

(319) – Within the lands zoned COM-1 and shown as affected by this Provision on Zoning Grid Schedule 71 of Appendix A, the following shall apply for the *existing building*:

- a) the minimum southerly *side yard setback* shall be 2.1 metres;
- b) a *drive aisle* giving direct access to abutting *parking spaces* within a parking area adjacent to Queens Boulevard shall be located 2.1 metres from the Queens Boulevard *street line* and 2.6 metres from the Belmont Avenue West *street line*; and,
- c) ingress and egress in a forward motion shall not be required for the required *parking spaces* adjacent to Belmont Avenue West.