coverage is 15%;

(E) A minimum of 50% of the lot area must be landscaping, which includes all areas covered by lawns and shrubs, elevated podium structures and outdoor swimming pools;

(F) All parts of a building below grade must be set back from a lot line that abuts a street a distance equal to half the depth of the building located below grade, measured from the floor of the building to the grade at the lot line that abuts the street;

(G) The maximum building height is 20 storeys;

(H) The minimum building setback from a lot line that abuts: 
(i) the ON zone or I zone is 16.5 metres; and
(ii) any other zone, is the **lawful building setback** of the **lawfully existing building** on the **lot**;

(I) Indoor **amenity space** must be provided at a minimum rate of 0.9 square metres for each **dwelling unit**;

(J) Indoor **amenity space** may be located within the **residential building** or within separate **buildings** on the **lot**; and

(K) The minimum separation distance between **residential buildings** on the **lot** is half the total sum of the height of the **buildings**.

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

75. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(312) and adding Site Specific Exception 900.8.10(68), so that it reads:

"(68) **Exception RAC 68**

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

Site Specific Provisions:

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

(B) The permitted maximum number of **dwelling units** is the **lawful** number of **dwelling units** in the **lawfully existing building** on the **lot**;

(C) The minimum **building setback** from a **front lot line** is 9.0 metres;

(D) The minimum **building setback** from a **side lot line** is:

(i) if the **lot line** abuts Lawrence Ave., 36 metres measured from the original centre line of Lawrence Ave.; and

(ii) in all other cases, a distance equal to half the height of the **building**;

(E) The minimum **building setback** from a **rear lot line** is:

(i) if the **lot line** abuts Lawrence Ave., 36 metres measured from the original centre line of Lawrence Ave.;

(ii) in all other cases, a distance equal to half the height of the **building**;
(F) The minimum separation distance between the **main walls** of two **residential buildings** on the same **lot** is the average of the combined height of the two **buildings**;

(G) The maximum **lot coverage** is 15%;

(H) A minimum of 70% of the **lot area** must be **landscaping**;

(I) **Amenity space** must be provided inside each **building** at a minimum rate of 0.9 square metres per **dwelling unit** in that **building**;

(J) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
   
   (i) a minimum of 65% of the spaces must be below grade; and
   
   (ii) 0.11 spaces per **dwelling unit** must be surface parking for visitors; and

(K) The minimum **building setback** for a below grade parking **structure** is equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

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

**76.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(315) and adding Site Specific Exception 900.8.10(69), so that it reads:

"(69) **Exception RAC 69**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;

(B) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

(C) The minimum **building setback** from a **rear lot line** is 1.5 metres;

(D) The minimum separation distance between the **main walls** of two **residential buildings** on the same **lot** is the average of the combined height of the two **buildings**;

(E) The total **interior floor area** of all **dwelling units** may not exceed 2.16 times the **lot area**;
(F) The maximum **lot coverage** is 17%;

(G) **Amenity space** must be provided at a minimum rate of 0.9 square metres per **dwelling unit**;

(H) A minimum of 58% of the **lot area** must be **landscaping**;

(I) The minimum **building setback** for a below grade parking **structure** is equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and

(J) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:

(i) a minimum of 65% of the **parking spaces** must be below grade; and

(ii) 0.11 spaces per **dwelling unit** must be surface parking for visitors.

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

77. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(687) and adding Site Specific Exception 900.8.10(70), and in regulation (C) insert the word "**residential**" after the word "two" and add the letter "s" to the end of the word "**building**", so that it reads:

"(70) **Exception RAC 70**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Brimley Rd. is 12.0 metres;

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

(C) The minimum separation between the above ground **main walls** of two **residential buildings** is the distance equal to half the combined total height of the two **buildings**;

(D) The maximum **lot coverage** is 20%;

(E) **Amenity space** must be provided at a minimum rate of 46 square metres plus 0.9 square metres for each **dwelling unit** in excess of 50. If the total amount of **amenity space** required for all **dwelling units** exceeds 93 square metres, then the
required amenity space must be provided in two or more rooms, with each room having an interior floor area of no less than 46 square metres and no more than 93 square metres;

(F) The minimum area for landscaping is equal to 45% of the gross floor area of all buildings, minus the gross floor area of the free-standing recreation building and enclosed public malls used for walkway purposes;

(G) Below grade structures are permitted in all required yards if they are no closer to a lot line that abuts a street than the greater of:

   (i) 3.0 metres; or

   (ii) a distance equal to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;

(H) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit; and

(I) A minimum of 65% of the required parking spaces must be in a building or in a below grade structure.

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

78. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(659) and adding Site Specific Exception 900.8.10(71), so that it reads:

"(71) Exception RAC 71

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

Site Specific Provisions:

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

   i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and

   (ii) 18.0 metres in all other cases;

(B) The minimum building setback from a side lot line or rear lot line that does not abut a street is the greater of:

   (i) 15.0 metres; or

   (ii) a distance equal to half the height of the building;
(C) The minimum separation distance between the above ground, main walls of two residential buildings on the same lot, is a distance equal to half the total height of the two buildings;

(D) The maximum lot coverage is 18%;

(E) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(F) Parking spaces must be provided at a minimum rate of:

(i) 1.0 for each dwelling unit for resident parking; and
(ii) 0.125 for each dwelling unit for visitor parking; and

(G) A minimum of 75% of the required parking spaces must be at or above grade.

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

79. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(667) and adding Site Specific Exception 900.8.10(72), and in regulation (I) delete sub-sections (ii) (iii) and (iv) and renumber (v) as (ii), and under Prevailing By-laws and Prevailing Sections, delete regulation (A) and insert the words "(None Apply)", so that it reads:

"(72) Exception RAC 72

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

Site Specific Provisions:

(A) The maximum height is the lawful height of the lawfully existing building on the lot;

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

(C) The minimum building setback from a side lot line that does not abut a street is a distance equal to the lawful building setback of the lawfully existing building from that side lot line;

(D) The minimum building setback from a rear lot line that does not abut a street is a distance equal to the lawful building setback of the lawfully existing building from that rear lot line;

(E) The maximum lot coverage is 40%;
(F) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

(G) **Parking spaces** must be provided at a minimum rate of:

(i) 1.0 for each **dwelling unit** for resident use; and

(ii) 0.125 each **dwelling unit** for visitor parking at grade;

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

(I) In addition to the uses permitted in the RA zone, the following uses are permitted:

(i) **nursing home**;

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

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

80. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(775) and adding Site Specific Exception 900.8.10(73), and in regulation (D) insert the word "residential" after the word "two", and in regulation (M) insert the word "residential" after the word "only", so that it reads:

"(73) Exception RAC 73

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

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 18.0 metres;

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

(C) The minimum **building setback** from a **rear lot line** is the greater of:

(i) a distance equal to half the height of the **building**; or

(ii) 18.0 metres;

(D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
(E) The maximum number of dwelling units is 300, of which no more than 264 are bachelor dwelling units and no more than 36 are one-bedroom dwelling units, and no dwelling unit may have more than one bedroom;

(F) The minimum interior floor area of a dwelling unit is:

(i) 33 square metres for a bachelor dwelling unit; and

(ii) 47 square metres for a one-bedroom dwelling unit;

(G) The maximum lot coverage is 22%;

(H) The minimum building setback from a lot line for a below grade parking structure is a distance equal to half the vertical distance from the lowest floor of the structure to the average elevation of grade at the front lot line;

(I) A minimum of 50% of the lot area must be landscaping;

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

(K) A recreation hall must be at least 3.0 metres from the westerly lot line;

(L) Parking spaces must be provided at a minimum rate of 0.15 for each dwelling unit; and

(M) A dwelling unit for senior citizens occupancy is the only residential use permitted and the dwelling unit must be in an apartment building.

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

81. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(771) and adding Site Specific Exception 900.8.10(74), so that it reads:

"(74) Exception RAC 74

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

Site Specific Provisions:

(A) The minimum building setback from a front lot line that abuts a street is 30.0 metres;
(B) The maximum lot coverage is 21%;

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

(D) The minimum building setback from a rear lot line is 15.0 metres;

(E) The minimum building setback from a lot line for a below grade parking structure is a distance equal to the greater of:
   (i) half the vertical distance from the lowest floor of the structure to the average elevation of grade at the front lot line; or
   (ii) 3.0 metres;

(F) A maximum of 105 dwelling units are permitted;

(G) The maximum building height is the lesser of 13 storeys and 54 metres;

(H) A minimum of 147 underground parking spaces must be provided; and

(I) The minimum area for landscaping is equal to 45% of the gross floor area of all buildings, minus the interior floor area used for retail commercial purposes open to the public and minus the interior floor area used for recreational purposes; and

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

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

82. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(562) and adding Site Specific Exception 900.8.10(75), and in regulation (D) insert the word "residential" after the word "two", so that it reads:

"(75) Exception RAC 75"

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

Site Specific Provisions:
(A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;

(B) The minimum **building setback** from a **lot line** that abuts Birchmount 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 below grade; and

   (ii) a minimum of 11% must be surface parking for visitors;

(G) The maximum **lot coverage** is 15%;

(H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50, to a maximum of 93 square metres in one room. If the requirement exceeds 93 square metres, two or more rooms must be provided in the **building** with each room having a minimum floor area of 46 square metres;

(I) An area equal to no less than 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be landscaping;

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

(K) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** the greater of 3.0 metres or a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;

(L) The maximum height for a **building** or **structure** is 54.0 metres; and
(M) Swimming pools are permitted in the **rear yard** and **side yards**, if:

(i) the yard is not abutting a **street**;

(ii) the water surface area does not exceed 15% of the **lot area**; and

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

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

83. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(585) and adding Site Specific Exception 900.8.10(76), so that it reads:

"(76) **Exception RAC 76**

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

Site Specific Provisions:

(A) Only the following **building** types are permitted:

   (i) multiple family dwellings; or

   (ii) a combination of multiple family dwellings and **apartment buildings**;

(B) For the purpose of this Site Specific Provision, multiple family dwelling means two or more **dwelling units** arranged in a **building** so that no more than 4 **dwelling units** have a common access from one external entrance to the **building** at grade level;

(C) The minimum **building setback** from a **lot line** that abuts Silver Springs Boulevard is 12.0 metres;

(D) The maximum **lot coverage** is 30%;

(E) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** the greater of 3.0 metres or a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;

(F) **Buildings** or **structures** for the storage of waste or **recyclable material** must be:

   (i) set back a minimum of 1.5 metres from a **lot line** that abuts a **street**; and

   (ii) enclosed by four walls and a roof;

(G) A minimum of 50% of the **lot area** must be **landscaping**;
(H) If there is a combination of multiple family dwelling units and apartment buildings, the following applies:

(i) the minimum building setback from a side lot line or rear lot line that does not abut a street is a distance of half the height of the building;

(ii) the minimum separation between the main walls of residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

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

(iv) of the required parking spaces:

(a) a minimum of 66% must be below grade; and

(b) a minimum of 11% must be surface parking for visitors;

(v) indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50, to a maximum of 93 square metres in one room, and where the requirement exceeds 93 square metres, two or more rooms must be provided in the building with each room having a minimum floor area of 46 square metres; and

(vi) the maximum height for a building or structure is the lesser of 9 storeys and 30 metres;

(I) If there are only multiple family dwelling units, the following applies:

(i) the minimum building setback from a side lot line or rear lot line is:

(a) 7.5 metres for end walls; and

(b) 10.5 metres in all other cases;

(ii) the maximum height for a building or structure is 8.0 metres;

(iii) parking spaces must be provided at a minimum rate of 1.2 parking spaces per dwelling unit; and

(iv) of the required parking spaces:

(a) a minimum of 75% must be below grade; and

(b) a minimum of 20% must be surface parking for visitors; and
(J) The maximum number of **dwelling units** is the lesser of 430, or 40 for each hectare of **lot area**.

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

84. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(577) and adding Site Specific Exception 900.8.10(77), and in regulation (D) insert the word "**residential**" after the word "two", so that it reads:

"(77) **Exception RAC 77**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;

(C) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance of half the height of the **building**;

(D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

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

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

   (i) a minimum of 66% must be below grade; and

   (ii) a minimum of 11% must be surface **parking spaces** for visitors;

(G) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;

(H) The maximum **lot coverage** is 15%;

(I) A minimum **landscaping** strip of 1.5 metres must be provided along the **lot line** abutting Finch Ave.;
(J) All parts of a building below grade must be set back from a lot line that abuts a street a distance equal to the full depth of the structure measured from the floor of the structure to the grade at the street line;

(K) An area equal to no less than 45% of the gross floor area of all buildings on the lot, minus the gross floor area of enclosed malls used for walkway purposes, must be landscaping;

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

(M) The maximum height for a building or structure is 54.0 metres; and

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

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

85. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(673) and adding Site Specific Exception 900.8.10(78), and under Prevailing By-laws and Prevailing Sections, delete "34 and" after the word "Exceptions", so that it reads:

"(78) Exception RAC 78"

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Lawrence Ave. is 36.0 metres, measured from the original centreline of the street;

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

(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(D) The maximum height of the building is the lesser of 6 storeys and 20 metres;

(E) The maximum lot coverage is the lawful percentage of the lot covered by lawfully existing buildings on the lot;

(F) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50; and

(G) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 16, of former City of Scarborough by-law 10327."

86. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(580) and adding Site Specific Exception 900.8.10(79), and in regulation (E) insert the word "residential" after the word "two", and replace the contents of the last sub-clause with regulations (N) and (O), so that it reads:

"(79) Exception RAC 79

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

Site Specific Provisions:

(A) The maximum floor space index is 1.5. For the purpose of this Site Specific Provision, floor space index means the ratio of the total floor area to the site area, and total floor area means the aggregate of the areas of each floor above grade measured between the exterior faces of the exterior walls of the building or structure at the level of each floor including any part of the building or structure above grade used for the storage or parking of vehicles, locker storage and laundry facilities, excluding any part of the building or structure used for retail commercial purposes open to the public and any areas used for recreational or mechanical purposes;

(B) The minimum building setback from a lot line that abuts Finch Ave. and Warden Ave. is 18.0 metres;

(C) The minimum building setback from a lot line that abuts a street is 9.0 metres;

(D) The minimum building setback from a side lot line or rear lot line that does not abut a street is a distance of half the height of the building;
(E)  The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

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

(G)  Of the required parking spaces:

(i)  a minimum of 66% must be below grade; and

(ii)  a minimum of 11% must be surface parking spaces for visitors;

(H)  The maximum lot coverage is 40%;

(I)  All parts of a building below grade must be set back from a lot line that abuts a street the greater of 3.0 metres or a distance equal to the full depth of the structure measured from the floor of the structure to the grade at the street line;

(J)  An area equal to no less than 45% of the gross floor area of all buildings on the lot, minus the gross floor area of enclosed malls used for walkway purposes, must be landscaping;

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

(L)  The maximum height for a building or structure is 54.0 metres;

(M)  Swimming pools are permitted in the rear yard and side yards, if:

(i)  the yard is not abutting a street;

(ii)  the water surface area does not exceed 15% of the lot area; and

(iii)  the swimming pool is no closer to a lot line than 1.2 metres; and

(N)  A day nursery with a maximum gross floor area is 372 square metres is permitted; and

(O)  A free-standing recreation building for the purpose of servicing the entire development must be provided, and the conditions in regulation 15.20.20.100(1) do not apply to the recreation use.
Prevailing By-laws and Prevailing Sections: (None Apply)"

87. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(614) and adding Site Specific Exception 900.8.10(80), and under Prevailing By-laws and Prevailing Sections, insert the phrase "excluding sub-section (a)(i)" after the number "14402", so that it reads:

"(80) Exception RAC 80

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

Site Specific Provisions:

(A) The maximum lot coverage is 28%;

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

(C) A minimum of 33% of the lot area must be soft landscaping;

(D) The minimum building setback from a lot line for a below grade parking structures is the greater of:

   (i) 3.0 metres; and

   (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line; and

(E) Parking spaces must be provided at the following minimum rates:

   (i) 1.1 for each dwelling unit and used for resident parking located in a building or structure; and

   (ii) 0.2 for each dwelling unit and used for surface visitor parking.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 7, of former City of Scarborough by-law 14402, excluding sub-section (a)(i)."

88. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(695) and adding Site Specific Exception 900.8.10(81), and replace the contents of the last sub-clause with regulations (H), (I) and (J), so that it reads:

"(81) Exception RAC 81
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

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

(i) 36.0 metres, measured from the original centerline of the street, if the lot line abuts Pharmacy Ave.; and

(ii) from any other street:

(a) 12.0 metres to any wall of the building 20 metres or more in length; and

(b) 7.5 metres to any wall of the building less than 20 metres in length;

(B) The maximum lot coverage is 15%;

(C) No part of a building may be less than 18.0 metres from a lot line that abuts a lot in a different zone, except that one corner of the building may be a minimum of 15.0 metres from the lot line;

(D) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit, of which 1.0 parking space for each dwelling unit must be for resident parking and the remaining parking spaces must be for visitors;

(E) A minimum of 50% of the lot area must be landscaping;

(F) The minimum building setback for a below grade parking structure from a lot line is a distance equal to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;

(G) Amenity space must be provided at the minimum rate of 0.9 square metres for each dwelling unit and must be located in the residential building;

(H) An ancillary building or recreational building may be no closer to a lot line that abuts a lot in a different zone than half the height of the building; and

(I) The minimum distance between the main walls of residential buildings is equal to half the sum of the height of the two buildings, except where the overlap is less than 100% the minimum distance may be reduced proportionately by the amount of building that is not overlapped, provided the distance is no less than:

(i) 24 metres, if there are no openings to dwelling units in one or both of the main walls;
(ii) 30 metres, if both main walls facing each other are less than 19.5 metres in length; and

(iii) 45 metres in all other cases; and

(J) For the purpose of this Site Specific Provision, overlap means the greater of two distances, measured along the main walls of the building, between two lines extended perpendicularly from each building to the corners of an opposite building.

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

89. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(689) and adding Site Specific Exception 900.8.10(83), and in regulation (C) insert the word "residential" after the word "two", so that it reads:

"(82) Exception RAC 82

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 18.0 metres if the lot line abuts Finch Ave. or McCowan Rd.;

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

(C) The minimum separation between the above ground main wall of two residential building is the distance equal to half the combined total height of the two buildings;

(D) The maximum lot coverage is 15%;

(E) Amenity space must be provided at a minimum rate of 46 square metres plus 0.9 square metres for each dwelling unit in excess of 50. If the total amount of amenity space required for all dwelling units exceeds 93 square metres, then the required amenity space must be provided in two or more rooms, with each room having an interior floor area of not less than 46 square metres and not more than 93 square metres;

(F) The minimum area for landscaping is equal to 45% of the gross floor area of all buildings, minus the gross floor area of the free-standing recreation building and enclosed public malls used for walkway purposes;

(G) Below grade structures are permitted in all required yards if they are no closer to a lot line that abuts a street than the greater of:
(i) 3.0 metres; or

(ii) a distance equal to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line; and

(H) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit, and of the parking spaces required, a minimum of:

(i) 65% must be in a building; and

(ii) 11% of all parking spaces must be for visitors.

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

90. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(336) and adding Site Specific Exception 900.8.10(83), so that it reads:

"(83) Exception RAC 83

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

Site Specific Provisions:

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

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

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

(D) Amenity space must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per dwelling unit in excess of 50; and

(E) The maximum lot coverage is 33%.

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

91. By-law 569-2013 is amended by adding Site Specific Exception 900.8.10(84), and replacing the contents of regulation (A), so that it reads:

"(84) Exception RAC 84
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum size of the following uses is:

(i) 837 square metres for a day nursery; and

(ii) 930 square metres for a recreational centre;

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

(i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and

(ii) 12.0 metres in all other cases;

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

(D) The minimum building setback from a rear lot line is 13.5 metres;

(E) The maximum lot coverage is 18%;

(F) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50, but in no case is the total amenity space to be less than 198 square metres;

(G) The part of a building used for below grade parking must be set back from a lot line that abuts a street a distance equal to half the vertical distance from the surface of the lowest floor to surface grade at the lot line abutting the street; and

(H) Parking space must be provided at a minimum rate of:

(i) 1.0 for each dwelling unit for resident use; and

(ii) 0.125 for each dwelling unit and used for visitor parking space; and

(I) 75% of all parking spaces must be at or above grade.

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

92. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(575) and adding Site Specific Exception 900.8.10(85), and in regulation (D) insert the word "residential" after the word "two", so that it reads:

"(85) Exception RAC 85"
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum floor space index is 1.25. For the purpose of this Site Specific Provision, floor space index means the ratio of the total floor area to the site area, and total floor area means the aggregate of the areas of each floor above grade measured between the exterior faces of the exterior walls of the building or structure at the level of each floor including any part of the building or structure above grade used for the storage or parking of vehicles, locker storage and laundry facilities, excluding any part of the building or structure used for retail commercial purposes open to the public and any areas used for recreational or mechanical purposes;

(B) The minimum building setback from a lot line that abuts Victoria Park Ave. is 36.0 metres, measured from the original centreline of the street;

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

(D) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

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

(F) Parking spaces must be provided at a minimum rate of 0.9 parking space per dwelling unit;

(G) Of the required parking spaces:

(i) a minimum of 66% must be below grade; and

(ii) a minimum of 11% must be for visitors;

(H) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, and plus an additional 0.9 square metres for each unit over 50;

(I) The maximum lot coverage is 15%;

(J) A minimum of 70% of the lot area must be landscaping;

(K) All parts of a building below grade must be set back a from a lot line that abuts a street a distance equal to half the full depth of the structure;
The maximum height for a **building** or **structure** is 54.0 metres;

**Swimming pools are permitted in the **rear yard and **side yards**, if:**

(i) the yard is not abutting a **street**;

(ii) the water surface area does not exceed 15% of the **lot area**;

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

(iv) the swimming pool is no closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone; and

**A property management office on the ground floor to conduct rent collection, maintenance and social services is permitted.**

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

**93.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(573) and adding Site Specific Exception 900.8.10(86), and in regulation (E) insert the word "residential" after the word "two", so that it reads:

"(86) **Exception RAC 86**

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

**Site Specific Provisions:**

(A) The maximum floor space index is 1.5;

(B) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 36.0 metres, measured from the original centreline of the **street**;

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

(D) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance of half the height of the **building**;

(E) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

(F) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
(G) Of the required **parking spaces**:  
   (i) a minimum of 66% must be below grade; and  
   (ii) a minimum of 11% must be for visitors;  

(H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;  

(I) The maximum **lot coverage** is 15%;  

(J) A minimum of 70% of the **lot area** must be **landscaping**;  

(K) All parts of a **building** below grade must be set back a from a **lot line** that abuts a **street** a distance equal to half the full depth of the **structure**;  

(L) The maximum height for a **building** or **structure** is 54.0 metres; and  

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

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

**94.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(572) and adding Site Specific Exception 900.8.10(87), and in regulation (D) insert the word "**residential**" after the word "two", so that it reads:  

"(87) Exception RAC 87"  

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

Site Specific Provisions:  

(A) The maximum floor space index is 1.5. For the purpose of this Site Specific Provision, floor space index means the ratio of the total floor area to the site area;
(i) total floor area means the aggregate of the areas of each floor above grade measured between the exterior faces of the exterior walls of the building or structure at the level of each floor including any part of the building or structure above grade used for the storage or parking of vehicles, locker storage and laundry facilities;

(ii) excluding any part of the building or structure used for retail commercial purposes open to the public and any areas used for recreational or mechanical purposes;

(B) The minimum building setback from a lot line that abuts Victoria Park Ave. is 36.0 metres, measured from the original centreline of the street;

(C) The minimum building setback from a side lot line or rear lot line is a distance of half the height of the building;

(D) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

(E) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, and plus an additional 0.9 square metres for each unit over 50;

(F) The maximum lot coverage is 15%;

(G) A minimum of 70% of the lot area must be landscaping;

(H) All parts of a building below grade must be set back a from a lot line that abuts a street a distance equal to half the full depth of the structure;

(I) The maximum height for a building or structure is 54.0 metres; and

(J) Swimming pools are permitted in the rear yard and side yards, if:

   (i) the yard is not abutting a street;

   (ii) the water surface area does not exceed 15% of the lot area; and

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

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

95. By-law 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)

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**96.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(618) and adding Site Specific Exception 900.8.10(89), so that it reads:

"**(89) Exception RAC 89**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 10 Humberline Drive, former City of Etobicoke by-law 1978-308."

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**97.** By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(2) and adding Site Specific Exception 900.8.10(90), so that it reads:

"**(90) Exception RAC 90**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) On 8 Humberline Drive, former City of Etobicoke by-law 1989-225."

98. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(39) and adding Site Specific Exception 900.8.10(91), so that it reads:

"(91) Exception RAC 91

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2777 Kipling Ave., former City of Etobicoke by-law 1808 and City of Toronto by-law 527-2002."
"(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."

102. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(40) and adding Site Specific Exception 900.8.10(95), so that it reads:

"(95) Exception RAC 95

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 2110 and 1986-79."

103. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(34) and adding Site Specific Exception 900.8.10(96), so that it reads:

"(96) Exception RAC 96

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 1766 and 1805."

104. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(35) and adding Site Specific Exception 900.8.10(97), and under Prevailing By-laws and Prevailing Sections, add the words "excluding 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, excluding sub-section 1.(b) of former City of Etobicoke by-law 3131."

105. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(36) and adding Site Specific Exception 900.8.10(98), so that it reads:

"(98) Exception RAC 98

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1988-106."

106. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(8) and adding Site Specific Exception 900.8.10(99), so that it reads:

"(99) Exception RAC 99

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 621."

107. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(29) and adding Site Specific Exception 900.8.10(100), so that it reads:

"(100) Exception RAC 100

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:


108. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(27) and adding Site Specific Exception 900.8.10(101), so that it reads:

"(101) Exception RAC 101

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 1982-117 and 1982-118."

109. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(41) and adding Site Specific Exception 900.8.10(102), and under Prevailing By-laws and Prevailing Sections, replacing the contents of regulation (A), so that it reads:

"(102) Exception RAC 102

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 625, excluding sub-sections 1 (A)(k) and 1 (B)(l) of that by-law, and former City of Etobicoke by-law 2034, excluding 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(44) and adding Site Specific Exception 900.8.10(104), so that it reads:

"(104) Exception RAC 104

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

112. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(58) and adding Site Specific Exception 900.8.10(105), so that it reads:

"(105) Exception RAC 105

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 834."

113. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(24) and adding Site Specific Exception 900.8.10(106), so that it reads:

"(106) Exception RAC 106

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 75 Tandridge Cres., former City of Etobicoke by-laws 2313 and 15,027."

114. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(88) and adding Site Specific Exception 900.8.10(107), and under Prevailing By-laws and Prevailing Sections, insert the words "excluding 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, excluding sub-section 1(e) of that by-law."

115. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(77) and adding Site Specific Exception 900.8.10(108), and under Prevailing By-laws and Prevailing Sections, insert the words "excluding 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, excluding sub-section 1(h) of that by-law."

116. 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."
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 311 Dixon Rd., former City of Etobicoke by-law 14,450."

118. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(534) and adding Site Specific Exception 900.8.10(111), so that it reads:

"(111) Exception RAC 111

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1223."

119. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(51) and adding Site Specific Exception 900.8.10(112), so that it reads:

"(112) Exception RAC 112

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 105 La Rose Ave., former City of Etobicoke by-law 1982-122."

120. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(52) and adding Site Specific Exception 900.8.10(113), so that it reads:

"(113) Exception RAC 113

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 95 La Rose Ave., former City of Etobicoke by-law 1982-122."
121. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(48) and adding Site Specific Exception 900.8.10(114), so that it reads:

"(114) Exception RAC 114

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

122. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(47) and adding Site Specific Exception 900.8.10(115), so that it reads:

"(115) Exception RAC 115

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 165 La Rose Ave., former City of Etobicoke by-law 1978-198."

123. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(55) and adding Site Specific Exception 900.8.10(116), so that it reads:

"(116) Exception RAC 116

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 32 Richview Rd., former City of Etobicoke by-law 1986-155."

124. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(54) and adding Site Specific Exception 900.8.10(117), and under Prevailing By-laws and Prevailing Sections, insert the words "excluding 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, excluding subsection 1(b) of that by-law."

125. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(62) and adding Site Specific Exception 900.8.10(118), and under Prevailing By-laws and Prevailing Sections, delete "and 2014" after the number "702", so that it reads:

"(118) Exception RAC 118

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 702."

126. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(56) and adding Site Specific Exception 900.8.10(119), so that it reads:

"(119) Exception RAC 119

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1332."

127. By-law 569-2013 is amended by adding Site Specific Exception 900.8.10(120), and under Prevailing By-laws and Prevailing Sections insert the words "excluding 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, excluding sub-section 1(c) of that by-law.

128. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(218) and adding Site Specific Exception 900.8.10(121), so that it reads:

"(121) Exception RAC 121

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 25477 and 22135.

129. 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.

130. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(114) and adding Site Specific Exception 900.8.10(123), so that it reads:

"(123) Exception RAC 123

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 64.20-A(54) of the City of North York zoning by-law 7625."

131. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(244) and adding Site Specific Exception 900.8.10(124), so that it reads:

"(124) Exception RAC 124

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(18) of the City of North York zoning by-law 7625."

132. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(130) and adding Site Specific Exception 900.8.10(125), so that it reads:

"(125) Exception RAC 125

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 22634."

133. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(110) and adding Site Specific Exception 900.8.10(126), and under Prevailing By-laws and Prevailing Sections, insert the words "excluding 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, excluding sub-section 1 (e) of that by-law."
134.  By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(733) and adding Site Specific Exception 900.8.10(127), so that it reads:

"(127) Exception RAC 127

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 335-2010."

135.  By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(131) and adding Site Specific Exception 900.8.10(128), so that it reads:

"(128) Exception RAC 128

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 22575."

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

"(129) Exception RAC 129

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

Site Specific Provisions:

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

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

(ii) 7.5 metres from all other lot lines.

Prevailing By-laws and Prevailing Sections: (None Apply)."
137. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(202) and adding Site Specific Exception 900.8.10(130), so that it reads:

"(130) Exception RAC 130

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1130 and 1154 Wilson Ave., Section 64.20-A(12) of the City of North York zoning by-law 7625; and

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

138. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(216) and adding Site Specific Exception 900.8.10(131), so that it reads:

"(131) Exception RAC 131

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 22688."

139. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(235) and adding Site Specific Exception 900.8.10(132), so that it reads:

"(132) Exception RAC 132

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 26603; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625."
140. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(104) and adding Site Specific Exception 900.8.10(133), so that it reads:

"(133) Exception RAC 133

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 27699; 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(138) and adding Site Specific Exception 900.8.10(134), and under Prevailing By-laws and Prevailing Sections, add the words "excluding 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, excluding sub-sections 2 (a) and 3 (a) of that by-law."

142. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(139) and adding Site Specific Exception 900.8.10(135), so that it reads:

"(135) Exception RAC 135

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands former City of North York by-laws 23282 and 27913."
143. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(238) and adding Site Specific Exception 900.8.10(136), so that it reads:

"(136) Exception RAC 136

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(15) and Section 64.20-A(17) of the City of North York zoning by-law 7625; and

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

144. 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."

145. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(242) and adding Site Specific Exception 900.8.10(138), so that it reads:

"(138) Exception RAC 138

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 18889."

146. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(192) and adding Site Specific Exception 900.8.10(139), so that it reads:
"(139) **Exception RAC 139**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 20634."

147. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(464) and adding Site Specific Exception 900.8.10(140), so that it reads:

"(140) **Exception RAC 140**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(237) of the former City of York zoning by-law 1-83."

148. 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, excluding subsection 3 (m) of that by-law."

149. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(446) and adding Site Specific Exception 900.8.10(142), so that it reads:

"(142) **Exception RAC 142**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Sections 16(130) of the former City of York zoning by-law 1-83.

150. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(469) and adding Site Specific Exception 900.8.10(143), so that it reads:

"(143) Exception RAC 143

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 797 Jane St., Section 16(135) of the former City of York zoning by-law 1-83.

151. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(436) and adding Site Specific Exception 900.8.10(144), so that it reads:

"(144) Exception RAC 144

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of York by-law 200.

152. 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."
153. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(471) and adding Site Specific Exception 900.8.10(146), so that it reads:

"(146) Exception RAC 146

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(6) of the former City of York zoning by-law 1-83."

154. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(347) and adding Site Specific Exception 900.8.10(147), so that it reads:

"(147) Exception RAC 147

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 23835."

155. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(462) and adding Site Specific Exception 900.8.10(148), so that it reads:

"(148) Exception RAC 148

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(131) of the former City of York zoning by-law 1-83."

156. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(503) and adding Site Specific Exception 900.8.10(149), so that it reads:

"(149) Exception RAC 149

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(148) of the former City of York zoning by-law 1-83."

157. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(505) and adding Site Specific Exception 900.8.10(150), so that it reads:

"(150) Exception RAC 150

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(179) of the former City of York zoning by-law 1-83."

158. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(502) and adding Site Specific Exception 900.8.10(151), so that it reads:

"(151) Exception RAC 151

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(158) of the former City of York zoning by-law 1-83."

159. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(504) and adding Site Specific Exception 900.8.10(152), so that it reads:

"(152) Exception RAC 152

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
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(A) On 855 Roselawn Ave., Section 16(164) 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(167) and adding Site Specific Exception 900.8.10(153), so that it reads:

"(153) Exception RAC 153

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 26431." 

161. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(128) and adding Site Specific Exception 900.8.10(154), and under Prevailing By-laws and Prevailing Sections insert the words "excluding 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, excluding sub-section 6.10.1(c)."

162. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(387) and adding Site Specific Exception 900.8.10(155), so that it reads:

"(155) Exception RAC 155

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 7.7.5.12, of the former Borough of East York zoning by-law 6752."
163. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(388) and adding Site Specific Exception 900.8.10(156), so that it reads:

"(156) Exception RAC 156

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 500 Dawes Rd., Section 12.1.17, of the former Borough of East York zoning by-law 6752."

164. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(560) and adding Site Specific Exception 900.8.10(157), so that it reads:

"(157) Exception RAC 157

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 390 Dawes Rd., Section 12.1.19, of the former Borough of East York zoning by-law 6752."

165. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(391) and adding Site Specific Exception 900.8.10(158), so that it reads:

"(158) Exception RAC 158

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 10 and 12 Gower St., Section 7.7.5.20, of the former Borough of East York zoning by-law 6752."

166. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(381) and adding Site Specific Exception 900.8.10(159), so that it reads:
"(159) Exception RAC 159

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 65 and 75 Halsey Ave., Section 7.7.5.1, of the former Borough of East York zoning by-law 6752.

167. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(559) and adding Site Specific Exception 900.8.10(160), so that it reads:

"(160) Exception RAC 160

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12.1.13, of the former Borough of East York zoning by-law 6752.

168. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(426) and adding Site Specific Exception 900.8.10(162), and under Prevailing By-laws and Prevailing Sections, replace the contents of regulation (A), so that it reads:

"(162) Exception RAC 162

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 26570, excluding sub-section (a) of that by-law, and former City of North York by-law 28107, excluding sub-section (b) of that by-law.

169. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(424) and adding Site Specific Exception 900.8.10(163), so that it reads:

"(163) Exception RAC 163
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 25937 and 26244.

170. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(157) and adding Site Specific Exception 900.8.10(164), under Site Specific Provisions insert regulation (A), and under Prevailing By-laws and Prevailing Sections delete regulation (A) and insert the words "(None Apply)", so that it reads:

"(164) Exception RAC 164

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

Site Specific Provisions:

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

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

171. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(484) and adding Site Specific Exception 900.8.10(165), and in regulation (J) insert the word "residential" after the word "between", and under Prevailing By-laws and Prevailing Sections delete regulation (A) and insert the words "(None Apply)", so that it reads:

"(165) Exception RAC 165

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

Site Specific Provisions:

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

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

(C) Of the required parking spaces:

(i) a minimum of 88% must be enclosed spaces; and
(ii) a minimum of 11% must be for visitor parking, which must be between the lot line abutting the street and the building;

(D) The maximum lot coverage is 15%;

(E) A minimum of 50% of the lot area must be landscaping, which includes all areas covered by lawns and shrubs, elevated podium structures and outdoor swimming pools;

(F) All parts of a building below grade must be set back from a lot line that abuts a street a distance equal to half the depth of the building below grade, measured from the floor of the building to the grade at the lot line that abuts the street;

(G) The minimum building setback from a lot line that abuts:

(i) the ON zone or I zone is 16.5 metres; and

(ii) any other zone, is the lawful building setback of the lawfully existing building on the lot;

(H) Indoor amenity space must be provided at a minimum rate of 0.9 square metres for each dwelling unit;

(I) Indoor amenity space may be within the residential building or within separate buildings on the lot; and

(J) The minimum separation distance between residential buildings on the lot is half the total sum of the height of the buildings.

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

172. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(495) and adding Site Specific Exception 900.8.10(166), so that it reads:

"(166) **Exception RAC 166**

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Kennedy Rd. is 25.0 metres, measured from the original centreline of the street;

(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;

(D) The maximum lot coverage is 33%; and

(E) A greenhouse is permitted.

Prevailing By-laws and Prevailing Sections:

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

173. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(483) and adding Site Specific Exception 900.8.10(167), and in regulation (K) insert the word "residential" after the word "between", so that it reads:

"(167) Exception RAC 167

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

Site Specific Provisions:

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

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

(C) Of the required parking spaces:

(i) a minimum of 88% must be enclosed spaces; and

(ii) a minimum of 11% must be for visitor parking, which spaces must be between the lot line that abuts the street and the building;

(D) The maximum lot coverage is 15%;

(E) A minimum of 50% of the lot area must be landscaping, which includes all areas covered by lawns and shrubs, elevated podium structures and outdoor swimming pools;

(F) All parts of a building below grade must be set back from a lot line that abuts a street a distance equal to half the depth of the building below grade, measured from the floor of the building to the grade at the lot line that abuts the street;

(G) The maximum building height is 20 storeys;

(H) The minimum building setback from a lot line that abuts:
(i) the ON zone or I zone is 16.5 metres; and

(ii) any other zone, is the lawful building setback of the lawfully existing building on the lot;

(I) Indoor amenity space must be provided at a minimum rate of 0.9 square metres for each dwelling unit;

(J) Indoor amenity space may be within the residential building or within separate buildings on the lot;

(K) The minimum separation distance between residential buildings on the lot is half the total sum of the height of the buildings; and

(L) A day nursery is permitted if it has a maximum gross floor area of 140 square metres.

Prevailing By-laws and Prevailing Sections:

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

174. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(714) and adding Site Specific Exception 900.8.10(168), and in regulation (C) change the word "minimum" to "maximum" and change the word "is" to "may", and under Prevailing By-laws and Prevailing Sections delete section (A) and insert the words "(None Apply)", so that it reads:

"(168) Exception RAC 168

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 36.0 metres, measured from the original centre line of the street;

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

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

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

(E) Parking spaces must be provided at a minimum rate of 1.1 for each dwelling unit; and
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(F) A minimum of 50% of the required parking spaces must be below ground.

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

175. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(715) and adding Site Specific Exception 900.8.10(169), and in regulation (C) change the word "minimum" to "maximum" and change the word "is" to "may", so that it reads:

"(169) Exception RAC 169

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

Site Specific Provisions:

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

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

(ii) 9.0 metres in all other cases;

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

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

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

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

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

Prevailing By-laws and Prevailing Sections:

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

176. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(628) and adding Site Specific Exception 900.8.10(170), so that it reads:

"(170) Exception RAC 170

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

(A) The maximum **lot coverage** is 18.0%;

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

   (i) 33.0 metres, measured from the original centre line of the **street**, if the **lot line** abuts Kingston Rd.; and

   (ii) 26.0 metres, measured from the original centre line of the **street**, if the **lot line** abuts Midland Ave.;

(C) The minimum **building setback** from a **lot line** that does not abut a **street** is:

   (i) a distance equal to the greater of half the height of the **building** or 15.0 metres, if the **lot line** abuts a **lot** in a RD, RS or RT zone; and

   (ii) in all other cases, a distance equal to half the height of the **building**;

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

(E) The maximum **building** height is the lesser of 17 **storeys** and 54 metres; and

(F) **Parking spaces** must be provided at a minimum rate of:

   (i) 1.0 for each **dwelling unit** for residents, of which 84% must be below ground; and

   (ii) 0.125 for each **dwelling unit** for visitor **parking spaces**.

Prevailing By-laws and Prevailing Sections:

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

177. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(638) and adding Site Specific Exception 900.8.10(171), and in regulation (C) insert the word "**residential**" after the word "more", so that it reads:

"(171) **Exception RAC 171**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:
(i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Kingston Rd., Eglinton Ave. or Markham Rd.; and

(ii) 9.0 metres in all other cases;

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

(C) The minimum separation between any two or more residential buildings on the same lot is a distance equal to the half of the combined total height of the two buildings;

(D) The maximum lot coverage is 18%;

(E) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50; and

(F) Parking spaces must be provided at a minimum rate of:

(i) 1.0 for each dwelling unit for resident parking spaces;

(ii) 0.125 for each dwelling unit for visitor parking spaces; and

(iii) 70% of all parking spaces must be in a below grade structure.

Prevailing By-laws and Prevailing Sections:

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

178. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(314) and adding Site Specific Exception 900.8.10(172), so that it reads:

"(172) Exception RAC 172

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(B) Amenity space must be provided at a minimum rate of 3.0 square metres per dwelling unit;

(C) Lot coverage does not apply; and
(D) **Parking spaces** must be provided at a minimum rate of 1.4 **parking spaces** for each **dwelling unit**, of which:

(i) a minimum of 1.0 **parking spaces** per **dwelling unit** must be in a **building** and be for resident use; and

(ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitors.

Prevailing By-laws and Prevailing Sections:

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

179. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(316) and adding Site Specific Exception 900.8.10(173), so that it reads:

"(173) **Exception RAC 173**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) **Amenity space** must be provided at a minimum rate of 3.0 square metres per **dwelling unit**;

(C) **Lot coverage** does not apply;

(D) The minimum number of **parking spaces** required is 1.4 **parking spaces** per **dwelling unit**; and

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

(i) a minimum of 1.0 **parking spaces** per **dwelling unit** must be in a **building** and be for resident use; and

(ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitors.

Prevailing By-laws and Prevailing Sections:

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

180. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(317) and adding Site Specific Exception 900.8.10(174), so that it reads:

"(174) **Exception RAC 174**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 9.0 metres;

(B) The permitted maximum projection of an unenclosed porch into the rear yard is 6.0 metres;

(C) Amenity space must be provided at a minimum rate of 0.9 square metres per dwelling unit;

(D) Lot coverage does not apply;

(E) The minimum building setback for a below grade parking structure is equal to half the vertical distance from the lowest floor of the structure to the average elevation of grade at the front lot line; and

(F) Parking spaces must be provided at a minimum rate of 1.125 parking spaces per dwelling unit, of which:
   
   (i) a minimum of 65% of the spaces must be below grade; and
   
   (ii) 0.11 spaces per dwelling unit must be surface parking for visitors.

Prevailing By-laws and Prevailing Sections:

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

181. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(767) and adding Site Specific Exception 900.8.10(175), so that it reads:

"(175) Exception RAC 175

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

Site Specific Provisions:

(A) The minimum building setback from a front lot line that abuts a street is 3.0 metres;

(B) Amenity space must be provided at a minimum rate of 1 square 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 underground; and

(ii) a minimum of 0.2 for each **dwelling unit** must be for visitors; and

(E) The permitted maximum number of **dwelling units** is the **lawful** number of **dwelling units** in the **lawfully existing building** on the **lot**.

Prevailing By-laws and Prevailing Sections:

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

182. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(766) and adding Site Specific Exception 900.8.10(176), so that it reads:

"(176) **Exception RAC 176**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** that abuts a **street** is 9.0 metres;

(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;

(C) The minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

(D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

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

(F) The maximum **lot coverage** is 15%;

(G) A minimum of 70% of the **lot area** must be **landscaping**;

(H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
(I) A minimum of 67% of all parking spaces must be underground;

(J) A minimum of 33% of the parking spaces must be visitor parking; and

(K) The minimum building setback from a lot line for a below grade parking structure is a distance equal to half the vertical distance from the lowest floor of the structure to the average elevation of grade at the front lot line.

Prevailing By-laws and Prevailing Sections:

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

183. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(765) and adding Site Specific Exception 900.8.10(177), so that it reads:

"(177) Exception RAC 177

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

Site Specific Provisions:

(A) The minimum building setback from a front lot line that abuts a street is 9.0 metres;

(B) For a side main wall and rear main wall the minimum building setback is:

   (i) 18.0 metres from a lot line that abuts Sheppard Ave.; and

   (ii) 12.0 metres from a lot line that abuts Birchmount Rd.;

(C) The minimum building setback from a lot line that does not abut a street is a distance equal to half the height of the building;

(D) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

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

(F) The maximum lot coverage is 15%;

(G) A minimum of 70% of the lot area must be landscaping;

(H) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;
(I) A minimum of 67% of all parking spaces must be underground;

(J) A minimum of 33% of the parking spaces must be visitor parking;

(K) The minimum building setback from a lot line for a below grade parking structure is a distance equal to half the vertical distance from the lowest floor of the structure to the average elevation of grade at the front lot line; and

(L) The maximum building height is 54.0 metres.

Prevailing By-laws and Prevailing Sections:

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

184. By-law 569-2013 is amended by deleting Site Specific Exception 900.7.10(350) and adding Site Specific Exception 900.8.10(178), and under Prevailing By-laws and Prevailing Sections delete the words "Former City of North York by-law 31619" and insert the words "Former City of North York by-law 30883, excluding 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, excluding sub-section 3(a)(iii) of that by-law."
Enacted and passed on June 2014.

Frances Nunziata, Speaker

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 No. 566-2013
Not to Scale
5/5/2014
City of Toronto By-law No. 2014

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

Approved by: A. Theobald

City of Toronto By-Law 566-2013
Not to Scale
5/5/2014
City of Toronto By-law No. 2014

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

Approved by: A. Theobald

City of Toronto By-Law 566-2013
Not to Scale
5/5/2014
2435 Kipling Avenue & 20 Sanagan Road

Schedule '5'

City of Toronto By-law No. 2014
130
City of Toronto By-law No. -2014

RAC (f24.0; u253; d1.52) (x101)

RAC (f24.0; au67.0) (x100)

10 Armel Court; 234-238 Albion Road

Approved by: A. Theobald

City of Toronto By-Law 566-2013
Not to Scale
5/5/2014
City of Toronto By-law No. 2014

25 Bergamot Avenue

Schedule '8'

City of Toronto By-law 566-2013
Not to Scale
5/5/2014

Approved by: A. Theobald
134

City of Toronto By-law No. -2014

2063-2101 Islington Avenue

Schedule '11'

Approved by: A. Theobald

City of Toronto By-Law 566-2013
Not to Scale
5/5/2014
Martin Grove Road and Redgrave Drive Area

Schedule '16'

Approved by: A. Theobald

City of Toronto By-law 566-2013
Not to Scale
5/5/2014
City of Toronto By-law No. -2014

22 Willowridge Road

Schedule '17'

Approved by: A. Theobald

City of Toronto By-Law 566-2013
Not to Scale
5/7/2014
City of Toronto By-law No. 2014

151 & 165 La Rose Avenue

Schedule '18'

Approved by: A. Theobald
City of Toronto By-law No. 2014

55-85 Emmett Avenue

Schedule '20'

Approved by: A. Theobald

City of Toronto By-law 566-2013
Not to Scale
5/6/2014
City of Toronto By-law No. -2014

720 Trethewey Drive

Schedule '21'

Approved by: A. Theobald

City of Toronto By-Law 566-2013
Not to Scale
5/5/2014
City of Toronto By-law No. -2014

Schedule '23'

Martha Eaton Way

Approved by: A. Theobald

City of Toronto By-Law 566-2013
Not to Scale
5/7/2014
City of Toronto By-law No. -2014

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

Approved by: A. Theobald
City of Toronto By-law No. 2014

Schedule '25'

777-797 Jane Street;
200-230 Woolner Avenue

Approved by: A. Theobald

City of Toronto By-Law 566-2013
Not to Scale
5/7/2014
City of Toronto By-law No. -2014

Schedule '31'

345 Driftwood Avenue; 310 & 320 Niska Road

Approved by: A. Theobald

Note: Not to Scale
5/5/2014
Jane Street at Grandravine Drive Area

Schedule '33'
City of Toronto By-law No. -2014

11 Catford Road;
20 Broadoaks Drive

Schedule '34'

Approved by: A. Theobald

City of Toronto By-Law 566-2013
Not to Scale
5/5/2014
City of Toronto By-law No. -2014

Schedule '36'

5 Agate Road;
1130 & 1154 Wilson Road

RAC (R30.0; a1375; d1.5) (x130)
1130
CITY OF VAUGHAN

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

Schedule '38'

Approved by: A. Theobald

City of Toronto By-Law 566-2013
Not to Scale
5/5/2014
Antibes Drive and Bathurst Street Area

Schedule '39'

Approved by: A. Theobald
City of Toronto By-law No. -2014

711 & 715 Finch Avenue West

Schedule '40'

Approved by: A. Theobald

City of Toronto By-Law 566-2013
Not to Scale
5/5/2014
City of Toronto By-law No. -2014

Schedule '41'

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

Approved by: A. Theobald
City of Toronto By-law No. -2014

Marlee Avenue and Roselawn Avenue Area

Schedule '44'

Approved by: A. Theobald

City of Toronto By-law 566-2013
Not to Scale
5/5/2014
City of Toronto By-law No. -2014

Schedule '45'

5-70 Ruddington Drive;
505 Cummer Avenue

Approved by: A. Theobald

City of Toronto By-Law 569-2013
Not to Scale
5/5/2014
Victoria Park Avenue and Finch Avenue East Area

Schedule '48'

Approved by: A. Theobald
City of Toronto By-law No. -2014

Schedule '50'

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

City of Toronto By-Law 566-2013
Not to Scale
5/7/2014

Approved by: A. Theobald
133 X
RAC (F30.0; a1375; d1.5)

133 Fenelon Drive

Schedule '51'

Approved by: A. Theobald

City of Toronto By-law No. -2014
RAC (f30.0; a1375; d1.5)

7 Roanoke Road

Schedule '52'

Approved by: A. Theobald

City of Toronto By-law No. 566-2013
Not to Scale
5/5/2014
178
City of Toronto By-law No. -2014

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

Schedule '55'

Approved by: A. Theobald
City of Toronto By-law No. -2014

Schedule '56'

25 & 45 Sunrise Avenue

Approved by: A. Theobald

City of Toronto By-Law 566-2013
Not to Scale
5/6/2014
City of Toronto By-law No. 2014

35-71, 75-95 Thorncliffe Park Drive

Schedule '57'

Approved by: A. Theobald

City of Toronto By-Law 566-2013
Not to Scale
5/6/2014
City of Toronto By-law No. 2014
City of Toronto By-law No. 2014

Crescent Town Road Area

Schedule '60'

Approved by: A. Theobald
McCowan Road and Alton Towers Circle Area

Schedule '62'

Approved by: A. Theobald

City of Toronto By-law No. 2014
Warden Avenue and Finch Avenue East Area

Schedule '64'

Approved by: A. Theobald
Birchmount Road and Finch Avenue East Area

Schedule '65'

Approved by: A. Theobald

City of Toronto By-law No. -2014
Victoria Park Avenue and Sheppard Avenue East Area

Schedule '67'

Approved by: A. Theobald

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

Bay Mills Boulevard and Sheppard Avenue East Area

Schedule '68'

Approved by: A. Theobald
City of Toronto By-law No. 2014
City of Toronto By-law No. -2014

Morningside Avenue at Ellesmere Road Area

Schedule '75'

Approved by: A. Theobald

City of Toronto By-Law 568-2013
Not to Scale
5/7/2014
City of Toronto By-law No. -2014

Markham Road at Lawrence Avenue East Area

Schedule '77'

Approved by: A. Theobald
Scarborough Golf Club Road at Lawrence Avenue East Area
Schedule '78'

Approved by: A. Theobald

City of Toronto By-law No. -2014

City of Toronto By-Law 566-2013
Not to Scale
5/7/2014
202
City of Toronto By-law No. -2014

Orton Park Road at Lawrence Avenue East Area

Schedule '79'

Approved by: A. Theobald
Morningside Avenue at Lawrence Avenue East Area

Schedule '81'

Approved by: A. Theobald
Markham Road at Eglinton Avenue East Area

Schedule '85'

Approved by: A. Theobald
City of Toronto By-law No. 2014

Midland Avenue at Danforth Road Area

Schedule '88'

Approved by: A. Theobald

City of Toronto By-Law 566-2013
Not to Scale
5/6/2014