

Attachment 16 regarding TE33.5

Authority: Toronto and East York Community Council Item No. ● adopted by City of Toronto Council on ●, 2018

CITY OF TORONTO

Bill No. ~

BY-LAW No. ●- 2018

To amend Zoning By-law No. 569-2013, as amended with respect to lands municipally known as 1245 Dupont Street and 1260 Dufferin Street.

WHEREAS Council of the City of Toronto has the authority pursuant to 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*;

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

WHEREAS pursuant to Section 37 of the *Planning Act*, a by-law under Section 34 of the *Planning Act* may authorize increases 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;

WHEREAS subsection 37(3) of the *Planning Act* provides that where an owner of lands elects to provide facilities, services or matters, in return for an increase in height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality in respect of the facilities, services and matters;

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

WHEREAS the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law 569-2013, 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; and

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

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 - Lands Subject to Zoning By-law, attached to this By-law.
2. The words highlighted in bold type in this By-law have the same meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined in heavy

lines to CR 0.6 (c0.6; r0) SS2 (x●) and OR(x●), as shown on Diagram 2 attached to this By-law.

MIXED USE DEVELOPMENT – BLOCKS 1, 2, 3, 4, and 5

4. Zoning By-law No. 569-2103, as amended, is further amended by adding to Article 900.11.10 Exception Number (●) so that it reads:

Exception CR(●)

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

Site Specific Provisions:

- (A) On the lands shown as CR 0.6 (c0.6; r0.0) SS2 (x●) on Diagram 2 to By-law X-2018, if the requirements in Section 6 and Schedule A are complied with, none of the provisions of 40.10.40.10(2), or 40.10.40.40(1), apply to prevent the erection or use of a **building, structure**, addition or enlargement if it is in compliance with regulations (B) to (I) below;
- (B) By-law 724-2004 does not apply.
- (C) Regulations 40.5.80.1(1), 40.5.80.10(1), 40.10.40.1(1), 40.10.40.80(2), 230.5.1.10(7), 230.5.1.10(8), 900.11.10(2247) do not apply.
- (D) A **retail store** may include food or beverage **manufacturing** provided the **interior floor area** of the **retail store**, including the food or beverage **manufacturing** area, does not exceed 930 square metres.
- (E) An **eating establishment** may include beverage **manufacturing** to a maximum total **interior floor area** of 85 percent of the total **interior floor area** of the **eating establishment** to a maximum of 5,000 square metres.
- (F) Despite regulations 40.10.20.100(1), (16) and (17) an **eating establishment, take-out eating establishment, entertainment place of assembly, place of assembly, recreation use, service shop, custom workshop, and retail service** may exceed 400 square metres.
- (G) Despite regulation 40.10.20.100(20)(C) the cumulative area of the outdoor sale or display of goods or commodities may not be more than 500 square metres.
- (H) Despite regulation 40.10.20.100(21)(B), an **outdoor patio** with a maximum **gross floor area** of 725 square metres is permitted on Block 1, as shown on Diagram 3 to By-law X-2018, and an **outdoor patio** with a maximum **gross floor area** of 530 square metres is permitted on Block 4, as shown on Diagram 3 to By-law X-2018.
- (I) Despite regulation 40.10.20.100(21), a maximum of 15 percent of the **gross floor area** of an **outdoor patio**, up to a maximum of 50 square metres, may be

used as the area from which entertainment such as performances, music and dancing may be provided.

- (J) Despite regulation 150.100.30.1(2), an **eating establishment** with an **interior floor area** greater than 1,000 square metres is not required to be separated from a **lot** in the Residential Zone category or Residential Apartment Zone category.
- (K) Despite regulations 150.96.30.1(3), (4) and (5) and 150.96.40.1(1) and (2), the setback, fencing and vehicle access requirements do not apply to a **vehicle washing establishment** located below ground.
- (L) Despite regulation 150.96.20.1(3), the **interior floor area** of a **retail store** and **personal service shop** is not limited to 20 square metres where such uses are located on the same lot as a **vehicle washing establishment**.
- (M) Despite regulation 150.96.40.1(2), the **vehicle** entrance and exit from a **building** containing a **vehicle washing establishment** may be 0 metres from any **lot line** abutting a **street**.
- (N) Despite regulations 40.10.20.40(1) and 40.10.40.40(1), the maximum total **gross floor area** of all **buildings** on the lands outlined in heavy lines and zoned CR 0.6 (c0.6; r0) SS2 (x●) as shown on Diagram 2 to By-law X-2018, excluding below ground **vehicle washing establishments**, will be 245,500 square metres:
 - (i) the total maximum **gross floor area** occupied by residential uses is 217,000 square metres.
 - (ii) the total maximum **gross floor area** occupied by residential uses on each of Blocks 1, 2, 3, 4 and 5 as shown on Diagram 3 to By-law X-2018 will comply with the following:
 - (a) a maximum **gross floor area** of 43,150 square metres occupied by residential uses on Block 1;
 - (b) a maximum **gross floor area** of 28,600 square metres occupied by residential uses on Block 2;
 - (c) a maximum **gross floor area** of 50,600 square metres occupied by residential uses on Block 3;
 - (d) a maximum **gross floor area** of 50,800 square metres occupied by residential uses on Block 4; and
 - (e) a maximum **gross floor area** of 43,850 square metres occupied by residential uses on Block 5.
 - (iii) minimum **gross floor area** occupied by non-residential uses on each of Blocks 1, 2, 3, 4 and 5 as shown on Diagram 3 to By-law X-2018 will comply with the following:

- (a) a minimum **gross floor area** of 12,500 square metres occupied by non-residential uses on Block 1;
 - (b) a minimum **gross floor area** of 4,900 square metres occupied by non-residential uses on Block 2;
 - (c) a minimum **gross floor area** of 2,500 square metres occupied by non-residential uses on Block 3;
 - (d) a minimum **gross floor area** of 4,300 square metres occupied by non-residential uses on Block 4; and
 - (e) a minimum **gross floor area** of 2,300 square metres occupied by non-residential uses on Block 5.
- (O) Despite section (N) above, increases up to 10% of the maximum **gross floor area** occupied by residential uses permitted on each Block in section (N)(ii) above are allowed, provided the maximum **gross floor area** occupied by residential uses in all **buildings** provided on Blocks 1, 2, 3, 4 and 5, as shown on Diagram 3 to By-law X-2018, does not exceed 217,000 square metres.
- (P) A total combined maximum of 2,896 **dwelling units** are permitted on Blocks 1, 2, 3, 4 and 5 as shown on Diagram 3 to By-law X-2018.
- (Q) All **buildings** containing **dwelling units** must contain:
 - (i) a minimum of 33% of **dwelling units** with two bedrooms; and
 - (ii) a minimum of 9% of **dwelling units** with three or more bedrooms.
- (R) Despite (Q) above, when **buildings** containing **dwelling units** have been erected on four of the five Blocks, exclusive of Block 6, as shown on Diagram 3 to By-law X-2018, then the **dwelling unit** mix for the remaining Block must ensure the following:
 - (i) a minimum of 37% of the total number of **dwelling units** on Blocks 1, 2, 3, 4 and 5 are two bedroom **dwelling units**; and
 - (ii) a minimum of 10% of the total number of **dwelling units** on Blocks 1, 2, 3, 4 and 5 are three or more bedroom **dwelling units**; and
 - (iii) for the purposes of this section, “**buildings** have been erected” after the issuance of any Above Grade Building Permits that allow a **building** containing **dwelling units**.
- (S) No **building** may be erected or used on a **lot** subject to street-related “Priority Uses” as shown on Diagram 6 to By-law X-2018 unless a minimum of 20% of the length of the exterior **main wall** along the “Priority Uses” frontage at the first **storey** above ground is occupied by non-residential uses that have a maximum **interior floor area** of 400 square metres or less per retail unit.

- (T) Despite regulations 40.5.40.10(1) and (2) the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 120.95 metres to the highest point of a building or structure, except for those **building** elements and **structures** permitted to project above the heights shown on Diagrams 4 and 5 to By-law X-2018 in (BB) below.
- (U) Despite regulation 40.10.40.10(2), the height of a **building** or **structure** may not exceed the height limits of the numbers following the symbol HT on Diagrams 4 and 5 to By-law X-2018.
- (V) Despite (U) above, a **building** or **structure** erected within Angular Plane Zone 1 on Diagrams 4 and 5 to By-law X-2018, may not penetrate an angle of 75 degrees projected over Angular Plane Zone 1, originating at the eastern edge of Angular Plane Zone 1, starting at a height of 26.0 metres measured from the Canadian Geodetic Datum elevation of 120.95 metres, as indicated on Diagrams 4 and 5 to By-law X-2018. See Diagram 9 to By-law X-2018 for how to measure angle.
- (W) Despite (U) above, a **building** or **structure** erected within Angular Plane Zone 2 on Diagrams 4 and 5 to By-law X-2018, may not penetrate an angle of 75 degrees projected over Angular Plane Zone 2, originating at the eastern edge of Angular Plane Zone 2, starting at a height of 28.5 metres measured from the Canadian Geodetic Datum elevation of 120.95 metres, as indicated on Diagrams 4 and 5 to By-law X-2018. See Diagram 9 to By-law X-2018 for how to measure angle.
- (X) Despite (U) above, a **building** or **structure** erected within Angular Plane Zone 3 on Diagrams 4 and 5 to By-law X-2018, may not penetrate an angle of 80 degrees projected over Angular Plane Zone 3, originating at the eastern edge of Angular Plane Zone 3, starting at a height of 26.0 metres measured from the Canadian Geodetic Datum elevation of 120.95 metres, as indicated on Diagrams 4 and 5 to By-law X-2018. See Diagram 9 to By-law X-2018 for how to measure angle.
- (Y) Despite (T) above, a **building** or **structure** erected within the Slope Zone 1 on Diagram 5 to By-law X-2018, must be contained within the slope between the height of 55.5 metres and 73.5 metres, as indicated on Diagram 5 to By-law X-2018.
- (Z) Despite (T) above, a **building** or **structure** erected within the Slope Zone 2 on Diagram 5 to By-law X-2018, must be contained within the slope between the height of 41.0 metres and 73.5 metres, as indicated on Diagram 5 to By-law X-2018.
- (AA) Despite (T) above, a **building** or **structure** erected within the Slope Zone 3 on Diagram 5 to By-law X-2018, must be contained within the slope between the height of 30.0 metres and 38.0 metres, as indicated on Diagram 5 to By-law X-2018.

- (BB) Despite regulations 40.5.40.10(3), (4), (5), (6), and (7), the following **building** elements and **structures** are permitted to project above the heights shown on Diagrams 4 and 5 to By-law X-2018:
- (i) the following elements may project a maximum of 3.0 metres above the height shown on Diagrams 4 and 5 to By-law X-2018: guard rails, railings, bollards, balustrades, eaves, roof drainage, balcony and terrace guards, fences, skylights, railings, planters, cornices, and seating areas, retaining walls, balcony and terrace dividers, decorative screens, privacy screens, wheelchair ramps and ramps to underground, safety and wind protection/mitigation features, solar panels and equipment;
 - (ii) the following elements may project a maximum of 4.0 metres above the height shown on Diagrams 4 and 5 to By-law X-2018: ornamental elements, landscape elements, structures used for outside or open air recreation including pools and associated equipment, light monitors, light fixtures, pergolas, architectural features, trellises, awnings and canopies, excepting the canopy located within the canopy zone on Diagram 5;
 - (iii) the following elements may project a maximum of 6.0 metres above the height shown on Diagrams 4 and 5 to By-law X-2018: public art features, mechanical equipment, exoskeleton structures, stairs, stair towers and enclosures, enclosures of mechanical equipment, unenclosed heating equipment;
 - (iv) the following elements may project a maximum of 6.9 metres above the height shown on Diagrams 4 and 5 to By-law X-2018: elevator overruns, lightning rods, ventilation or cooling equipment such as chimneys, stacks, flues, vents, air intakes, antennas, satellite dishes, and cellular arrays, parapets and elements of a green roof;
 - (v) the following elements may project above the height shown on Diagrams 4 and 5 to By-law X-2018: window washing equipment including Building Maintenance Unit (BMU).
- (CC) Despite regulations 5.10.40.70(1), (2) and (4), 40.5.40.60(1), 40.5.40.70(1), 40.10.40.60(1), (2), (3), (4), (5), (6), (7), (8) and (9), 40.10.40.70(2) and (4), and 40.10.40.80(2) no portion of a **building** or **structure** erected or used above ground level may be located otherwise than wholly within the **building** envelopes delineated by the heavy lines specified on Diagrams 4 and 5 to By-law X-2018, with the exception of the following (the “**Building** Elements and Encroachments”):
- (i) the following elements may encroach a maximum of 1.0 metres beyond any **building** envelope limit shown on Diagrams 4 and 5 to By-law X-2018: eaves, window sills, damper equipment to reduce **building** movement, architectural flutes, pillars;

- (ii) the following elements may encroach a maximum of 2.0 metres beyond any **building** envelope limit shown on Diagrams 4 and 5 to By-law X-2018: balconies (which may include 0.5 metre exoskeleton structures, and exoskeleton cladding);
 - (iii) the following elements may encroach a maximum of 3.0 metres beyond any **building** envelope limit shown on Diagrams 4 and 5 to By-law X-2018: pergolas, guardrails, balustrades, railings, decorative / acoustic doors and screens, light fixtures, awnings and canopies, excepting the canopy located within the canopy zone on Diagram 5;
 - (iv) the following elements may encroach a maximum of 5.0 metres beyond any **building** envelope limit shown on Diagrams 4 and 5 to By-law X-2018: trellises, and planters;
 - (v) the following elements may encroach a maximum of 6.0 metres beyond any **building** envelope limit shown on Diagrams 4 and 5 to By-law X-2018: ventilation shafts, and elements required for the functional operation of a building, site servicing features, stairs, stair enclosures, wheelchair ramps, fences;
 - (vi) the following elements may encroach beyond any **building** envelope limit shown on Diagrams 4 and 5 to By-law X-2018: public art installations, art and landscape features and window washing equipment including Building Maintenance Unit (BMU).
- (DD) Despite (T), (BB) and (CC) above, a canopy located within the Canopy Zone on Diagram 5 to By-law X-2018 may project between 10 and 19 metres above the heights shown on Diagram 5 to By-law X-2018 and may be located outside the **building** envelopes delineated by the heavy lines specified on Diagram 5 to By-law X-2018.
- (EE) None of the provisions of this By-law will apply to prevent the erection or use of a pergola, shade structure, weather protection canopy, landscape features including planters and plantings, water feature, furnishing elements, light fixtures, or public art on the lands shown as POPS on Diagrams 4 and 5 attached to By-law X-2018.
- (FF) Despite (CC) above, balconies are not permitted to project beyond the **building** envelope in the Balcony Restriction Zone as shown on Diagram 8 to By-law X-2018.
- (GG) Despite (CC) above, the first **storey** of a **building** located on Block 1 must be set back a minimum of 6.5 metres from a **lot line** abutting Dufferin Street for a minimum distance of 50.0 metres running south, measured from the north-eastern most corner of the building. For the purposes of this provision, the setback must be taken from the **lot line** along Dufferin Street as it existed on May 1, 2018 notwithstanding any future conveyance.
- (HH) Despite regulation 40.10.40.60(1), a platform attached to the front **main wall** with a floor level higher than the floor level of the first **storey** of

the **building** may be located immediately above the first **storey** of the **building** and may project beyond the front **main wall** of the **storeys** below.

- (II) Despite regulation 5.10.40.70(2) and the **building** envelopes shown on Diagrams 4 and 5 to By-law X-2018, required minimum **building setbacks** do not apply to the parts of a **building** or **structure** that are below-ground and nothing in this By-law shall prevent underground parking or underground **structures** from extending to the **lot** lines as defined by heavy lines on Diagram 1 to By-law X-2018.
- (JJ) The areas identified as “tower zones” on Diagrams 4 and 5 to By-law X-2018 on Diagram 3 to By-law X-2018, are subject to the following:
 - (i) for the purposes of this subsection, for Blocks 2, 4 and 5 on Diagram 3 to By-law X-2018 “tower” means a **building** or portions of a **building** which collectively enclose the entirety of a **storey** at an elevation higher than the Canadian Geodetic Datum elevation of 163.95 metres (43.0 metres of **building** height relative to the Canadian Geodetic Datum elevation of 120.95 metres);
 - (ii) for the purposes of this subsection, for Block 3 on Diagram 3 to By-law X-2018 “tower” means a **building** or portions of a **building** which collectively enclose the entirety of a **storey** at an elevation higher than the Canadian Geodetic Datum elevation of 175.95 metres (55.0 metres of **building** height relative to the Canadian Geodetic Datum elevation of 120.95 metres);
 - (vii) the floor plate of each tower at an elevation higher than the Canadian Geodetic Datum elevation of 163.95 metres on Blocks 2, 4 and 5 on Diagram 3 to By-law X-2018 must have a maximum **gross floor area** of 750 square metres measured from the exterior of the **main wall** of such floor level, and subject to the floor area reductions of regulation 40.5.40.40(3);
 - (viii) the floor plate of each tower at an elevation higher than the Canadian Geodetic Datum elevation of 175.95 metres on Block 3 on Diagram 3 to By-law X-2018 must have a maximum **gross floor area** of 750 square metres measured from the exterior of the **main wall** of such floor level, and subject to the floor area reductions of regulation 40.5.40.40(3);
 - (ix) despite regulation 40.10.40.80(2), each **main wall** of a tower must be separated by at least 25.0 metres from a **main wall** of each other tower;
 - (x) if a line projected at a right angle from a **main wall** of a tower intercepts another **main wall** of the same tower, those **main walls** must be separated by a minimum of 25.0 metres;

- (xi) despite subsections (v) and (vi), the **Building** Elements and Encroachments of (CC) above are permitted to encroach into the required separation distances of subsections (v) and (vi) above; and
 - (xii) despite subsections above, **buildings** or portions of **buildings** permitted to be greater in height than 43.0 metres on Diagrams 4 and 5 to By-law X-2018, that are not located within an area identified as a “tower zone” on Diagrams 4 and 5 to By-law X-2018, are not subject to regulations (i), (ii), (iii) and (iv) above, but are subject to regulations (v), (vi), and (vii).
- (KK) Despite regulation 40.10.40.50(1), **amenity space** must be provided on each of Blocks 1, 2, 3, 4, and 5, as shown on Diagram 3 to By-law X-2018, in accordance with the following:
- (i) indoor **amenity space** must be provided at a minimum rate of 1.5 square metres for each **dwelling unit**; and
 - (ii) outdoor **amenity space**, which is not required to be directly accessible from indoor amenity space, must be provided in accordance with the following:
 - (a) minimum rate of 1.3 square metres outdoor residential **amenity space** for each **dwelling unit** on Block 1;
 - (b) minimum rate of 3.0 square metres outdoor residential **amenity space** for each **dwelling unit** on Block 2;
 - (c) minimum rate of 1.2 square metres outdoor residential **amenity space** for each **dwelling unit** on Block 3;
 - (d) minimum rate of 1.0 square metres outdoor residential **amenity space** for each **dwelling unit** on Block 4
 - (e) minimum rate of 1.3 square metres outdoor residential **amenity space** for each **dwelling unit** on Block 5;
- (LL) Despite 40.10.40.1(1), indoor and outdoor residential **amenity space** may be located on the same level as non-residential use portions of a **building**.
- (MM) Despite regulation 200.5.1.10(2) a **parking space**, including a parallel **parking space**, may have a minimum width of 2.6 metres, despite being obstructed according to regulation 200.5.1.10(2)(D), up to a maximum of 10% of the total **parking spaces** provided on a **lot**.
- (NN) Despite regulations 200.5.1(2), 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following and may be located on any of the Blocks as shown on Diagram 3 to By-law X-2018:

- (i) for a **dwelling unit** used for affordable housing in a **mixed use building**, resident / tenant **parking spaces** at a minimum rate of 0.45 for each **dwelling unit** where:
 - (a) “affordable housing” means rents which do not exceed the CMHC rent; and
 - (b) “CMHC rent” means the average rent, inclusive of utilities, for private rental apartments by unit type for the City of Toronto as reported annually by Canada Mortgage and Housing Corporation in its Fall Update Rental Market Report.
- (ii) for a **dwelling unit**, not captured in section (NN)(i) above, in a **mixed use building**, resident/tenant **parking spaces** at a minimum rate of:
 - (a) 0.6 for each bachelor **dwelling unit**;
 - (b) 0.7 for each one bedroom **dwelling unit**;
 - (c) 0.9 for each two bedroom **dwelling unit**; and
 - (d) 1.0 for each three or more bedroom **dwelling unit**.
- (iii) **Parking spaces** for all other uses in accordance with the following:
 - (a) AM = 6 a.m. to Noon (Morning), PM = Noon to 6 p.m. (Afternoon) and Eve= 6 p.m. to 6 a.m. (Evening);
 - (b) minimum parking rate of 1.0 **parking spaces** for each 100 square metres of **gross floor area** used for non-residential uses, exclusive of office, **eating establishment**, **take-out eating establishment** and **community centre** at a parking occupancy rate of 20% in the AM, 100% in the PM and 100% in the Eve;
 - (c) minimum parking rate of 0.35 **parking spaces** for each 100 square metres of **gross floor area** used for office at a parking occupancy rate of 100% in the AM, 60% in the PM and 100% in the Eve; and
 - (d) minimum parking rate of 0.1 **parking spaces** for each **dwelling unit** at a parking occupancy rate of 10% in the AM, 35% in the PM and 100% in the Eve for the purposes of **Dwelling Unit** in a **Mixed Use Building** - Visitors.
- (iv) the minimum number of **parking spaces** required on the lands zoned CR 0.6 (c0.6; r0) SS2 (x●), as shown on Diagram 2 to By-law X-2018, a **lot** is determined as follows:
 - (a) for each of the morning, afternoon and evening parking periods identified in subsection (ii) above, the minimum number of

parking spaces required for each use is calculated using the respective **parking space** rate and occupancy rate;

- (b) the minimum number of **parking spaces** required for each parking period is the total of the **parking spaces** required for all uses during that parking period; and
- (c) the minimum number of **parking spaces** required on the **lot** is equal to the largest number of **parking spaces** required for any parking period;
- (v) no parking is required for **eating establishment, take-out eating establishment** or **community centre** uses;
- (vi) car-share **parking spaces** are permitted;
- (vii) for each car-share **parking space** provided, the minimum number of **parking spaces** for residents/tenants required, may be reduced by four **parking spaces** where:
 - (a) “car-share” means the practice whereby a number of people share the use of one or more motor vehicles that are owned by a profit or non-profit car-sharing organization and such **car-share** motor vehicles are made available to at least the occupants of the **building** for short term rental, including hourly rental; and
 - (b) a “car-share **parking space**” means a **parking space** exclusively reserved and signed for a car used only for car-share purposes.
- (ix) the maximum number of car-share **parking spaces** that may be provided on each of the Blocks shown on Diagram 3 to By-law X-2018 are as follows:
 - (a) maximum of 10 car-share **parking spaces** permitted on Block 1;
 - (b) maximum of 6 car-share **parking spaces** permitted on Block 2;
 - (c) maximum of 12 car-share **parking spaces** permitted on Block 3;
 - (d) maximum of 12 car-share **parking spaces** permitted on Block 4; and
 - (e) maximum of 10 car-share **parking spaces** permitted on Block 5.
- (OO) Despite regulations 40.5.80.1(1), 40.5.80.10(1) and 200.5.1(2), the **parking spaces** required in section (NN)(iii) above, may be provided on a non-exclusive basis, may be provided within a **public parking** facility and may be provided off-site on a **lot** / Block within 350 metres of the **lot** / Block containing the use

for which the **parking space** is required provided the **parking spaces** are located within the lands zoned CR 0.6 (c0.6; r0) SS2 (x●) on Diagram 2 to By-law X-2018.

- (PP) Despite regulation 200.5.1.10(12), the **vehicle** entrance or exit to a **building** may be 0 metres from the **lot line** abutting a **street**.
- (QQ) Despite regulation 40.10.100.10(1), more than one vehicle access is permitted on Blocks 3 and 5 as shown on Diagram 3 to By-law X-2018.
- (RR) Despite 200.15 and By-law No. 579-2017 accessible **parking spaces** must be provided in accordance with the following:
 - (i) An accessible **parking space** must have the following minimum dimensions:
 - (a) length of 5.6 metres;
 - (b) width of 3.9 metres; and
 - (c) vertical clearance of 2.1 metres;
 - (ii) Accessible **parking spaces** must be the **parking spaces** located:
 - (a) closest to a main pedestrian access to a **building**; and
 - (b) at the same level as the pedestrian entrance to the **building**.
 - (iii) Clearly identified off **street** accessible **parking spaces** must be provided on the same **lot** as every **building** or **structure** erected or enlarged, if the total **parking space** requirement is 5 or more, in compliance with the following:
 - (a) if the number of required **parking spaces** is 5 to 24, a minimum of 1 **parking space** must comply with the minimum dimensions for an accessible **parking space**;
 - (b) if the number of required **parking spaces** is 25 to 100, a minimum of 1 **parking space** for every 25 **parking spaces** or part thereof must comply with the minimum dimensions for an accessible **parking space**; and
 - (c) if the number of required **parking spaces** is more than 100, a minimum of 4 **parking spaces** plus 1 **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**, must comply with the minimum dimensions for an accessible **parking space**.
 - (iv) A minimum of 10% of the required **parking spaces** for a medical office must comply with the minimum dimensions for an accessible **parking space**.

- (SS) Despite clauses 220.5.1.10 and 220.5.10.1 and regulation 40.10.90.1(1) **loading spaces** must be provided and maintained in accordance with the following standards:
- (i) for each **building** containing **dwelling units**, 1 Type “G” **loading space** must be provided;
 - (ii) despite the requirements above and clauses 220.5.1.10 and 220.5.10.1 and regulation, the minimum **loading space** requirement for a **lot** is the total of (a), (b) and (c) below where two or more of the following non-residential uses are situated on a lot: office, **retail store**, **eating establishment**, **take-out restaurant** or **personal service shop**:
 - (a) the minimum number of required **loading spaces** Type “B” on a **lot** is the largest number of **loading spaces** Type “B” required for any one of the uses above, plus the **loading spaces** Type “B” required for all other non-residential uses on the **lot** not listed above;
 - (b) the minimum number of required **loading spaces** Type “C” on a **lot** is the largest number of **loading spaces** Type “C” required for any one of the uses listed above plus the **loading spaces** Type “C” required for all other non-residential uses on the **lot** that are not listed above; and
 - (c) the requirement for a **loading space** Type “A” or a **loading space** Type “B” or a **loading space** Type “C” for non-residential uses on a **lot** may be satisfied by the provision of a **loading space** Type “G”.
 - (iii) despite regulation 220.5.1(2) and the requirements above, **loading space** requirements for **buildings** on Blocks 1, 2 and 3 as shown on Diagram 3 to By-law X-2018 may be provided in one or more shared / consolidated areas on Blocks 1, 2 and 3 as shown on Diagram 3 to By-law X-2018.
 - (iv) despite regulation 220.5.1(2) and the requirements above, **loading space** requirements for **buildings** on Blocks 4 and 5 as shown on Diagram 3 to By-law X-2018 may be provided in one or more shared / consolidated areas on Blocks 4 and 5 as shown on Diagram 3 to By-law X-2018.
- (TT) Despite regulation 220.5.20.1(2), the maximum permitted slope of a **driveway** leading to any **loading space** is 15.0 percent.
- (UU) Despite regulations 40.10.90.40(1)(B) and 40.10.90.40(3), a **loading space** may have its vehicle access through a **main wall** that faces a **street**.
- (VV) All **driveways** and **drive aisles** must comply with the following:
- (i) the maximum permitted slope is 15.0 percent;

- (ii) the maximum permitted slope for a minimum distance of 3.0 metres at the top and bottom of a ramp is 7.5 percent.
- (iii) despite (i) and (ii) above, the maximum permitted slope within 6.0 metres of a property line is 5.0 percent.
- (WW) Despite regulation 230.5.1.10(3)(A), (6) and (9), “long-term” **bicycle parking spaces** may be located outside or inside a **building**.
- (XX) Despite regulations 230.5.1.10(3)(B) and 230.50.1.20(1) and (2), “short-term” **bicycle parking spaces** may be located outside or inside a **building**.
- (YY) Despite clause 230.40.1.20 and regulation 230.5.1.10(8), **bicycle parking spaces** may be provided on a **lot** / Block within 350 metres of the **lot** / Block containing the use for which the **bicycle parking space** is required provided the **bicycle parking spaces** are located within the lands zoned CR 0.6 (c0.6; r0) SS2 (x●) on Diagram 2 to By-law X-2018.
- (ZZ) Despite regulation 230.5.1.10(7), no shower and change facilities are required to be provided on the lands zoned CR 0.6 (c0.6; r0) SS2 (x●) on Diagram 2 to By-law X-2018.
- (AAA) Despite section (ZZ) above, one shower and change facility will be located in a building on Block 3 as shown on Diagram 3 to By-law ●-2018 and one shower and change facility will be located in a building on Block 5 as shown on Diagram 3 to By-law X-2018.
- (BBB) None of the provisions of this By-law will apply to prevent a temporary sales office from being erected or used on the lands zoned CR 0.6 (c0.6; r0) SS2 (x●) on Diagram 2 to By-law X-2018.
- (CCC) None of the provisions of this By-law will apply to prevent the existing **building(s)**, as of May 1, 2018, on the lands zoned CR 0.6 (c0.6; r0) SS2 (x●) or OR on Diagram 2 to By-law X-2018, from being used for any purpose existing on such lands as of May 1, 2018 or for any use listed in regulations 40.10.20.10(1) and 40.10.20.20(1) that are permitted under the letter “C” of the CR zone.
- (DDD) None of the provisions of this By-law will apply to prevent the use of the existing **parking spaces** or **loading spaces**, as of May 1, 2018, on the lands zoned CR 0.6 (c0.6; r0) SS2 (x●) or OR on Diagram 2 to By-law X-2018.
- (EEE) Despite regulations 40.10.80.20(1) and (2), existing **parking spaces** may be setback 0.0 metres from a lot line in the Open Space Zone category.
- (FFF) The use exceptions in section (CCC) and (DDD) above will apply to the remaining portions of the existing **building(s)** that remain on the lands zoned CR 0.6 (c0.6; r0) SS2 (x●) on Diagram 2 to By-law X-2018, after demolition of portions of the existing **building(s)** provided that:

- (i) a minimum of fifty (50) **parking spaces** are provided; and
 - (ii) a minimum of one Type “B” **loading space** is provided.
- (GGG) Additions to the existing **building(s)** on the lands zoned CR 0.6 (c0.6; r0) SS2 (x●) on Diagram 2 to By-law X-2018 are permitted provided **gross floor area** does not exceed aggregate total of 1,300 square metres and may be occupied by any use permitted in section (CCC) above, provided that:
- (i) the setback of the existing **building(s)** from the property line along Dupont Street and Dufferin Street, as it existed on ●, 2018 as shown as Line A on Diagram 7 to By-law X-2018, shall be the minimum setback for any additions to the existing **building(s)**;
 - (ii) **parking spaces** for additions to the existing **building(s)** will be provided in compliance with the requirements in section (HHH) above; and
 - (iii) no additions are permitted to Building 1, as shown on Diagram 7 to By-law X-2018;
- (HHH) Despite Section (GGG) above, such restrictions shall not be applicable to the **community centre** as identified on Diagram 7 to By-law X-2018.
- (III) Despite any existing or future severances, partition, or division of the lands zoned CR 0.6 (c0.6; r0) SS2 (x●) on Diagram 2 to By-law X-2018, the provisions of this By-law will apply to the whole of the lands zoned CR 0.6 (c0.6; r0) SS2 (x●) as if no severance, partition, or division had occurred.

Prevailing By-laws and Prevailing Sections (None Apply)

OPEN SPACE RECREATION – BLOCK 6

Exemption OR(●)

5. Zoning By-law No. 569-2103, as amended, is further amended by adding to Article 900.42 to add Exception Number (●) that reads as follows:

Exception OR(●)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) Despite regulation 90.5.40.10(1) the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 120.95 metres and the elevation of the highest point of that **building** or **structure**.

- (B) Despite regulation 90.30.40.10(1) the permitted maximum height for a **building** or **structure** is 20 metres;
- (C) Despite regulation 90.30.40.70(1) no minimum **front yard setback** is required;
- (D) Despite regulation 90.30.40.70(2)(A) the minimum **rear yard setback** and **side yard setback** is 5.0 metres, if a **lot** abuts a **lot** in the Residential Zone category or the Residential Apartment Zone category;
- (E) Despite regulation 200.5.10.1(1) **parking spaces** are not required for a **community centre**;

Prevailing By-laws and Prevailing Sections (None Apply)

6. Section 37 Provisions

- (A) Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1 to By-law ●-2018 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and 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 lands, to the satisfaction of the City Solicitor.
- (B) Where Schedule A of this By-law 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.
- (C) The owner shall not use, or permit the use of, a **building** or **structure** erected with an increase in height and density pursuant to this By-law unless all provisions of Schedule A of this By-law are satisfied.

ENACTED AND PASSED this _____ day of _____, 2018.

JOHN TORY
Mayor
(Corporate Seal)

ULLI S. WATKISS
City Clerk

SCHEDULE A

Section 37 Provisions

The facilities, services and matters set out below are required to be provided by the owner of the *lot* at their expense to the *City* in accordance with one or more agreements pursuant to Section 37(3) of the *Planning Act*, in a form satisfactory to the *City* with conditions providing for indexing escalation of both the financial contributions and letters of credit, development charges, indemnity, insurance, GST, HST, termination and unwinding, and registration and priority of agreement:

- (a) Prior to issuance of the first above-grade building permit for any building on the site, the owner shall enter into an agreement with the City to design and construct 120 affordable rental housing dwelling units comprised of approximately 7,255 square metres of residential Gross Floor Area within an approved development at 1245 Dupont Street, 1260 Dufferin Street, and 213 Emerson Avenue, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, the Director, Affordable Housing Office, and the City Solicitor, in consultation with the Ward Councillor;
- (b) Prior to issuance of the first above-grade building permit, the owner shall submit a Letter of Credit equal in the amount of \$6,276,245.00 (inclusive of \$475,000 required through the 2004 Section 37 agreement indexed) for the construction of the new community centre;
- (c) Prior to Site Plan Approval for any of the second phase through the fifth phase, the owner will construct the new Community Centre and the development within Block 5, all to be considered as Phase 1 which will be completed prior to the commencement of any further Phase, and with latter phases to be generally as described within this Report and more specifically identified through a phasing plan to be appended to the section 37 agreement, the owner will design and construct a minimum 6,000 square metre community centre on the Phase 1 parkland to the satisfaction of the General Manager, Parks Forestry and Recreation and the General Manager of Children's Services. The Phase 1 parkland consists of the first phase of parkland dedication as well as the lands conveyed as part of the land exchange;
- (d) Prior to the issuance of the first above-grade building permit for the latter of either Block 1, 2, or 3 (with all references to Blocks to be the Blocks as illustrated in Diagram 3 to this Report) the owner will submit a plan detailing the design and construction of a public art installation on either Block 1, 2 or 3, at a minimum value of \$873,468.00 (inclusive of \$720,000.00 required through the 2004 section 37 agreement indexed), to be secured by way of a letter of credit provided by the owner to the City to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the Ward Councillor;
- (e) Prior to the earlier of condominium registration and the first residential use of any residential building on Block 3, the owner will provide to the City for nominal consideration, Publicly Accessible Privately-Owned Space (POPS) easements over the new plaza with a minimum area of 850 square metres at the north-east corner of Public Streets 'A' and 'B', for public access and provisions for rights of support if necessary, encumbrances, and insurance and indemnification of the City by the owner, to the satisfaction of the Director, Real Estate Services, the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, in consultation with the Ward

Councillor. The owner shall own, operate, maintain and repair the POPS. The owner shall install and maintain signage in a location to be determined through Site Plan Approval, at its own expense, stating that members of the public shall be entitled to use the POPS at any time, 365 days a year;

- (f) The financial contributions, securities and letters of credit required in (b) and (d) above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto for the period beginning from the date of the execution of the Section 37 Agreement to the date of payment;
- (g) Prior to issuance of the first above-grade building permit for Phase 1, the owner shall enter into a Contribution Agreement to provide City Capital Funding for 30 affordable rental housing units in addition to the 120 units referred to in (a) and Incentives Contribution for the 150 affordable rental housing dwelling units through the Open Door Affordable Housing Program. The owner shall provide such affordable rental housing dwelling units in accordance with such agreement(s) to be entered into with the City, all to the satisfaction of the Director, Affordable Housing Office, the Chief Planner and Executive Director, City Planning and the City Solicitor;
- (h) The owner agrees that none of the affordable rental housing dwelling units will form part of an application for condominium registration for at least twenty five years from the date upon which the first new purpose-built rental dwelling unit is occupied to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the Director, Affordable Housing Office;
- (i) Prior to the issuance of the first above grade building permit for the last phase (fifth phase) of the development, the 150 affordable rental housing units shall be ready and available for occupancy;
- (j) Prior to the earlier of condominium registration and the first residential use of any residential building on the latter of either Block 1 or 2, the owner will convey to the City for nominal consideration, easements over the pedestrian mews connection from the intersection of Dupont Street and Dufferin Street to the POPS indicated in (e) above, to provide public access with provisions for rights of support if necessary, encumbrances, and insurance and indemnification of the City by the owner, to the satisfaction of Director, Real Estate Services, the Chief Planner and Executive Director, City Planning Division, and the City Solicitor. The owner shall own, operate, maintain and repair the easement lands;
- (k) Prior to the earlier of condominium registration or the first residential use of any residential building on the latter of Block 1 or 2, the owner shall design, construct, provide and thereafter maintain an architectural weather canopy over the pedestrian connection, at a minimum height of 10.0 metres and a maximum height of 19.0 metres, to the satisfaction of the Chief Planner and Executive Director, City Planning;
- (l) Prior to the earlier of condominium registration and the first residential use of any residential building on Block 5, the owner will convey to the City for nominal consideration, easements over the private road from Dupont Street to Public Street 'A', to provide public access, which easements shall include provisions for rights of support if necessary, encumbrances, and insurance and indemnification of the City by the owner, to the satisfaction of Director, Real Estate Services, the Chief Planner and Executive

Director, City Planning Division, and the City Solicitor. The owner shall own, operate, maintain and repair the easement;

- (m) Prior to the earlier of condominium registration and the first residential use of any residential building on Block 4, the owner will convey to the City for nominal consideration, easements over any portion of the private road from Dupont Street to Public Street 'A' constructed as part of Block 4, to provide public access for use by the general public, which easements shall include provisions for rights of support if necessary, encumbrances, and insurance and indemnification of the City by the owner, to the satisfaction of Director, Real Estate Services, the Chief Planner and Executive Director, City Planning Division, and the City Solicitor. The owner shall own, operate, maintain and repair the easement;
- (n) Prior to the earlier of condominium registration or the first residential use of any residential building on the latter of either Block 2 or 3, the owner will convey to the City for nominal consideration, easements over the pedestrian connection from Dupont Street to the POPS described in (e) above, to provide public access for use by the general public, which easements shall include provisions for rights of support if necessary, encumbrances, and insurance and indemnification of the City by the owner, to the satisfaction of Director, Real Estate Services, the Chief Planner and Executive Director, City Planning Division, and the City Solicitor. The owner shall own, operate, maintain and repair the easement;
- (o) Prior to issuance of the first above grade building permit for each phase of development, the owner shall submit a Pedestrian Level Wind Study, satisfactory to the Chief Planner and Executive Director, City Planning, including wind tunnel analysis, which identifies recommendations for the pedestrian realm and the outdoor areas of the podiums to mitigate wind impacts year-round, and the owner shall implement and maintain in support of the development all recommended mitigation measures to the satisfaction of the Chief Planner and Executive Director, City Planning;
- (p) Prior to the commencement of excavation and shoring work for each phase of development, the owner will submit a Construction Management Plan, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, the General Manager of Transportation Services, and the Chief Building Official, in consultation with the Ward Councillor, and thereafter shall implement the plan during the course of construction. The Construction Management Plan will include the size and location of construction staging areas, dates of significant concrete pouring, lighting details, construction vehicle parking and queuing locations, refuse storage, site security, site supervisor contact information, a communication strategy with the surrounding community, and any other matters requested by the Chief Planner and Executive Director, City Planning, the General Manager of Transportation Services, and in consultation with the Ward Councillor;
- (q) The owner shall convey to the City the first parkland dedication block, consisting of a minimum of 1,107 square metres, prior to the earlier of the registration of any plan of condominium for Block 5, or any above grade building permits for the earlier of Block 1, 2, 3, or 4;
- (r) The owner shall convey the second parkland dedication block, consisting of a minimum of 3,865 square metres, to the City prior to the earlier of either the completion of base

coarse asphalt for Public Road 'A', or condominium registration of any building of the third phase, or the first residential use of any residential building of the third phase. The total on-site parkland dedication shall be a minimum size of 4,972 square metres, as shown generally on the Site Plan, dated September 30, 2016, revised February 28, 2018 drawing number A1.03, prepared by Hariri Pontarini Architects, all to the satisfaction of the General Manager, Parks, Forestry and Recreation;

- (s) Prior to conveyance of the parkland in accordance with (q) and (r) to the City, the owner shall be responsible for an environmental assessment of the land and any associated costs or remediation works required as a result of that assessment. Such assessment or remediation shall ensure that the parkland will meet all applicable laws, regulations and guidelines respecting the site to be used for public park purposes, including City Council policies respecting soil remediation of sites. A qualified environmental consultant acceptable to the Executive Director, Engineering and Construction Services shall prepare the environmental assessment. Prior to transferring the parkland to the City, the environmental assessment shall be peer reviewed by an environmental consultant retained by the City at the owner's expense (the "Peer Reviewer"), and the transfer of the parkland shall be conditional upon the Peer Reviewer concurring with the owner's environmental consultant that the parkland meets all applicable laws, regulations and guidelines for public park purposes;
- (t) The owner's environmental consultant shall file a Record of Site Condition (RSC) on the Ontario's Environmental Site Registry and submit to the General Manager, Parks, Forestry and Recreation, the Ministry of the Environment and Climate Change (MOECC) Letter of Acknowledgement of Filing of the RSC confirming that the RSC has been prepared and filed in accordance with O. Reg. 153/04 and that the MOECC will not audit the RSC at this time or that the RSC has passed an MOECC audit;
- (u) Prior to the first above-grade building permit, the owner shall submit a letter of credit equal to 120% of the Parks and Recreation Development Charges payable for Phase 1 of the development as well as a letter of credit equal to 100% of the cash-in-lieu for the development;
- (v) Prior to Site Plan Approval for each phase of the development, the owner is required to submit a Functional Servicing and Stormwater Management Report, to the satisfaction of the Chief Engineer & Executive Director, Engineering and Construction Services, and pay for and construct any necessary improvements to the municipal infrastructure in connection with the site servicing assessment, should it be determined that upgrades are required to the infrastructure to support this development;
- (w) Prior to Site Plan Approval for each phase of the development, a Transportation Impact Study will be submitted, and all recommendations will be secured as part of the Site Plan Agreement, and be constructed and paid by the owner, to the satisfaction of the Chief Engineer & Executive Director, Engineering & Construction Services;
- (x) Prior to Site Plan Approval for Block 5, the owner shall submit as part of the Transportation Impact Study an analysis of the potential need for a new signal to be located on Dupont Street at either the intersection of Public Street 'A' or Emerson Avenue, with any signal to be installed and paid for by the developer, to the satisfaction of the General Manager, Transportation Services, Chief Engineer & Executive Director, Engineering & Construction Services, Chief Planner and Executive Director, City

Planning Division, in consultation with the Ward Councillor;

- (y) Prior to Site Plan Approval for Block 4, the owner shall submit as part of the Transportation Impact Study an analysis of the potential need for additional traffic mitigation measures on Public Street 'A', with any mitigation measures to be installed and paid for by the developer, to the satisfaction of the General Manager, Transportation Services, Chief Engineer & Executive Director, Engineering & Construction Services, Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor;
- (z) Prior to the first above grade building permit for Phase 1, the owner will pay \$70,000 for the installation of transit signal priority on Dupont Street and Dufferin Street, to the satisfaction of the Chief Engineer & Executive Director, Engineering & Construction Services;
- (aa) The owner agrees that all new transit signals, to be installed as part of the development, will be equipped with Transit Signal Priority, to the satisfaction of the Chief Engineer & Executive Director, Engineering & Construction Services;
- (bb) Prior to the earlier of condominium registration and the first residential use of any residential building on Block 3, the owner shall install and convey to the City a nearside bus bay on Public Street 'A' at Public Street 'B', to the satisfaction of the Chief Engineer & Executive Director, Engineering & Construction Services, and the Toronto Transit Commission (TTC);
- (cc) Prior to the earlier of condominium registration and the first residential use of any residential building on Block 1, the owner shall install and convey to the City a southbound farside bus bay on Dufferin Street at Dupont Street, to the satisfaction of the Chief Engineer & Executive Director, Engineering & Construction Services, and the TTC;
- (dd) The owner shall provide on-site dog off-leash amenities with proper disposal facilities or dog relief stations within a building accessible to all building residents;
- (ee) The owner shall relocate the existing watermain currently located within an easement on the northern portion of the site adjacent to Dupont Street, to the satisfaction of the Chief Engineer & Executive Director, Engineering & Construction Services, at no expense to the City; and
- (ff) The financial contributions, securities and letters of credit required in (z) above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto for the period beginning from the date of the execution of the Section 37 Agreement to the date of payment.

Despite the foregoing, the Owner and the City may modify or amend the said agreement(s), from time to time and upon the consent of the City and the Owner, without further amendment to those provisions of this By-law which identify the facilities, services and matters to be secured.

Diagram 1
Lands Subject to Zoning By-Law

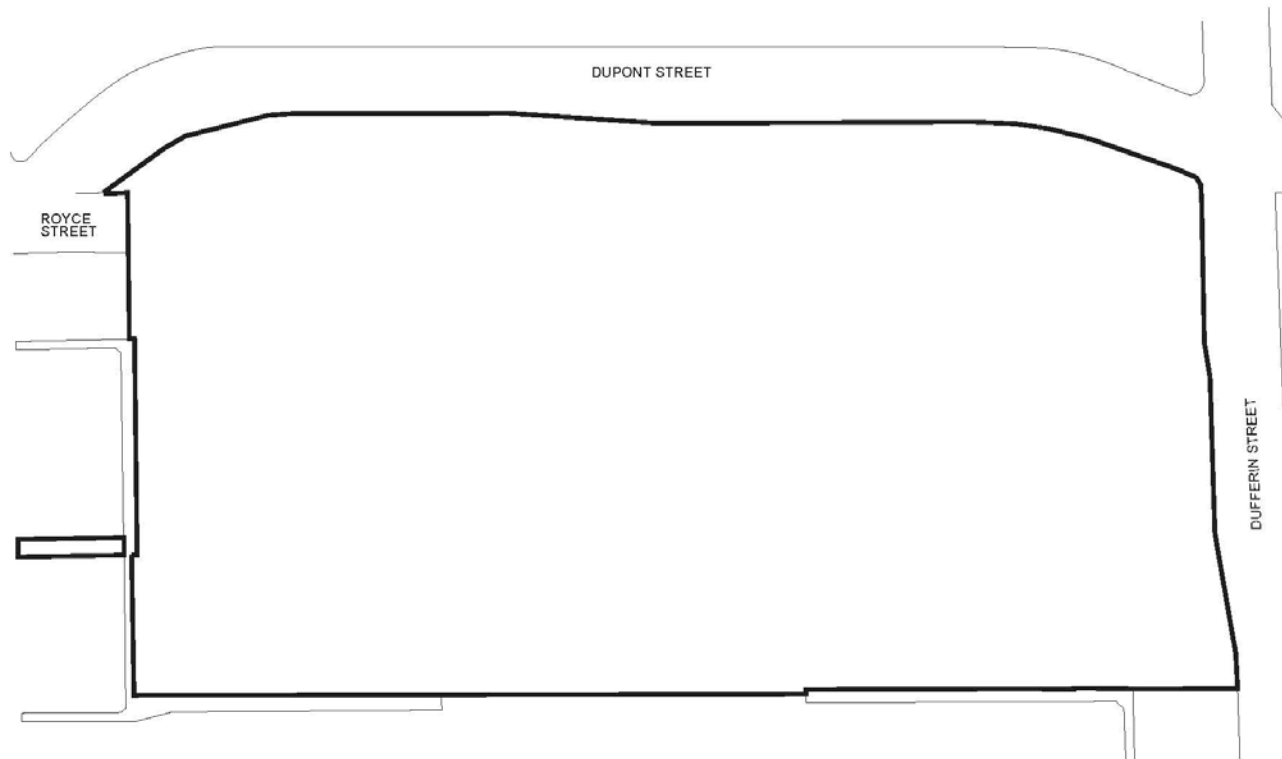


Diagram 2
Zones

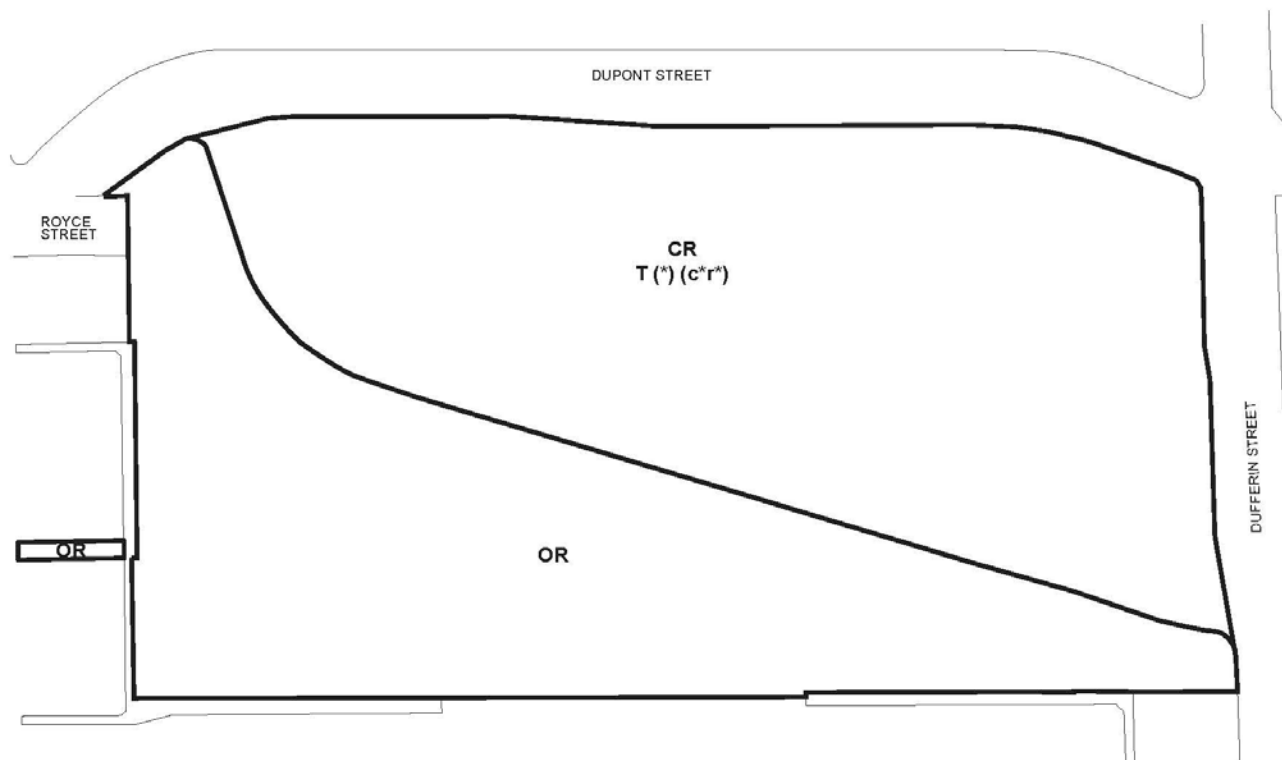
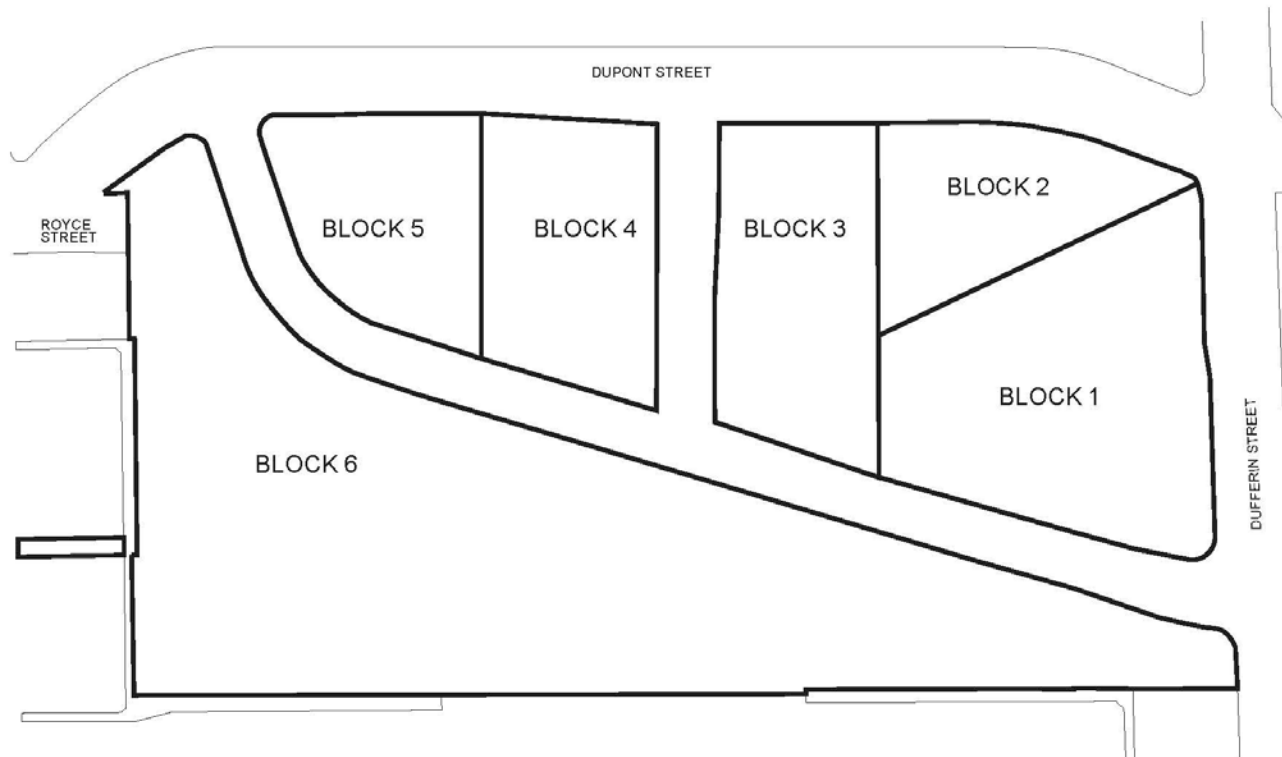
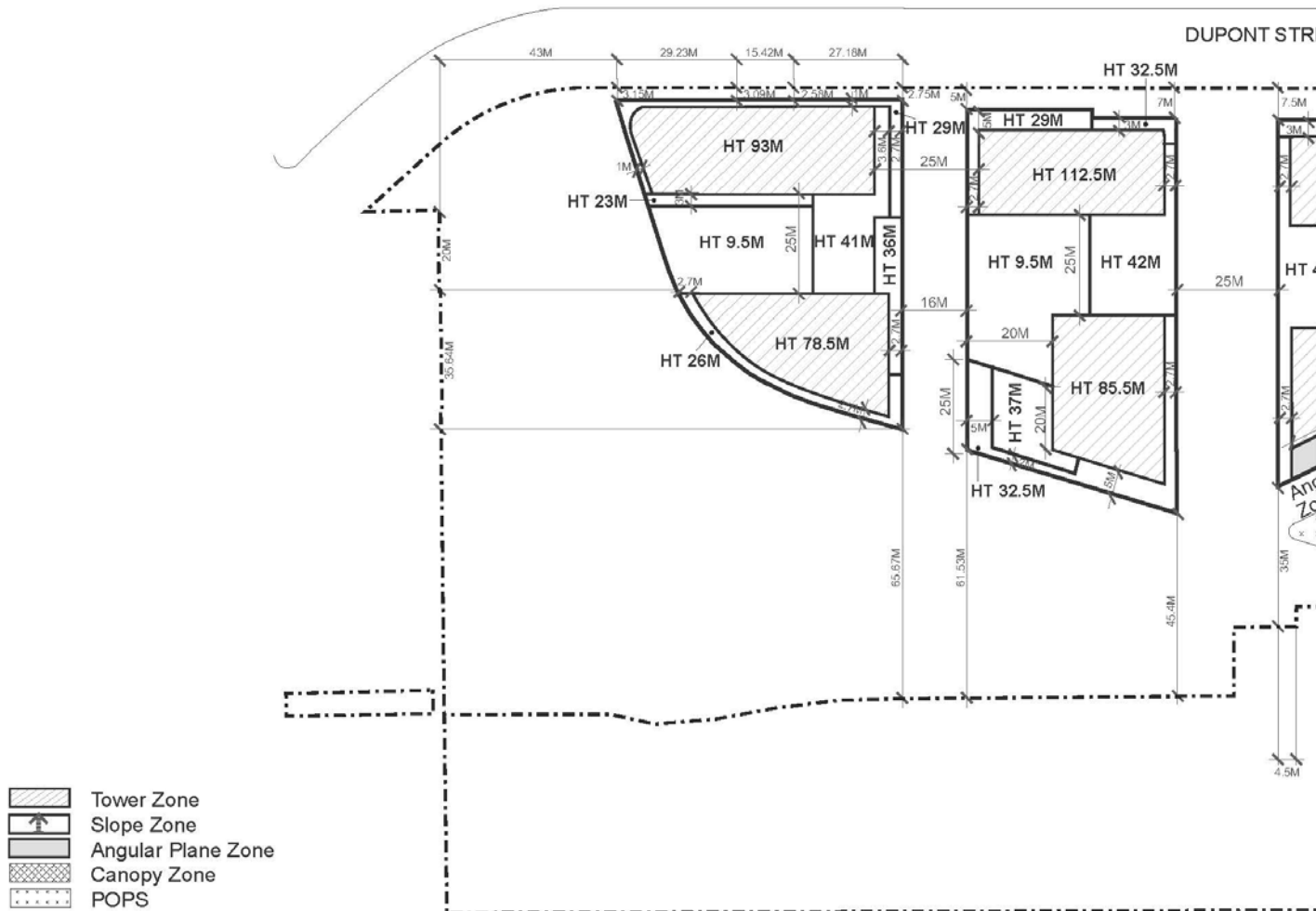


Diagram 3
Block Plan



 Blocks

Diagram 4
West Development Parcel
Building Envelope



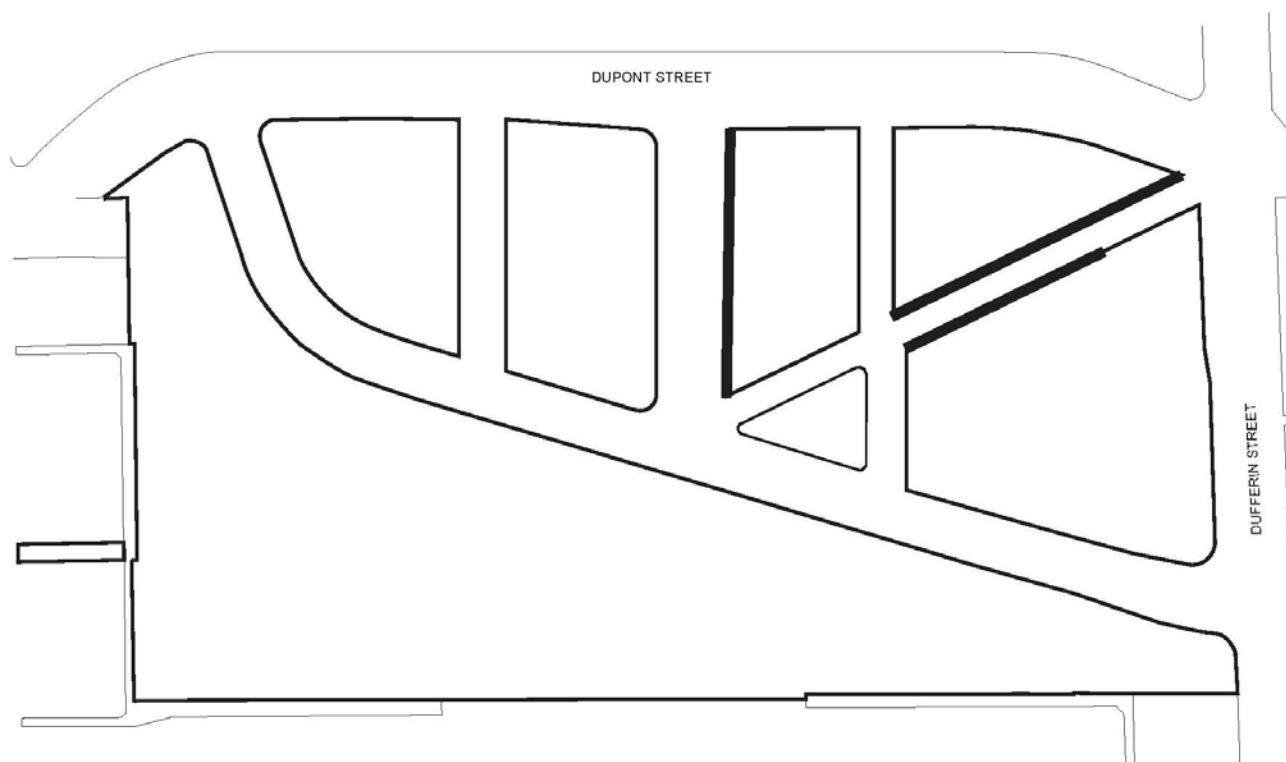
NTD: Dimensions for new community centre to be added following City staff review of ZBL format.

The site plan illustrates the proposed development on a triangular lot bounded by Dupont Street to the north, Dufferin Street to the east, and an unnamed street to the south. The plan includes the following details:

- Streets:** DUPONT STREET (north), DUFFERIN STREET (east), and an unnamed street (south).
- Setbacks:**
 - North setbacks from Dupont Street: 2.5M, 7M, 7.5M, 7.5M, 20M, 20M, 20M, 20M, 20.12M.
 - East setbacks from Dufferin Street: 12M, 7.3M, 40.18M, 12.14M, 7.05M, 11.4M, 53.24M.
 - South setbacks from unnamed street: 4.5M, 5.8M, 16.0M, 30.32M, 14M, 23M, 5M, 28M, 35M, 52M, 37.5M.
- Building Footprints and Heights:**
 - Top-left building: HT 32.5M, HT 120.5M.
 - Building below top-left: HT 40.5M, HT 9.5M.
 - Building below that: HT 90.5M, HT 28.5M.
 - Central building: HT 28.5M, HT 22.6M, HT 41.5M, HT 16M, HT 28.5M, HT 25.5M, HT 16.5M.
 - Large central building: HT 105.5M, HT 41.5M, HT 16M, HT 28.5M, HT 73.5M, HT 41.5M, HT 22.6M, HT 16M.
 - Building to the right of the large central building: HT 16M, HT 26M, HT 37.5M, HT 30M, HT 37.5M, HT 41.2M, HT 55.5M, HT 73.5M.
 - Small building at the bottom right: HT 37.5M, HT 30M.
- Other Features:**
 - Angular Plane Zone 2 (shaded area with 'x' marks).
 - Angular Plane Zone 3 (shaded area with diagonal lines).
 - Slope Zone 1, Slope Zone 2, and Slope Zone 3 (indicated by dashed lines and labels).
 - Various setbacks and dimensions are labeled throughout the plan, including 37M, 12M, 20M, 10M, 25M, 46M, 7M, 3M, 5M, 3M, 0.5M, 30M, 6.22M, 23M, 14M, 5.20M, 5.18M, 0.59M, 14.9M, 26M, 9M, 11M, 7.3M, 45.4M, 32.7M, 2M, 25M, 45.4M, 3M, 2.7M, 1.4M, 1.2M, 1.1M, 1.0M, 0.9M, 0.8M, 0.7M, 0.6M, 0.5M, 0.4M, 0.3M, 0.2M, 0.1M.

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Diagram 6
Priority Uses



Priority Uses

Diagram 7
Existing Buildings

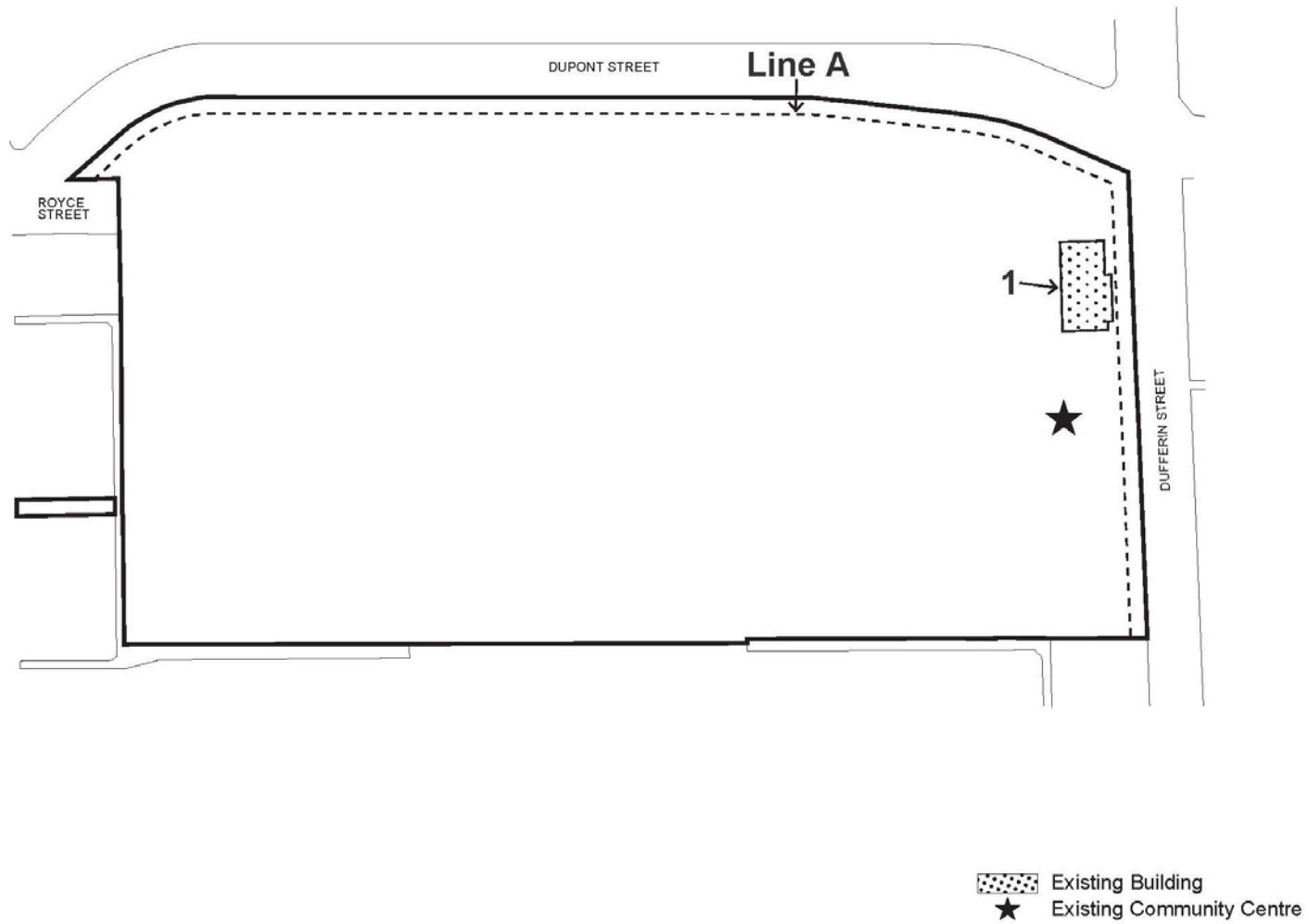


Diagram 8
Balcony Restrictions

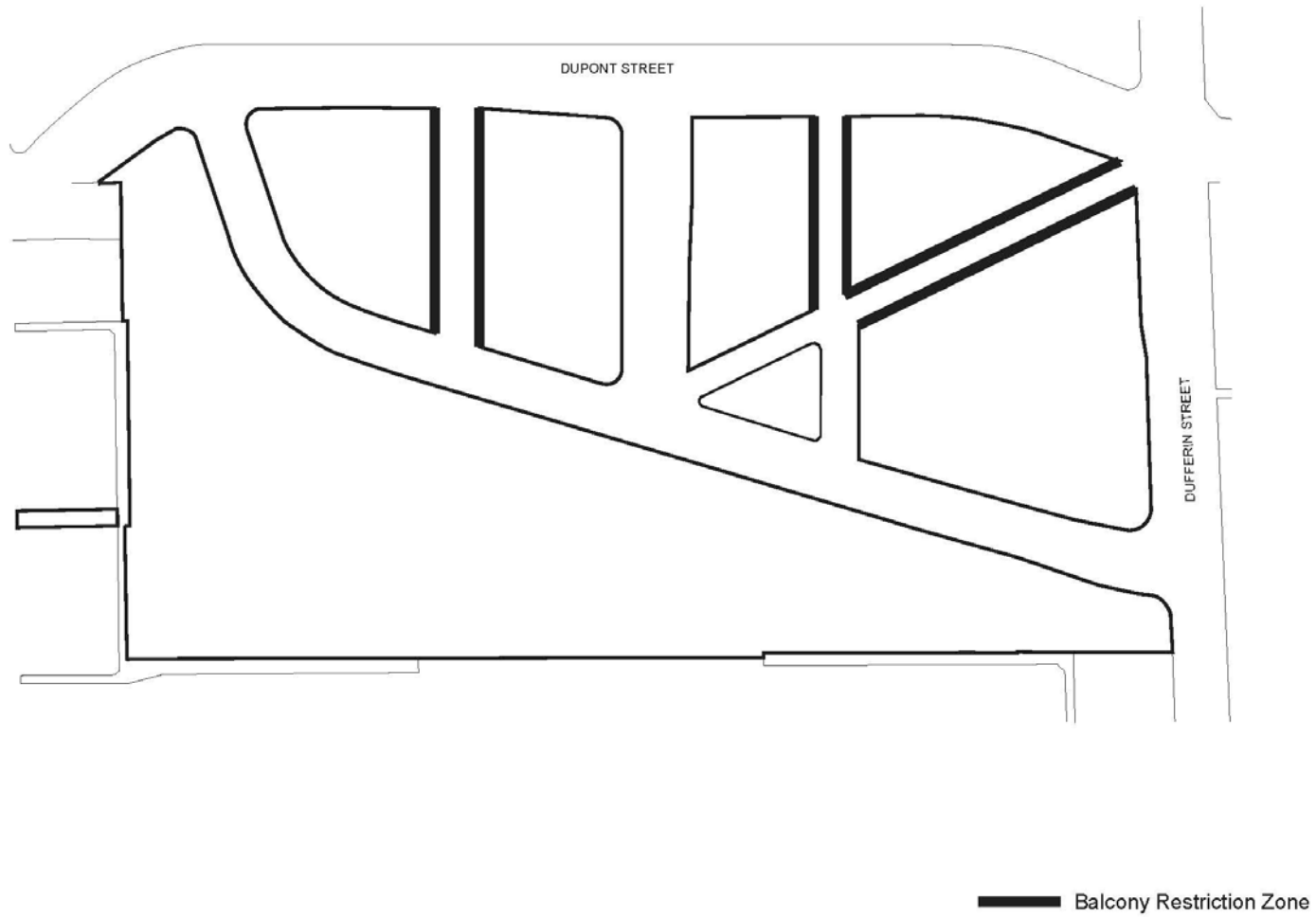


Diagram 9
Angular Plane Zone

