

Authority: Ontario Land Tribunal Decision issued on October 25, 2017 and Ontario Land Tribunal Order issued on June 8, 2022 in File PL160388

## **CITY OF TORONTO**

### **BY-LAW 1190-2022(OLT)**

**To amend former City of Scarborough Employment Districts Zoning By-law 24982 (Progress Employment District), as amended with respect to the lands municipally known as 1680 Brimley Road.**

Whereas the Owner of the lands in the year 2016 appealed a proposed zoning by-law amendment to the Ontario Land Tribunal pursuant to Section 34(11) of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

Whereas the Ontario Land Tribunal, by its Decisions issued on October 25, 2017 and Ontario Land Tribunal Order issued on June 8, 2022, determined to amend Zoning By-law 24982, as amended, with respect to lands known municipally as 1680 Brimley Road; and

Whereas the Official Plan for the City of Toronto contains such provisions relating to the authorization of increases in height and density of development; and

Whereas pursuant to Section 37 of the Planning Act, as it read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020, S.O. 2020, c. 18 came into force, a by-law under Section 34 of the Planning Act, may authorize an increase in the height or density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law; and

Whereas, subsection 37(3) of the Planning Act, as it read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020, S.O. 2020, c. 18 came into force, provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, a municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out;

Whereas the increase in height or density permitted beyond that otherwise permitted on the aforesaid lands by By-law 24982 as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto;

The Ontario Land Tribunal Orders:

- 1. Schedule "A" of the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Progress Employment District) is amended by deleting the current zoning and replacing it with the following zoning as shown on Schedule '1'.**

CCR – 874 – 876 – 877 – 878 – 879 – 1640 – 1690 – 1691 – 1692 – 1757 – 1758 –  
1759 – 2029 – 2089 – 2090 – 2091 – 2102 – 2103 – 2104 – 2105 – 2387  
– 2800 – 2801

CCC – 874 – 875 – 876 – 1640 – 1690 – 1691 – 1692 – 1757 – 1758 – 1759 – 2029  
– 2090 – 2091 – 2102 – 2103 – 2104 – 2105 – 2387 – 2800 – 2801

223

440

523

2. **CLAUSE IV – DEFINITIONS** is amended by adding the following definition:

**Amenity Space**

shall mean indoor or outdoor space on a **lot** that is communal and available for use by the occupants of a building on the **lot** for recreational or social activities.

3. **Schedule "B", PERFORMANCE STANDARDS CHART**, of the former City of Scarborough Employment Districts Zoning By-law 24982 (Progress Employment District) is amended by adding the following Performance Standards:

**INTENSITY OF USE**

874. The maximum **gross floor area** of all uses permitted in the **City Centre Residential Zone (CCR)** and the **City Centre Commercial Zone (CCC)** shall not exceed 140,200 square metres.
875. The minimum **gross floor area** of all uses permitted in the **City Centre Commercial Zone (CCC)** shall be 3,200 square metres and may include a **day nursery**.
876. A minimum **gross floor area** of 784 square metres shall be used for a **day nursery**.
877. Maximum – 1,591 **dwelling units**.
878. A minimum of 4.7 percent of the total number of **dwelling units** will contain a minimum of three bedrooms and a minimum additional 3.3 percent of the total number of **dwelling units** will be convertible to **dwelling units** that contain a minimum of three bedrooms.
879. A minimum of 48 percent of the total number of **dwelling units** will contain a minimum of two bedrooms.

**PARKING**

1690. The following provisions of **CLAUSE V - GENERAL PROVISIONS** are not applicable: Sub-Clauses **6. Underground Structures**; 7.1.1 Location; 7.2. **Table of Required Parking Rates**; and 7.4.1. Height (above grade Parking Structures).

1691. Parking shall be provided in accordance with the following:

- a. 0.0 parking spaces per bachelor **dwelling unit** for residents;
- b. 0.0 parking spaces for the first 199 one-bedroom **dwelling units** for residents, and a minimum of 0.7 **parking spaces** for each one-bedroom **dwelling unit** for residents thereafter;
- c. A minimum of 0.9 parking spaces per two-bedroom **dwelling unit** for residents;
- d. A minimum of 1.0 parking space per three-bedroom **dwelling unit** for residents;
- e. Despite performance standard 1691.d., a minimum of 0.9 parking spaces per three-bedroom **dwelling unit** for residents may be provided for a maximum of 53 three-bedroom **dwelling units**;
- f. A minimum of 0.1 parking spaces per **dwelling unit** for use by visitors, and such parking spaces may be designated for shared use between residential and non-residential uses;
- g. In addition to those parking spaces provided in accordance with performance standard 1691.f., a minimum of 11 parking spaces shall be provided for all uses permitted in the **City Centre Commercial Zone (CCC)**; and
- g. A minimum of six car-share parking spaces shall be provided for the exclusive use of a car-share motor vehicle and organization where:
  - i. car-share parking space shall mean a parking space exclusively reserved and signed for the parking of a car-share motor vehicle; and
  - ii. car-share motor vehicle shall mean a motor vehicle owned by a profit or non-profit car-sharing organization available for short term rental, including an option for hourly rental and/or kilometres driven, intended for the shared use by a number of people including the occupants of the building.

1692. **Bicycle parking spaces** shall be provided in accordance with the following:

- a. a minimum of 0.75 **bicycle parking spaces** per **dwelling unit**, allocated as 0.68 "long-term" **bicycle parking spaces** per **dwelling unit** and 0.07 "short-term" **bicycle parking spaces** per **dwelling unit**, where:
  - i. "long-term" **bicycle parking spaces** are for use by the occupants or tenants of a building and are located in a building; and
  - ii. "short-term" **bicycle parking spaces** are for use by visitors to a building.
- b. Where bicycles are to be parked in a horizontal position, the **bicycle parking spaces** shall have minimum horizontal dimensions of 0.6 metres by 1.8 metres per bicycle and minimum vertical dimension of 1.9 metres.
- c. Where bicycles are to be parked in a vertical position, the **bicycle parking spaces** shall have minimum horizontal dimensions of 0.6 metres by 1.2 metres per bicycle and minimum vertical dimension of 1.9 metres.
- d. **Bicycle parking spaces** shall not be provided within a **dwelling unit** or on a balcony associated thereto, or in a storage locker.

## **HEIGHT**

1757. The height of any building or **structure** is measured from the Canadian Geodetic Datum elevation of 169.1 metres, and shall not exceed the height in metres specified by the numbers following the symbol HT on Schedule '2' of By-law 1190-2022(OLT).
1758. The hatched areas shown and described on Schedule '2' of By-law 1190-2022(OLT) shall commence as measured from the Canadian Geodetic Datum elevation of 169.1 metres.
1759. Lighting fixtures, cornices, sills, eaves, awnings, **canopies**, parapets, guardrails, balustrades, bollards, railings and dividers, planters, patios, porches, stoops, pillars, pergolas, trellises, fences, screens, lightning rods, stairs, wheelchair ramps, window washing equipment, roof drainage, elements of a green roof, **structures** and elements associated with green energy and renewable energy facilities, public art features, landscape features, architectural features, ornamental elements, elevator overhead and machine rooms; cellular telephone antennae; mechanical elements; vents; and chimneys may exceed the permitted maximum height by 3.0 metres; and
- Day nursery** facilities, such as playground structures and storage facilities, in the area identified with "HT=5.3" on Schedule '2' of By-law 1190-2022(OLT) may exceed the permitted maximum height by 7.0 metres.

**MISCELLANEOUS**

2089. **Amenity space** for each building with 20 or more **dwelling units** shall be provided at a minimum rate of 3.5 square metres for each **dwelling unit**, of which:
- a. a minimum of 1.6 square metres for each **dwelling unit** is indoor **amenity space**;
  - b. a minimum of 1.9 square metres for each **dwelling unit** is outdoor **amenity space**;
  - c. a minimum of 40 square metres is outdoor **amenity space** in a location adjoining or directly accessible to an indoor **amenity space**;
  - d. a maximum of 25 percent of the outdoor component may be a green roof; and
  - e. the hatched area shown and described on Schedule '6' of By-law 1190-2022(OLT) as "Area to be used as inaccessible landscaped space" may be used for the purposes of calculating the required outdoor amenity space, and must contain landscaping that will not be accessible to residents.
2090. Balconies, terraces and outdoor **amenity space** shall not be permitted within the hatched areas shown and described on Schedules '4' to '10' of By-law 1190-2022(OLT);
2091. Notwithstanding Performance Standard 2090, Juliet-style balconies may be located within the hatched areas shown and described on Schedules '4' to '10' of By-law 1190-2022(OLT) and may project beyond the **main wall** by a maximum of 0.3 metres;
2102. Certain terraces shown and described on Schedules '5' and '6' of By-law 1190-2022(OLT) may only be used for non-residential purposes and shall not be directly accessible from any **dwelling unit** or terrace associated with a **dwelling unit**;
2103. Barriers shall be provided in the locations and to the specified heights in metres measured from the finished level of the roof shown and described on Schedules '5' and '6' of By-law 1190-2022(OLT), where the barriers shall be composed of opaque and/or translucent fencing and/or walls which shall be used for the purposes of noise attenuation and/or visual screening and may include minor gaps between opaque and translucent portions of the fencing and/or walls.
2104. The minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, shall be 4.5 metres.

2105. A minimum of three type "G" loading spaces shall be provided and each loading space shall have the following minimum dimensions:
- a. length of 13.0 metres;
  - b. width of 4.0 metres; and
  - c. vertical clearance of 6.1 metres.

### **SETBACKS**

2800. The setbacks and stepbacks from the **lot** line(s) to the **main wall(s)** of any building(s) and additional stepbacks from the **main wall(s)** of any building(s) to the **main wall(s)** of any building(s) shall be the minimum distance in metres specified by the numbers on Schedule '2' of By-law 1190-2022(OLT).
2801. Notwithstanding **CLAUSE V - GENERAL PROVISIONS**, Sub-Clause 5 **Main Wall Projections**, the following building elements and **structures** may encroach into a required minimum building setback from the **main wall** as follows:
- a. lighting fixtures, cornices, sills, eaves, awnings, **canopies**, parapets, guardrails, balustrades, bollards, railings, planters, patios, porches, stoops, pillars, pergolas, trellises, fences, screens, ventilation shafts, stairs, wheelchair ramps, window washing equipment, underground garage ramps and associated structures, public art features, landscape features, architectural features and ornamental elements: no projection restriction; and
  - b. balconies: a maximum projection of 2.0 metres.

### **SECTION 37**

2387. Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and/or density of development is permitted beyond that otherwise permitted on the lands zoned **City Centre Residential (CCR)** and **City Centre Commercial (CCC)** shown on the accompanying **Schedule "A"** map in return for the provision by the owner, at the owner's expense of the facilities, services and matters which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act that are in a form and registered on title, to the satisfaction of the City Solicitor:
- a. The construction, finishing, furnishing and equipping of a non-profit licensed child care facility in Tower 3 to accommodate at least 62 children, including infants, toddlers and preschoolers, comprising a minimum of 784 square metres of interior space and a minimum of 247 square metres of exterior space adjacent to the interior space, including outdoor storage, and the provision for a child pick-up and drop-off area in the parking garage with safe pedestrian access to the child care

facility. Prior to the issuance of the first above-grade building permit for Tower 3 on Schedule '2' of By-law 1190-2022(OLT), the owner shall submit plans illustrating all details of the child care facility to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the General Manager, Children's Services, with such child care facility to be made available to the City prior to the registration of the condominium for Tower 3.

- b. The entering into a lease agreement with the City for three (3) twenty-five (25) year terms and one (1) twenty-four (24) year term for a total of ninety-nine (99) years with no termination allowed unless the General Manager, Children's Services, the lessor and the lessee agree; and such facility shall be free of all rent, the cost of all utilities and municipal services supplied to the facility, caretaking costs, repair and maintenance costs, property damage, liability insurance, realty taxes, local improvement charges and building permit fees and development charges in accordance with the City's Term Sheet.
- c. Prior to the issuance of the first above-grade building permit, the owner shall make a one-time cash contribution of \$180,000 to the Child Care Facility Reserve Fund to fully equip the Child Care Facility to replace appliances and large equipment due to wear and tear, which amount shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto for the period from the date of the registration of the Section 37 Agreement to the date of payment.
- d. Prior to the issuance of the first above-grade building permit, the owner shall make a one-time cash contribution of \$150,000 to Start-Up Costs for the defrayment of operational deficits during the first year of operation of the Child Care Facility, which amount shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto for the period from the date of the registration of the Section 37 Agreement to the date of payment.
- e. Prior to the issuance of the first above-grade building permit, the owner shall provide funds required to fully equip the Child Care Facility in accordance with reasonable provincial and municipal standards based on an inventory list provided by Children's Services and finalized by the future child care operator chosen through the Expression of Interest process. Major appliances could be included in the contractor's scope of work. The final amount shall be determined to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the General Manager, Children's Services and the amount shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto for the period from the date of the registration of the Section 37 Agreement to the date of payment.

- f. Priority placement in the child care facility shall be given to children of the residents of 1680 Brimley Road.
- g. The owner shall provide a one-time contribution of \$300,000.00 to commission public art in a process generally in accordance with the Percent for Public Art Program. A letter of credit in the amount of \$300,000.00 will be provided prior to the issuance of the first above-grade building permit, which amount shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto for the period from the date of the registration of the Section 37 Agreement to the date of payment. Prior to the issuance of the first above-grade building permit, the owner will submit a plan detailing the possible locations of any public art installations on the site, to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the Ward Councillor. Public art provided through this process will be provided on site prior to the registration of the condominium for Tower 4 on Schedule '2' of By-law 1190-2022(OLT).
- h. Prior to the registration of the condominium for Tower 4 on Schedule '2' of By-law 1190-2022(OLT), the owner will convey to the City for nominal consideration, one public pedestrian easement securing access to one privately owned publicly-accessible space (POPS), having a minimum area of 1,208 square metres, generally as shown on Schedule '3' of By-law 1190-2022(OLT), to provide public access for use by the general public, which easement shall include provisions for rights of support if necessary, and insurance and indemnification of the City by the owner, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the City Solicitor. The public access easement is to be conveyed to the City free and clear of all physical and title encumbrances unless otherwise agreed to by City Planning and the City Solicitor. The owner shall own, operate, maintain and repair the POPS. The owner shall install and maintain a centralized sign, at its own expense, in accordance with the City of Toronto POPS Urban Design Guidelines, stating that members of the public shall be entitled to use the POPS at any time, 365 days a year, with any changes to terms and conditions being satisfactory to the Chief Planner and Executive Director, City Planning Division.
- i. The Director, Affordable Housing Office may negotiate, enter into and execute an affordable housing contribution agreement, subject to the availability of affordable housing program funding and/or incentives, with the owner to deliver up to 10 percent of the new homes to first time home buyers as affordable ownership housing, and any security, financing or other documents required, as well as any amendments thereto, on terms and conditions acceptable to the Director, Affordable Housing Office, and in a form satisfactory to the City Solicitor.

- j. In the event the cash contributions referred to in 2387. c., d., e. and g. above have not been used for the intended purpose within six (6) years of this By-law coming into full force and effect, the cash contributions may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purposes are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.
- k. The following matters should be secured in the Section 37 agreement as a legal convenience to support development:
- i. The provision of a minimum of 4.7 percent of the residential dwelling units within the development to be three-bedroom dwelling units and a minimum additional 3.3 percent of the residential dwelling units within the development that are convertible to three-bedroom dwelling units, with built in features to ensure convertibility as determined prior to final site plan approval, and a minimum of 48 percent of the total number of residential dwelling units to be two and three bedroom dwelling units, to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
  - ii. Prior to final site plan approval, the owner shall confirm that residents living in all buildings will have mutual access to the communal indoor and outdoor amenity areas within the development.
  - iii. Prior to the issuance of any building permit, the owner shall enter into a financially secured Development Agreement with the City, to pay for and construct any improvements to the existing municipal infrastructure, including the engineering and inspection fee, in connection with the requirements stipulated in the accepted Functional Servicing Report, to the satisfaction of the Executive Director, Engineering and Construction Services, should it be determined that upgrades to such infrastructure are required to support this development.
  - iv. The owner shall construct wind mitigation measures required pursuant to site plan approval, to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
  - v. The owner shall, to the satisfaction of the City, comply with the Noise Impact Study, prepared by J.E. Coulter Associates Limited, dated March 15, 2016, as may be updated to the satisfaction of the City. In cases where the minimum barrier heights recommended in the Noise Impact Study (as updated) are less than that specified in By-law 1190-2022(OLT), the minimum height in the By-law prevails.

- vi. For greater certainty and notwithstanding section (v) of this Section, the owner need not comply with the recommendations in the Noise Impact Study prepared by J.E. Coulter Associates Limited, dated March 15, 2016 in respect of those terraces identified in Performance Standard 2092 of By-law 1190-2022(OLT) as areas that may only be used for non-residential purposes.
- vii. Prior to the issuance of the first above-grade building permit for the buildings, a Professional Engineer qualified to provide acoustical engineering services will review the building plans and provide confirmation that the plans accurately reflect noise attenuation features in By-law 1190-2022(OLT), particularly with respect to the location of barriers and balconies. The Professional Engineer will further provide confirmation that noise attenuation features required for transportation noise have been incorporated into the design of the buildings, including at a minimum, confirmation that sections (v) and (vi) of this Section have been complied with.
- viii. The owner shall provide all dwelling units with air conditioning.
- ix. The owner will ensure that the Agreement of Purchase and Sale for all residential dwelling units and commercial units will include warning clause(s) indicating to the owners that the sound levels on the site from transportation noise sources have exceeded the Ministry of Environment, Conservation and Parks's noise guidelines.
- x. The owner will ensure that the Agreement of Purchase and Sale for all residential dwelling units and commercial units will include warning clause(s) notifying the owners of the presence of the adjacent industrial uses.
- xi. The owner will ensure that the Agreement of Purchase and Sale for all residential dwelling units and commercial units will include warning clause(s) related to air quality emissions.
- xii. The owner will ensure that the Agreement of Purchase and Sale for all residential dwelling units and commercial units will include the following warning clause(s) for the following properties:

**CC Recycling Plant, 333 Progress Avenue**

- 1. This development (the "Development") is in close proximity to the Atlantic Packaging corrugated cardboard recycling plant and paper mill (the "CC Recycling Plant") located at 333 Progress Avenue. The CC Recycling Plant is

a recycling facility. Noise, odour and water vapour sources at the CC Recycling Plant include unloading and loading of raw materials and finished products and rooftop mechanical equipment. Odour sources at the CC Recycling Plant are the recycling of corrugated containers. The CC Recycling Plant typically operates 24 hours a day, 7 days per week. The CC Recycling Plant operation and building may be altered or expanded in the future in accordance with applicable laws.

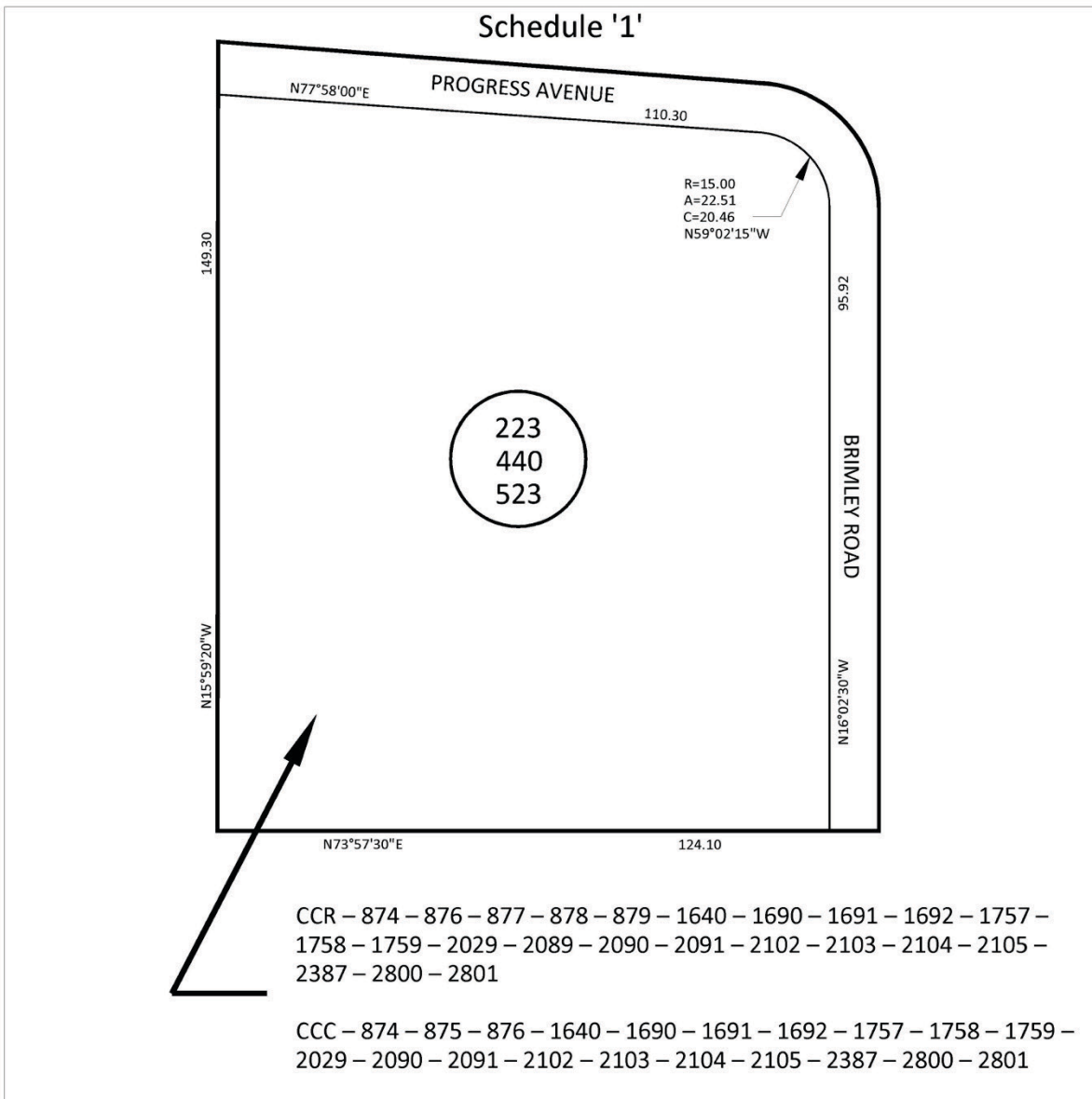
2. Notwithstanding the inclusion of measures to lessen potential noise, odour and water vapour impact from the CC Recycling Plant, noise from the CC Recycling Plant may be audible, odours may be perceptible, water vapour may hit the Development, and all of this may sometimes affect the indoor and/or outdoor living environment of residents, visitors, tenants and workers at the Development.

#### **Mondelez Canada Inc., 370 Progress Avenue**

1. This development (the "Development") is in close proximity to the Mondelez Canada Inc. bakery (the "Bakery") located at 370 Progress Avenue. The Bakery is a food manufacturing facility. Noise sources at the Bakery include unloading and loading of raw materials and finished products and rooftop mechanical equipment. Odour sources at the Bakery are the baking and food manufacturing operations. The Bakery may operate up to 24 hours a day, 7 days per week. The Bakery operation and building may be altered or expanded in the future in accordance with applicable laws.
  2. Notwithstanding the inclusion of measures to lessen potential noise and odour impact from the Bakery, noise from the Bakery may be audible and odours may be perceptible and may sometimes affect the indoor and/or outdoor living environment of residents, visitors, tenants and workers at the Development.
- xiii. Air makeup units and any other building air intakes will be located as high as possible on the buildings.
  - xiv. The owner shall install enhanced air filtration for all residential air makeup units.
  - xv. The owner shall install enhanced air filtration systems for the child care facility, including a minimum two inch MERV 8 pre-filter, integral to the makeup air unit and a four inch MERV 13 filter integral to the unit, located downstream of the supply air fan.

- xvi. Prior to the issuance of the first above-grade building permit for the buildings, a Professional Engineer or Architect will review the building plans and provide confirmation that potential for water vapour interaction and icing impacts on cladding and other building surfaces have been appropriately addressed.
- l. Where 2387. a. to k. above requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same; and
- m. The owner shall not use, or permit the use of, a building or **structure** erected with an increase in height and /or density pursuant to this By-law unless all provision of 2387. a. to k. above are satisfied.

Ontario Land Tribunal Decision issued on October 25, 2017 and Ontario Land Tribunal Order issued on June 8, 2022 in File PL160388.



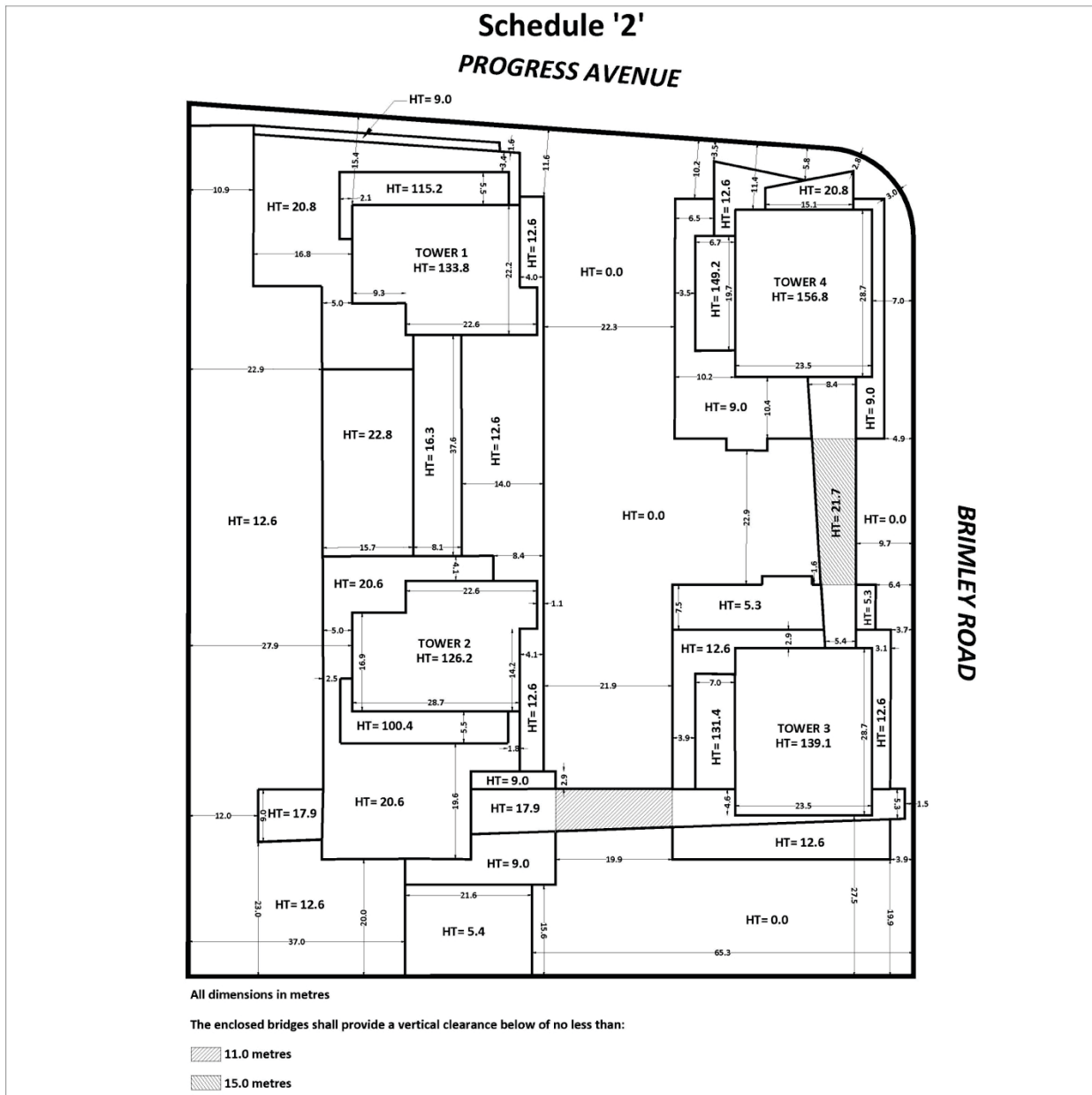
All dimensions are in metres



File # 06 200146 ESC 37 OZ

 Area Affected By This By-law

  
Progress Employment District By-law  
Not to Scale  
2018-06-08

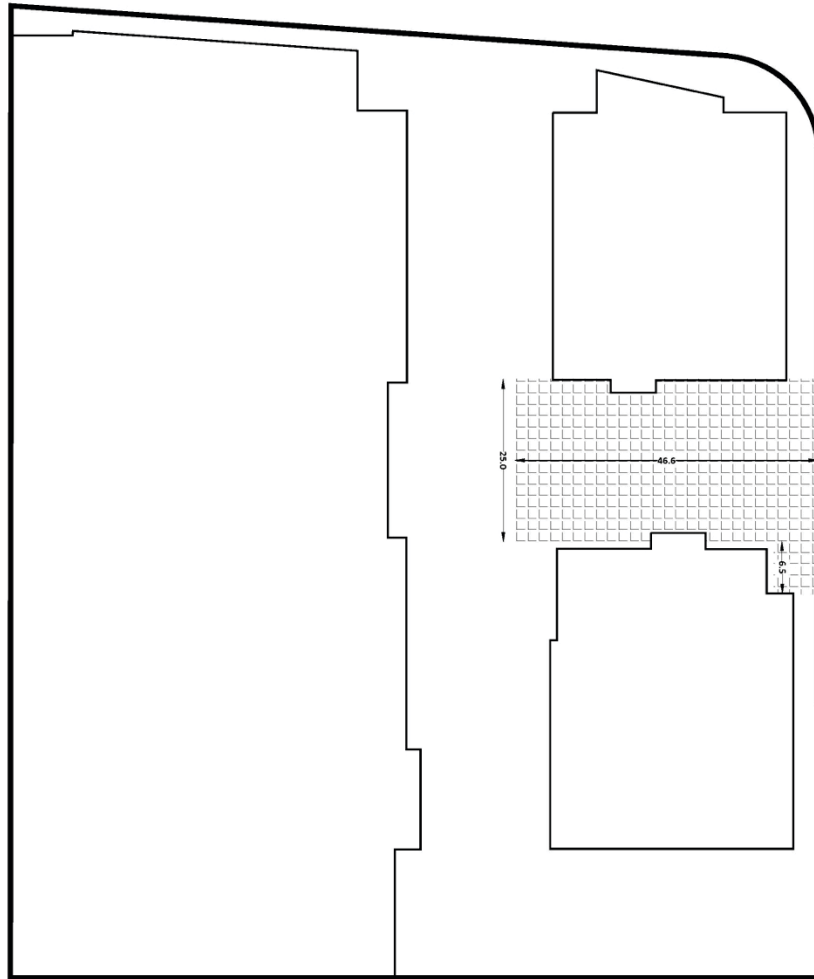


File # 06 200146 ESC 37 OZ

Area Affected By This By-law

Progress Employment District By-law  
 Not to Scale  
 2018-06-08

Schedule '3'




GROUND FLOOR  
All dimensions in metres

 Area of Publicly Accessible Open Space

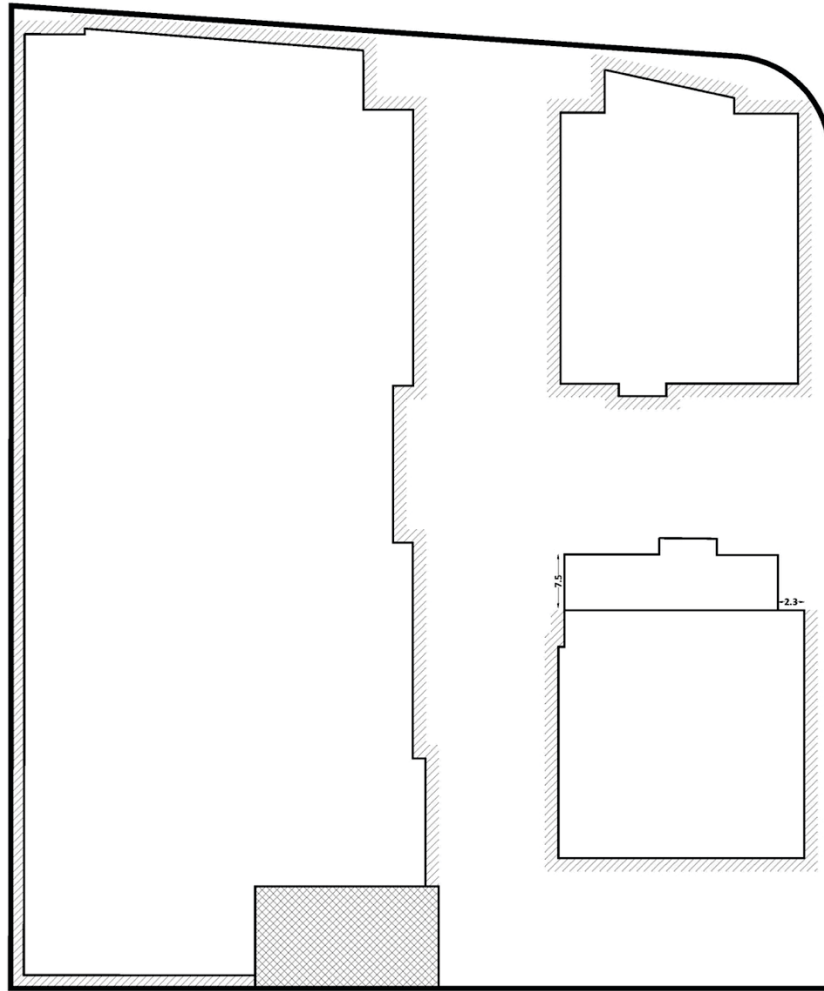


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 Area Affected By This By-law

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Progress Employment District By-law  
Not to Scale  
2018-06-08

Schedule '4'




2nd STOREY | ALL DIMENSIONS IN METRES

-  Area of inaccessible rooftop
-  Area in which balconies, terraces and outdoor amenity space shall not be permitted.

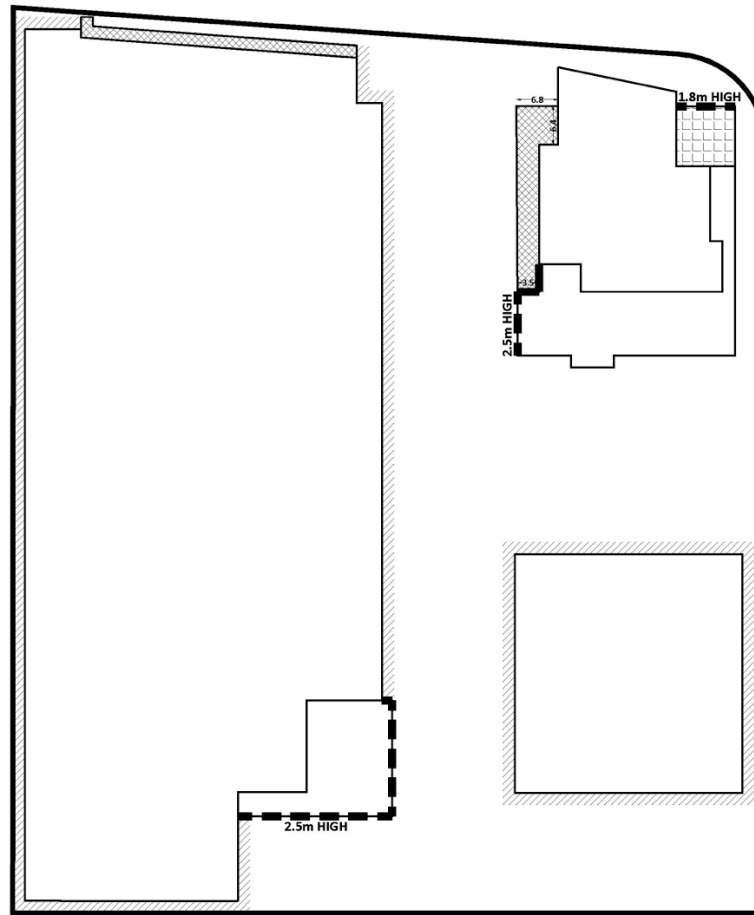


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-  Area Affected By This By-law

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Progress Employment District By-law  
Not to Scale  
2018-06-08

Schedule '5'




3rd STOREY | ALL DIMENSIONS IN METRES

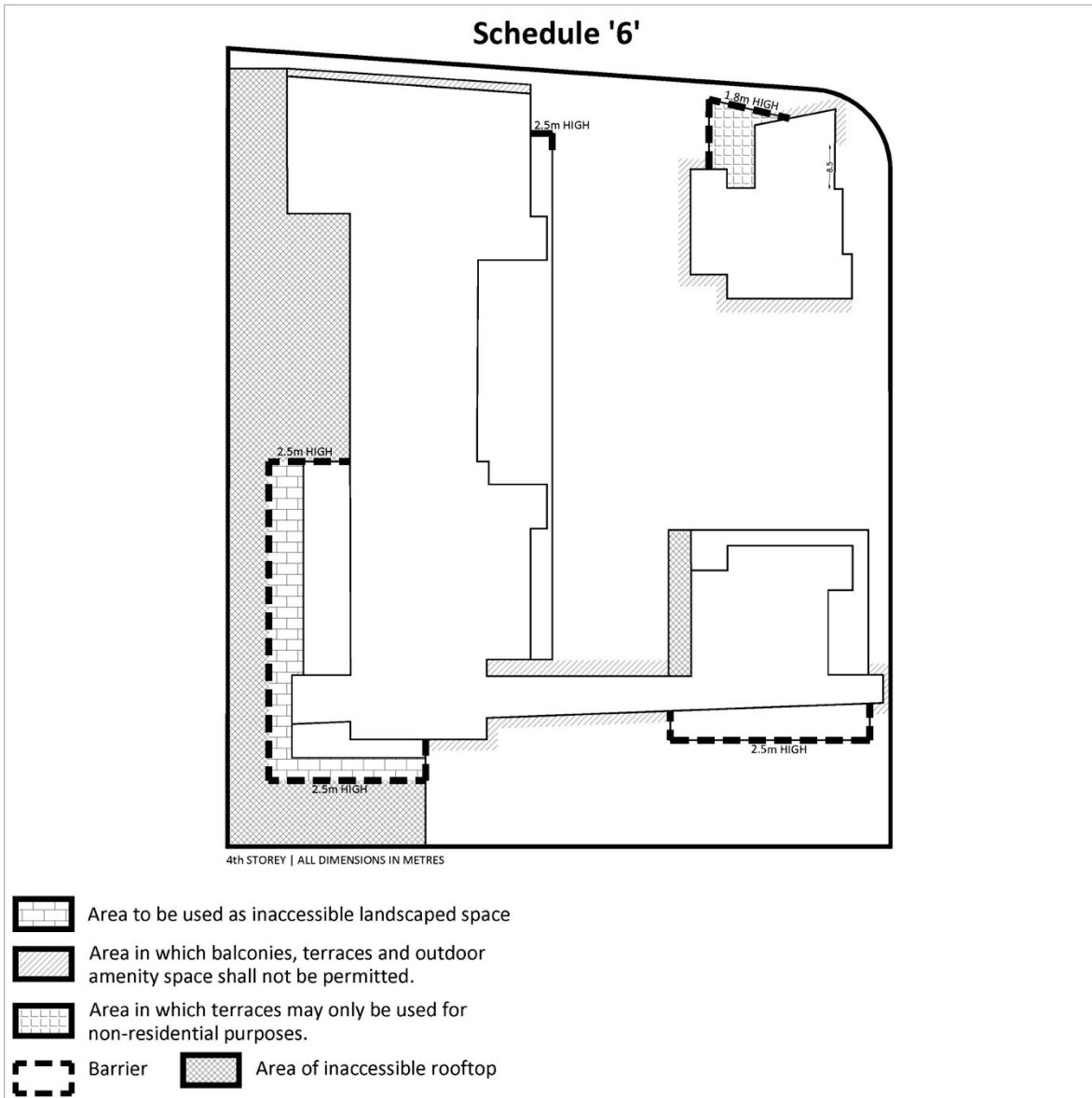
-  Area in which balconies, terraces and outdoor amenity space shall not be permitted.
-  Area in which terraces may only be used for non-residential purposes.
-  Barrier
-  Area of inaccessible rooftop



File # 06 200146 ESC 37 OZ


 Area Affected By This By-law

Progress Employment District By-law  
 Not to Scale  
 2018-06-08

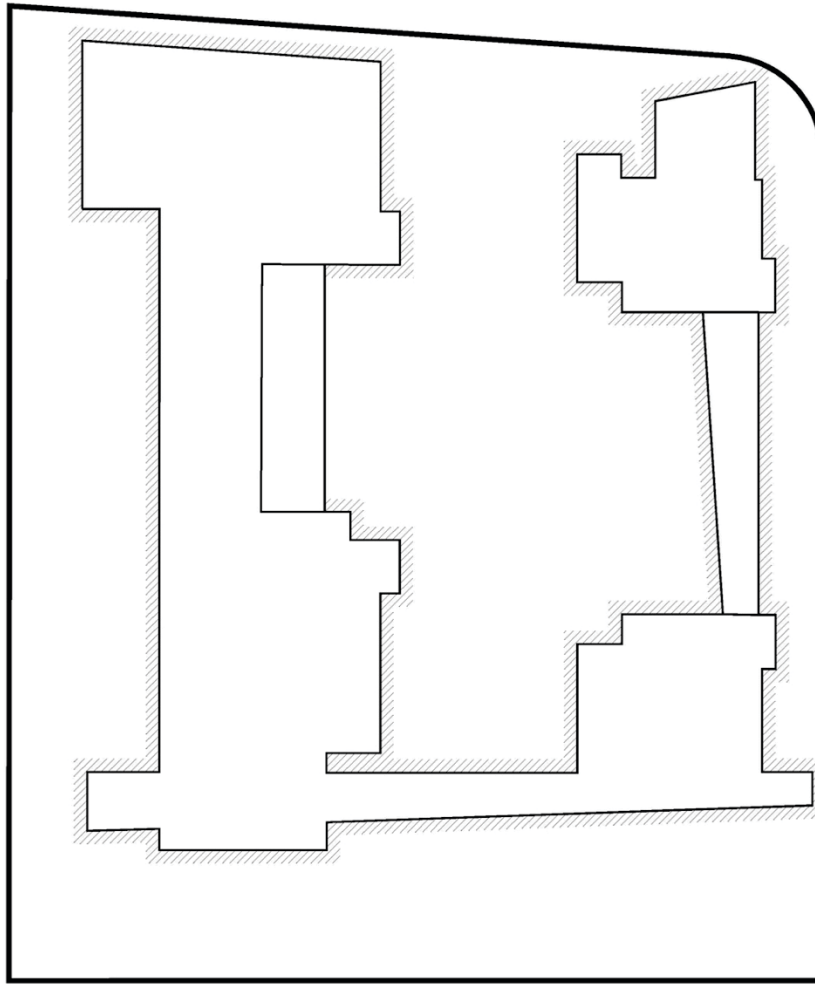


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
 Area Affected By This By-law

  
 Progress Employment District By-law  
 Not to Scale  
 2018-05-08

Schedule '7'





5th STOREY

 Area in which balconies, terraces and outdoor amenity space shall not be permitted.

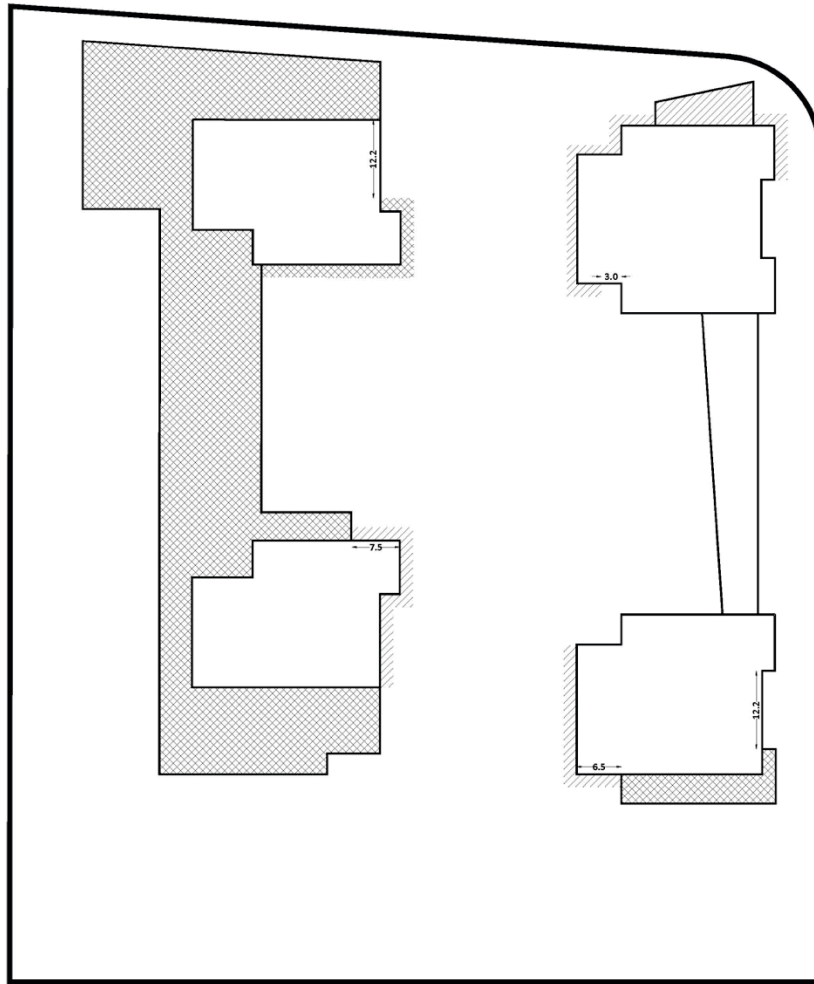


File # 06 200146 ESC 37 OZ



 Area Affected By This By-law

  
Progress Employment District By-law  
Not to Scale  
2019-06-08

Schedule '8'

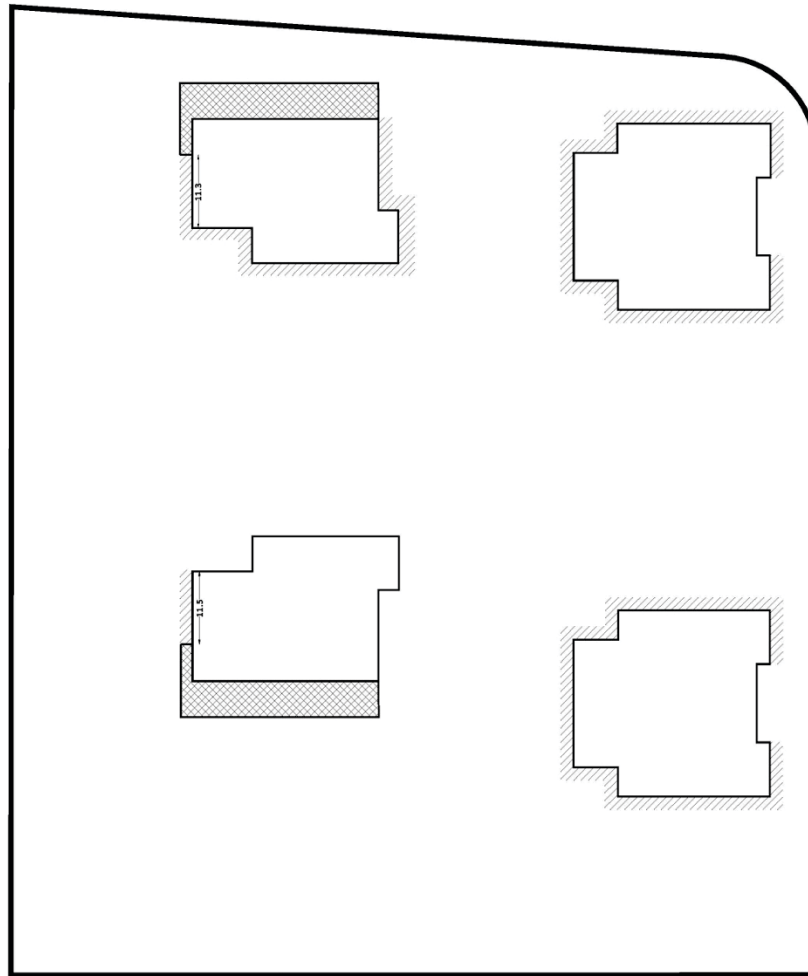


6th STOREY | ALL DIMENSIONS IN METRES



-  Area of inaccessible rooftop
-  Area in which balconies, terraces and outdoor amenity space shall not be permitted.



Schedule '9'



7th STOREY | ALL DIMENSIONS IN METRES

-  Area of inaccessible rooftop
-  Area in which balconies, terraces and outdoor amenity space shall not be permitted.

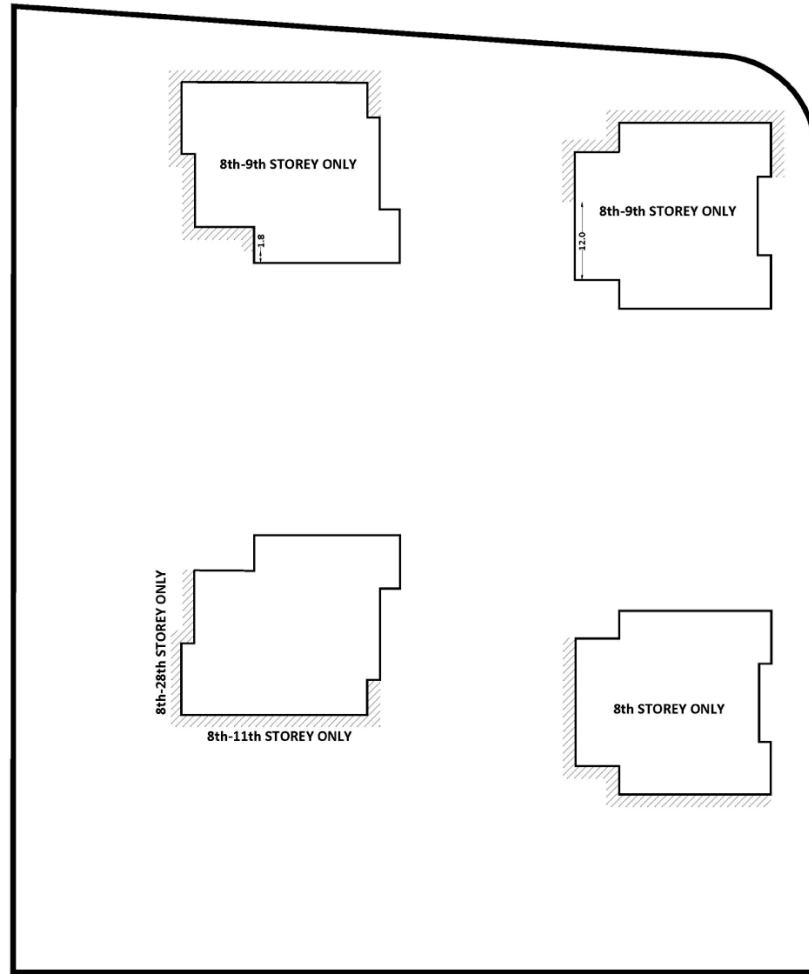


File # 06 200146 ESC 37 OZ


 Area Affected By This By-law

↑  
Progress Employment District By-law  
Not to Scale  
2018-06-08


### Schedule '10'



8th-28th STOREY | ALL DIMENSIONS IN METRES

 Area in which balconies, terraces and outdoor amenity space shall not be permitted.



 Area Affected By This By-law