

**293 Viewmount Avenue – Zoning By-law Amendment
Application – Final Report**

Date:	July 18, 2014
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	12 248832 NNY 15 OZ

SUMMARY

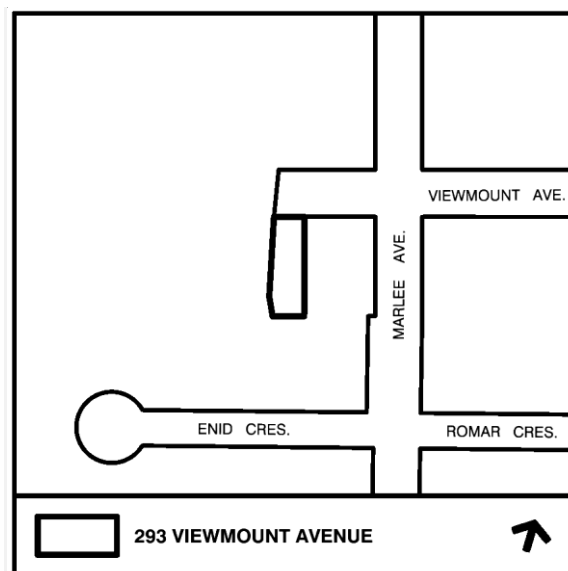
This application proposes to amend the former City of North York Zoning By-law No. 7625 for a four-storey apartment building with 7 units and one level of below grade parking at 293 Viewmount Avenue.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend former City of North York Zoning By-law No. 7625, for the lands at 293 Viewmount Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to report dated July 18, 2014.



2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A Preliminary Report for this application was considered by North York Community Council at its meeting of November 6, 2012. A copy of the report can be found at: <http://www.toronto.ca/legdocs/mmis/2012/ny/bgrd/backgroundfile-51049.pdf>

ISSUE BACKGROUND

Proposal

The applicant is proposing a four-storey residential apartment building, with stairway access to the rooftop amenity space, and one level of underground parking on the south side of Viewmount Avenue, one property west of Marlee Avenue. The height of the building would be 15 metres with permission for additional height to 16.75 metres for a rooftop patio access enclosure. A total gross floor area of 1,112 m² is proposed, which would result in a density of 1.81 times the area of the lot. A total of 7 two-bedroom apartments are proposed. Outdoor amenity would be provided for each dwelling unit in the form of a balcony with a private rooftop patio for the fourth floor unit. Each floor has 2 apartments, one faces the street and the other faces the rear yard. The building is proposed to be flush to the east property line adjacent to the parking and servicing area of the mixed use lots facing Marlee Avenue. The building is also proposed to be set back 1.2 metres on the west side.

A total of 8 parking spaces are proposed to serve the development. Six of these spaces are proposed below grade in a one-level parking garage. Two spaces are proposed in a surface lot on the east side of building. The site statistics are presented on the Application Data Sheet (Attachment 4).

Table 1 – Site Statistics

239 Viewmount Avenue	Initial Submission (September 18, 2012)	Revised Submission (April 1, 2014)
GFA	1,111.56 sq. m	1,075.2 sq. m
Density	1.85	1.81
Unit Count	Two bedroom + den – 8 Total - 8	Two bedroom – 1 Two bedroom + den – 6 Total - 7
Parking Spaces	Underground Residential – 6 Above ground Visitor – 1 Above ground Residential – 2 Total - 9	Underground Residential – 5 Underground Visitor – 1 Above ground Residential – 2 Total - 8
Bicycle Parking	Resident – 8 Visitor – 3	Resident – 7 Visitor - 3
North Yard Setback (Viewmount Avenue)	6 metres	6 metres
East Yard Setback	0 metres	0 metres
West Yard Setback	Between 1.0 metre and 2.25 metres	Between 1.0 metre and 2.25 metres
South Yard Setback (rear)	10.72 metres	10.72 metres

Site and Surrounding Area

The site is located on the south side of Viewmount Avenue, one property west of Marlee Avenue at the end of a short cul-de-sac. The lot has an overall site area of 602 m² and a frontage of approximately 13 metres on Viewmount Avenue. The site currently contains one 1.5 storey single detached dwelling.

Land uses surrounding the subject site are as follows:

North: Viewmount Avenue and beyond are three single detached dwellings fronting onto the west side of Marlee Avenue.

South: Rear service area and parking lot of two-storey mixed use buildings that front Marlee Avenue. Southwest of the site are one-storey detached dwellings with frontage on Enid Crescent.

East: Two-storey mixed use buildings fronting Marlee Avenue.

West: Immediately abutting the site is the Saints Cosmas and Damian Catholic Elementary School. There are single detached dwellings beyond the school.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy

objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

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

Official Plan

The Official Plan designates the site *Mixed Use Areas* which provides for a wide range of land uses to create animated districts along transit routes that provide opportunities to rely less on private automobile trips. New buildings in *Mixed Use Areas* are to be located and massed to provide a transition between different development intensity and scales, particularly towards lower scale *Neighbourhoods*. Development in *Mixed Use Areas* is to frame streets and provide an attractive, comfortable and safe pedestrian environment to take advantage of nearby transit services.

Zoning

The subject site is currently zoned General Commercial Zones (C1) under former City of North York Zoning By-law No. 7625. This zone permits residential, commercial and institutional uses. Residential uses include one family detached dwellings, semi-detached dwellings, duplex dwellings, multiple attached dwellings, apartment house dwellings, and double duplex dwellings. Building height for a residential building in a C1 zone is the permitted height under the RM5 zone, which permits 11.5 metres. The current FSI limit is 1.00 and the maximum lot coverage is 35%.

Site Plan Control

A Site Plan Control application has been submitted and is being reviewed concurrently with the subject application (file no. 12 248829 NNY 15 SA).

Reasons for Application

The uses are permitted by the current zoning. The applicant is seeking an amendment to the Zoning By-law to permit the proposed height, density and building envelope. The applicant has proposed zoning amendments to permit a building height of four storeys (15.0 metres) with a stairway access to the roof (16.75m), an FSI of 1.81 and a lot coverage of 52%. The applicant is also seeking to amend the Zoning By-law provisions relating to parking requirements and performance standards such as lot area, frontage and setbacks.

Community Consultation

A Community Consultation Meeting was held on January 24, 2013 at Saints Cosmas and Damian Elementary School. The meeting was attended by the Ward Councillor, City Planning staff, the applicant and approximately 30 members of the public.

The issues raised by area residents, which have been considered in the review of the application are as follows:

- Safety of the local school children as a result of additional car traffic on the Viewmount Avenue cul-de-sac.
- Amount of parking, specifically visitor parking.
- Overview from proposed balconies into the school yard.
- Windows facing the residential units of the building to the east.
- The number of storeys proposed is too many, should be three.
- Garbage pickup on Viewmount Avenue and storage and safety of garbage bins stored outside.
- Too much density.
- Precedent setting.

There were also some comments relating to the benefits this type of proposal could bring, including cleaning up the site and having more activity to watch the neighbourhood.

A second community meeting was held by the Ward Councillor on June 27, 2013 and was attended by City staff and approximately 4 members of the public. The applicant presented revised drawings and no new issues were raised.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the 2014 Provincial Policy Statement (PPS) and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. Both the PPS and the Growth Plan encourage intensification and redevelopment in urban areas which provide a healthy, liveable and safe community.

Land Use

The *Mixed Use Areas* policies of the Official Plan speak to creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community. The policies also promote intensification in *Mixed Use Areas*. The proposed residential apartment building is provided for in the *Mixed Use Areas* designation. The proposal is also in close proximity

to transit and services and the area is made up with a variety of residential land uses. Staff have determined that the proposed four-storey apartment building is appropriate for this site given its proximity to Marlee Avenue and the Glencairn subway station. The proposal conforms with *Mixed Use Areas* policies contained within the Official Plan.

Density, Height, Massing

The subject site is unique in its location adjacent to a school to the west and a mixed use commercial building to the east, on a cul-de-sac and not located on Marlee Avenue where most other mixed use lots are located. It is smaller than most *Mixed Use* parcels in the area. As such, questions around adequately accommodating a redevelopment of the site and balancing the *Mixed Use Areas* policies arose during the review of this application.

Development in *Mixed Use Areas* will locate and mass new buildings to provide transition between areas of different development intensity and scale and to adequately limit shadow impacts on adjacent *Neighbourhoods*. New buildings in *Mixed Use Areas* will be located and massed to frame the edges of streets, maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets. New development in *Mixed Use Areas* will locate main building entrances so they are clearly visible and directly accessible from the public sidewalk.

The proposed building abuts *Mixed Use Areas* and commercial zones to the east, north and partially to the west. There is a residential lot in a *Neighbourhoods* designation located approximately 5.7 metres from the rear lot line of the subject site. The abutting Saints Cosmas and Damian Catholic Elementary School is also in the *Neighbourhoods* designation. In order to mitigate impacts and provide transition to the single detached home to the south-west, the proposed building is set back 10.72 metres to the projected balcony and 13.42 metres to the rear wall of the building. The neighbouring residential lot to the west which fronts onto Enid Court has a grove of mature trees, many of which are protected by the City of Toronto Tree By-law. This landscaping which extends from the street and wraps the rear lot line and provides a buffer between the lots. Additionally, the dwelling, on Enid Crescent, is located on a deep lot and is set back approximately 27 metres from the rear property line. There is also on-site open space along the rear and west sides of the lot which will be landscaped to provide a buffer. Through the Site Plan Control application, the interface will be further refined and improved with the removal of the balconies and windows at the south-west corner of the third and fourth floors to reduce overlook onto the neighbouring residential property. Other mitigating elements such as planters and screens to reduce the potential of overlook will also be provided. Given the unique character of the site and the proposed overall design, setbacks and step backs, the proposal makes an appropriate transition to the abutting area.

The proposed four-storey building is massed to frame Viewmount Avenue by locating the main wall of the development parallel to the street edge. The massing and materials would provide a dynamic element to the apartment building and a wrap-around glazing and fenestration helps to define the flanking wall adjacent to the school. Additionally, the east wall of the building, facing towards Marlee Avenue, has few windows in order to address residents concerns about overlook into existing adjacent residential units located

on the second floor of the plaza and to act as a side condition so as not to hinder future development of the adjacent site.

The current building on this site has an approximate setback between 3.5 to 3.9 metres from the west property line. The required setback for a C1 zone to a residential zone, which the school is located in, is 4.5 metres. The proposed west side yard setback is between 1 and 2.25 metres. Many of the existing commercial buildings in the area have smaller side yard setbacks to residential zones. The proposed building would use the west side yard as the primary entrance to the building and it would provide activity to a unused corner of the site and area. The balconies on the west side of the proposed building, facing the school, have been reduced in number and size to address community concerns regarding overlook. Appropriate fencing and landscaping will be provided and refined through the Site Plan Control application.

The permitted height of a solely residential building in a C1 zone uses the height requirements of an RM5 zone which is 11.5 metres. The proposed building to the top of the third floor is 11.25 metres. The height of the building increases to 15 metres for the fourth floor. At the fourth floor the building steps back 1.5 metres, which would result in a west side yard setback of between 2.5 and 3.7 metres for the fourth floor. This stepback helps to mitigate the massing of the fourth floor from the school site. The overall height of the building is 15 metres with stair overruns for private amenity space access to 16.75 metres.

The proposed setback on the east is 0 metres. The site is narrow and providing an underground parking entrance and an at-grade front entrance leaves 1 metre at the front portion of the site, as the site widens towards the rear. The 0 metre setback along the east property line allows for compatible rear or side conditions for any future development. This is a typical side yard relationship in a *Mixed Use Area* for a small lot adjacent to a parking and servicing area of another mixed use lot or lots. The east side of the proposed building is adjacent to servicing and garbage facilities of the existing building on Marlee Avenue, where windows and setbacks are not desirable or necessary. Additionally, the building has been located along the east property line in order to have the greatest distance from the residential area. The fourth floor has also been reduced to one unit and stepped back by 1.5 metres on either side, to reduce the scale impact from the street and to decrease the massing of the building and fit with existing buildings. The proposed entrance has also been brought up to grade level in order to provide a more pedestrian friendly and safe condition.

Density is a result of the design, massing and height of a building. The fourth floor was stepped back by 1.5 metres on either side, to both reduce the density number and also to reduce the resulting massing from the street. Staff are of the opinion that the proposed density of 1.81 is acceptable and in keeping with the residential development in the mixed use area.

Site Access and Parking

A driveway is proposed on the east side of the site, leading to a below grade parking garage containing 6 parking spaces, 5 of which would be for residents and 1 of which would be for visitors. Two additional residential spaces would be provided at grade at the rear of the site. A total of 7 bicycle parking spaces are to be provided below grade in a locked facility and 3 are to be provided at grade.

At the community meeting residents expressed concerns about parking, specifically 1 visitor parking space being provided, and traffic. Transportation Services staff have reviewed the application and have accepted the proposed parking rates for both resident and visitors. Additionally, the site is in close proximity to transit, both bus and subway, and some surrounding streets permit parking during certain prescribed hours.

Servicing

The applicant has submitted a Site Servicing and Grading Plan and a Functional Servicing Report in support of the application. The report concludes that the existing municipal infrastructure is adequate to service the proposed development. Engineering and Construction Services staff have reviewed the report and have accepted its findings subject to minor revisions regarding stormwater management and garbage which will be addressed and secured through the Site Plan Control application process.

Amenity Area

The applicant is proposing a minimum of 75m² of private outdoor amenity area for each unit in the form of private balconies. There is also a small landscaped area at the rear of the site that could be used as shared outdoor amenity area. The applicant has not proposed indoor amenity area. Given the small scale nature of the building with 7 units, staff are of the opinion that the applicant's proposal for private but no shared amenity space is acceptable.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintain, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0-0.42 hectares of parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the Harmonized Parkland Dedication By-law 1020-2010.

The applicant proposed a single four-storey apartment building, comprising 7 residential units with a GFA of 1,112 square metres on a 0.0601ha/601 square metre site. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication would be 0.017ha/107 square metres which equates to 18% of the site. For sites less than 1 hectare in size there is a cap of 10% for residential developments. Therefore the required parkland dedication requirement is 0.006ha/60 square metres.

The applicant is required to satisfy the parkland dedication through a cash-in-lieu payment. The parkland dedication for the subject site is considered too small to be a functional park. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. This parkland payment is required under Section 42 of the *Planning Act*, and is required as a condition of the building permit application process.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS.

The site specific zoning by-law will secure performance measures for the following Tier 1 development features: Cycling Infrastructure and Storage and Collection of Recycling and Organic Waste.

Site Plan

The site plan application is currently being reviewed by City staff to address the following issues:

- Mitigation of overlook through the removal of balconies and windows at the south-west corner of the building for the third and fourth floors;
- Architectural detailing;
- High quality façade treatment on all four sides;
- Landscaping, including streetscape treatment along Viewmount Avenue, landscaping and fencing along the school yard edge and landscaping of additional outdoor amenity space;
- Solid waste management; and
- Stormwater management.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

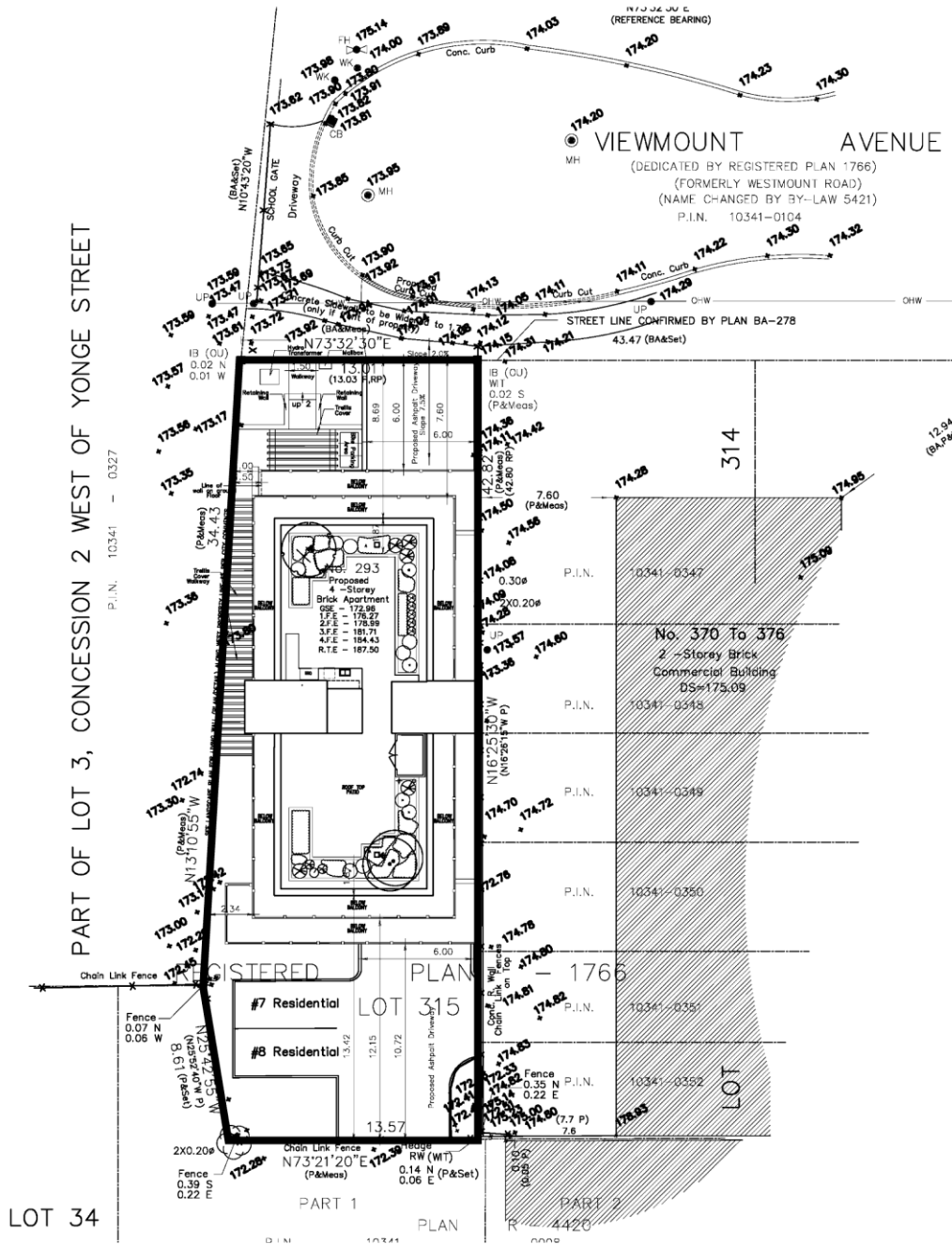
Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 5: Draft Zoning By-law Amendment

Attachment 1: Site Plan



Site Plan

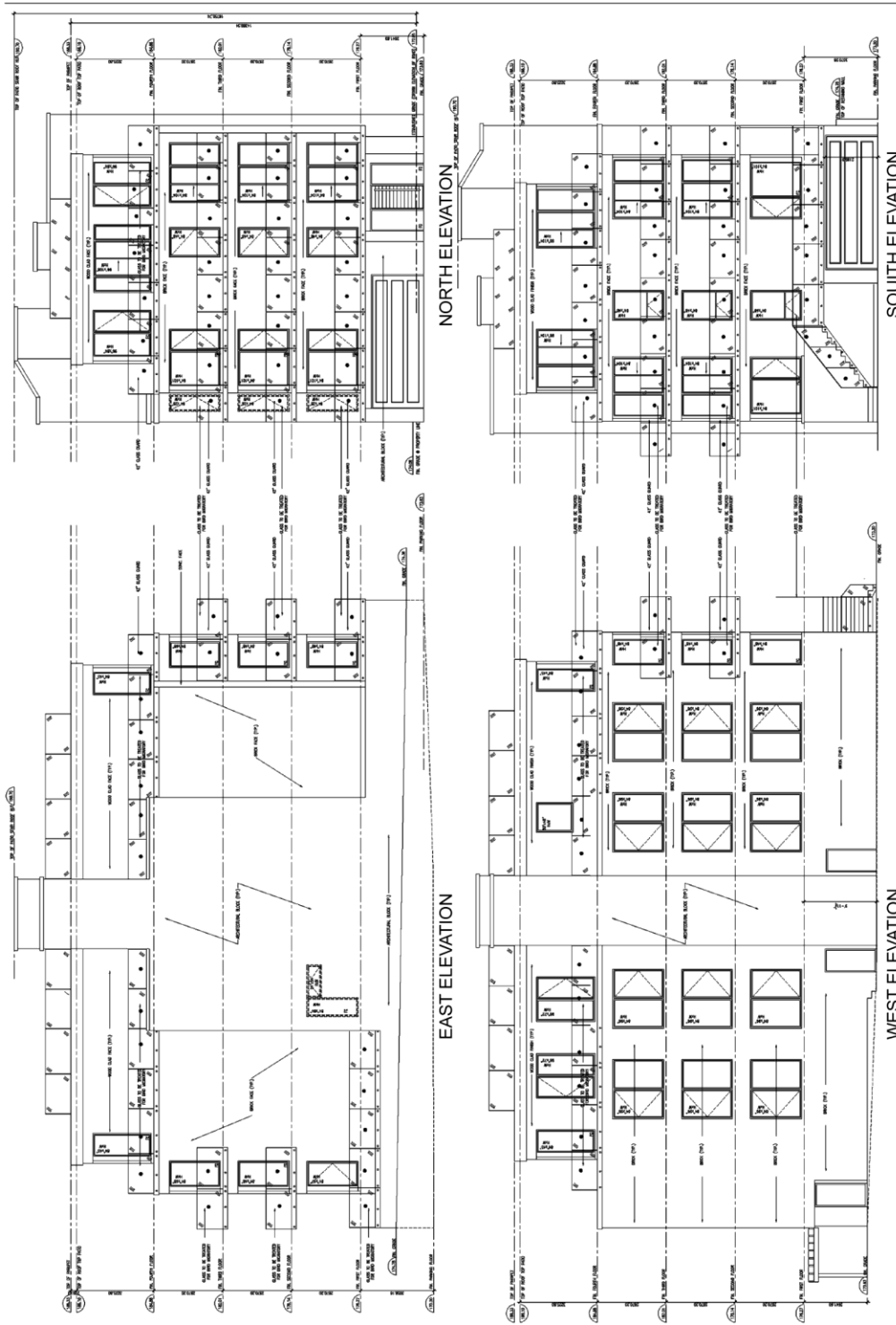
Applicant's Submitted Drawing

Not to Scale
07/11/2014

293 Viewmount Avenue

File # 12 248832 NNY 15 0Z

Attachment 2: Elevations



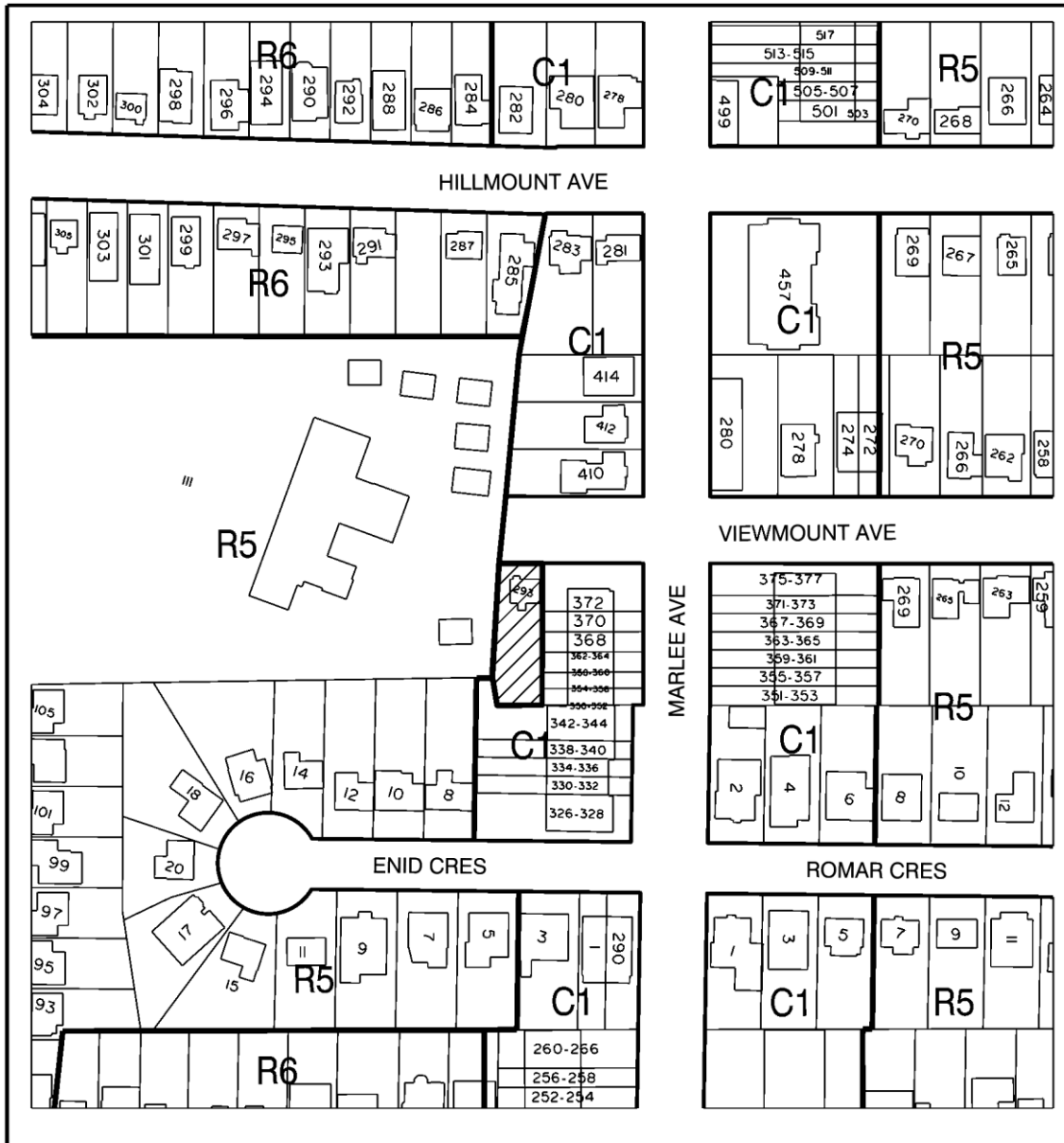
293 Viewmount Avenue

Elevations
Applicant's Submitted Drawing

Not to Scale
07/11/2014

File # 12 248832 NNY 15 0Z

Attachment 3: Zoning



293 Viewmount Avenue

File # 12 248832 NNY 15 0Z

- R5 One-Family Detached Dwelling Fifth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- C1 General Commercial Zone

↑
Not to Scale
Zoning By-law 7625
Extracted 10/04/2012

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	12 248832 NNY 15 OZ
Details	Rezoning, Standard	Application Date:	September 18, 2012

Municipal Address: 293 VIEWMOUNT AVE

Location Description: PLAN 1766 LOT 315 **GRID N1504

Project Description: The proposal of a four storey apartment building with seven units and one level of underground parking.

Applicant:	Agent:	Architect:	Owner:
OLD ORCHARD DEVELOPMENTS INC 609 Marlee Ave, Toronto, ON, M6B 3J6	OLD ORCHARD DEVELOPMENTS INC 609 Marlee Ave, Toronto, ON, M6B 3J6	TRADEMARK BY DESIGN. 1124 Glen Park Ave, Toronto, ON, M6B 2E1	OLD ORCHARD DEVELOPMENTS INC 609 Marlee Ave, Toronto, ON, M6B 3J6

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	C1	Historical Status:	N
Height Limit (m):	11.5	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	601.6	Height:	Storeys:	4	
Frontage (m):	13.01		Metres:	16.75	
Depth (m):	42.82				
Total Ground Floor Area (sq. m):	316.01				Total
Total Residential GFA (sq. m):	1111.56		Parking Spaces:	9	
Total Non-Residential GFA (sq. m):	0		Loading Docks:	0	
Total GFA (sq. m):	1111.56				
Lot Coverage Ratio (%):	52.52				
Floor Space Index:	1.85				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	1075	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	7	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	7			

CONTACT:	PLANNER NAME:	Emily Rossini, Planner	
	TELEPHONE:	416-395-7053	EMAIL: erossin@toronto.ca

Attachment 5: Draft Zoning By-law

CITY OF TORONTO

BY-LAW No. XXXX-2014

**To amend former City of North York Zoning By-law No. 7625, as amended,
with respect to lands municipally known as 293 Viewmount Avenue.**

WHEREAS the Council of the City of Toronto has been requested to amend Zoning By-law No. 7625 of the former City of North York, as amended, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, with respect to lands known municipally in the year 2014 as 293 Viewmount Avenue;

AND WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed Zoning By-law amendment;

THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:

1. Section 64.23 of By-law No. 7625 of the former City of North York is amended by deleting Subsection 64.23(XXX) in its entirety and replacing it with the following subsection:

“64.23(XXX) C1(141)

DEFINITIONS

- (a) For the purpose of this exception, “gross floor area” shall mean the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, but excluding:
 - (i) indoor recreational amenity area;
 - (ii) parking, loading and bicycle parking;
 - (iii) required loading spaces and required bicycle parking spaces at or above established grade;
 - (iv) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 - (v) elevator shafts;
 - (vi) garbage shafts;
 - (vii) mechanical penthouse; and

- (viii) exit stairwells in the building;
- (b) For the purpose of this exception, on the lands identified on Schedule 1, “recreational amenity area” shall mean an area that is communal and available to all residents of a building or a group of buildings within a zone for social and recreational purposes including indoor or outdoor space, playgrounds, tennis courts, lawn bowling greens, indoor or outdoor swimming pools, exercise or entertainment rooms, outdoor patios/terraces and other similar uses. In the case of indoor recreational amenity area, the area shall be exclusive to the residents of the building.
- (c) For the purpose of this exception, on the lands identified on Schedule 1 “established grade” shall mean 173.95 metres Canadian Geodetic Datum.

PERMITTED USES

- (d) Notwithstanding Section 23.1 (Uses Permitted) of By-law 7625, on the lands identified on Schedule 1 the only permitted uses shall be:
 - (i) Apartment house dwellings, multiple attached dwelling and accessory uses including recreational amenity areas.

EXCEPTION REGULATIONS

GROSS FLOOR AREA

- (e) Notwithstanding Section 22.10 (Gross Floor Area) of By-law 7625, the maximum gross floor area for all uses on the lands identified on Schedule 1 shall be 1,100 m², of which the maximum gross floor area for residential uses shall be 1,100 m².

LOT COVERAGE

- (f) Notwithstanding Section 23.2.1(a) (Lot Coverage) of By-law 7625, the maximum lot coverage for all buildings on the lot shall be 53 per cent.

BUILDING HEIGHT

- (g) Notwithstanding Section 23.2.4.3 (Height) of By-law 7625, on the lands identified on Schedule C1(141), the maximum number of storeys above established grade and the maximum building height in metres for all buildings shall be as shown on Schedule C1(141). The number of storeys and measurement of building height shall exclude green roof elements, window washing equipment, parapets, retaining walls, exterior stairways, elevator, elevator overruns, trellises, pergolas, gazebos, fences, landscaping features such as trees and shrubs, storage sheds, any

roof structures used only as ornaments, stairwells to access the roof and stair enclosures.

YARD SETBACKS

- (h) Notwithstanding Sections 23.2.2 and 23.2.2.1 (Yard Setbacks) of By-law 7625, the minimum yard setbacks for all buildings and structures above finished grade on the lands identified on Schedule C1(141) shall be as shown on Schedule C1(141); where there is no minimum yard setback indicated on Schedule C1(141), the minimum yard setback shall be 0 metres.
- (i) The minimum yard setbacks shown on Schedule C1(141) shall not apply to balconies, canopies, window sills, railings, retaining walls, fences, lighting fixtures, ornamental elements, transformer vaults, retaining walls, exterior stairways and stairway enclosures, wheelchair ramps and decks, ramps, trellises, pergolas and gazebos.
- (j) The minimum yard setbacks for structures below finished grade shall be 0 metres.

PARKING

- (k) All required parking shall be provided within the lands shown on Schedule 1.
- (l) Notwithstanding Section 6A(2) (Parking Requirements) of By-law 7625, a minimum of 8 vehicular parking spaces shall be provided on the lands shown on Schedule 1 in accordance with the following:
 - (i) 7 parking spaces for residents; and
 - (ii) 1 parking space for visitors.
- (m) Sections 6A(6)(g) (Non-residential Parking Regulations) of By-law 7625 shall not apply.

LOADING

- (n) The provisions of Section 6A(16) (Loading Requirements) of By-law 7625 shall not apply.
- (o) No loading space shall be provided on the lot.

RECREATIONAL AMENITY AREA

- (p) Recreational amenity area shall be provided in accordance with the following:
 - (i) no indoor recreational amenity area shall be provided on the lot; and
 - (ii) a minimum of 75 m² of outdoor recreational amenity area per dwelling unit.

DIVISION OF LANDS

- (q) Notwithstanding any severance or division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands as if it remained one lot.

PROVISIONS NOT APPLICABLE

- (r) The provisions of Sections 23.2.1 (Lot Coverage) and 23.2.4.2 (Floor Area of Dwelling Unit) shall not apply to the lands shown on Schedule 1.

2. Section 64.23 of By-law No. 7625 of the former City of North York is amended by adding Schedule "C1(141)" attached to this By-law.

ENACTED AND PASSED this ____ day of _____, 2014.

ROB FORD,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

