

## APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

798. Notwithstanding Sections 5.23, 6.1.1.1 a)iv), 6.1.1.1 d), 6.1.1.2a), 43.2.1 and 43.2.3 of this By-law, on the land zoned Residential Nine Zone (R-9), shown as affected by this subsection on Schedule Numbers 118 and 119 of Appendix "A", the following special regulations shall apply:
- a) The following FSR regulations shall apply:
    - i. FSR shall be obtained when the total Building Floor Area of all buildings on all lots subject to this subsection is divided by the total lot area of all lots subject to this subsection;
    - ii. The maximum FSR shall be 8.7;
  - b) Minimum landscaped area shall be measured relative to the total lot area of all lots subject to this subsection and may include a privately owned public space and multi-use trail;
  - c) The following building height regulations shall apply:
    - i. Building height shall mean the vertical distance between the highest finished grade level at the perimeter of the building and the uppermost point of the building. Antennae, chimneys, spires, cupolas, elevator penthouses, parapets, railings, outdoor structures, wind mitigation devices, landscaping elements or other similar features shall be disregarded in calculating building height;
    - ii. The maximum building height shall be 35.0 metres within 100 metres of the Courtland Avenue street line;
    - iii. No maximum building height shall apply for buildings located greater than 100 metres from the Courtland Avenue Street line.
  - d) The minimum yards shall be:
    - i. 0.0 metres to a lot line of a lot affected by this subsection or zoned Residential Eight Zone (R-8) or Residential Five Zone (R-5);
    - ii. 3.0 metres to a lot line of a lot zoned Public Park Zone (P-1) or General Industrial Zone (M-2);
    - iii. 3.0 metres to the Vernon Avenue street line;
    - iv. 7.5 metres to the Palmer Avenue street line;
    - v. 1.0 metre to the Olde Fashioned Way street line;
    - vi. 15.0 metres to the lot line of the railway right-of-way for buildings or portions thereof containing dwelling units, lodging house or residential care facility uses;
    - vii. 0.0 metres to the lot line of the railway right of way for buildings or portions thereof containing other uses;
  - e) The minimum yards per provision d) shall not apply to floors of a building not containing habitable space.
  - f) Development containing dwelling units, lodging houses and residential care facility uses shall be required to provide one of the following along the lot line of the railway right-of-way:
    - i. A berm
    - ii. A combination berm and fence; or
    - iii. A crash wall.
  - g) The following parking regulations shall apply:

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- i. Parking and loading spaces may be located between a building facade and the Stirling Avenue street line;
- ii. A visual barrier shall not be required where a parking lot is situated on a lot which abuts a Residential Zone; and
- iii. A 3-metre landscape strip shall not be required adjacent to the Vernon Street street line.

(By-law 2023-097, S.17) (263 and 321-325 Courtland Avenue East, 230 and 240 Palmer Avenue, and 30 Vernon Avenue)