

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

791. Notwithstanding Sections 6, 6.1.2 a), 6.1.2 b)vi), and 46.3 of this By-law, for the lands zoned CR-3, as shown on Schedule Numbers 86 and 87 of Appendix "A", the following additional regulations shall apply:

- i. The maximum Floor Space Ratio (FSR) shall be 5.17;
- ii. The minimum front yard shall be 0.0 metres along Spadina Road East;
- iii. The minimum rear yard setback shall be 0.0 metres;
- iv. The minimum side yard setback abutting a street shall be 0.6 metres along the Highland Road frontage;
- v. The minimum interior side yard setback be 0.0 metres;
- vi. The maximum building height shall be 17 storeys or 52.0 metres (not including mechanical penthouse);
- vii. The minimum step back above the 11th floor along the rear lot line shall be 3.0 metres and 1.5 metres along the Highland Road frontage;
- viii. The minimum off street parking shall be 0.5 spaces per unit;
- ix. Zero parking shall be provided for non-residential uses;
- x. The total visitor parking shall be 0.095 parking spaces per unit;
- xi. A minimum of 98 m² (1000 sq.ft.) of at grade commercial. uses shall be provided;
- xii. A minimum of 4 live work units shall be provided;
- xiii. For Multiple Residential uses, a minimum of 92 Class A bicycle parking stalls and 6 Class B bicycle stalls shall be provided;
- xiv. Geothermal wells are prohibited.

(By-law 2023-099, S.3) (130-140 Highland Road East)