

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

551. Notwithstanding Section 42.2.6 of this By-law, within lands zoned R-8 with Special Regulation Provision 551R on Schedule Nos. 121 and 122 of Appendix "A" and municipally known as 30-40 Margaret Avenue, for a multiple dwelling with a maximum of 210 units and a maximum building height of 21.1 metres:

- a) a maximum Floor Space Ratio of 2.5 shall be permitted;
- b) a maximum of 86 metres of building frontage, or 51% total building frontage (whichever the lesser), be permitted to have a minimum front yard setback of 4.5 metres;
- c) a maximum of 14 metres of building frontage, or 8% total building width (whichever the lesser), above and beyond that portion of frontage described in sub.(b) above, be permitted to have a minimum front yard of 8.0 metres;
- d) for those portions of the building with a setback of 4.5 metres, a minimum stepback of 7.5 metres for any portion of the building exceeding 15.0 metres in height;
- e) a minimum side yard setback of 5.0 metres be permitted where the subject property abuts the rear lotline of 37 Ellen Street West; and
- f) notwithstanding 3(b), (c), (d) and (e) above, eaves, soffits, fascia and other architectural features associated with the roof may protrude 1.1 metre into any required setback or stepback.

(By-law 2010-133, S.3) (30-40 Margaret Avenue)