

TORONTO STAFF REPORT

March 18, 2003

To: North York Community Council

From: Director, Community Planning, North District

Subject: Final Report
Application to amend the Official Plan and Zoning By-law
4001, 4003 and 4005 Bayview Avenue
Sterling Silver Development Corporation
File Number TB CMB 2001 0012
Ward 24 - Willowdale

Purpose:

This report reviews and recommends approval of an application to amend the Official Plan and Zoning By-law to permit additional development of 12 and 16 storey rental apartment buildings with 320 units, and a 3 storey 104 unit rental retirement home, for additional gross floor area of 45,930 m². The 6.7 hectare site is currently developed with three 12 storey apartment buildings.

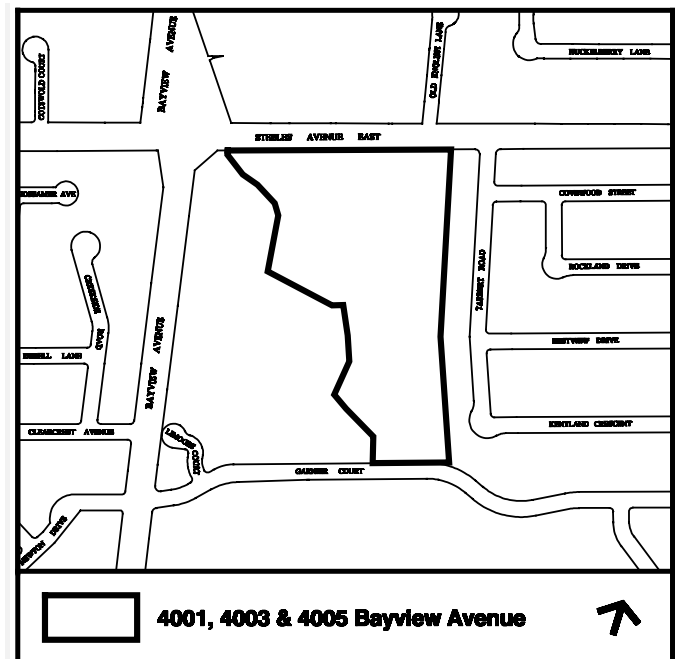
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) The City Solicitor seek approval of the Official Plan Amendment for this site at the Ontario Municipal Board in relation to the appeal, substantially in accordance with the draft Official Plan Amendment attached to this report as Attachment No. 5.
- (2) The City Solicitor seek approval of the Zoning By-law Amendment for this



site at the Ontario Municipal Board in relation to the appeal, substantially in accordance with the draft Zoning By-law Amendment attached to this report as Attachment No. 6;

- (3) The City Solicitor be authorized to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) The City Solicitor request that the Ontario Municipal Board hold its Order approving the Official Plan amendment and zoning by-law until the owner has obtained site plan approval for the development.
- (5) Prior to Site Plan Approval, the owner shall make a contribution to the City in the amount of \$100,000 for improvements to Garnier Park, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism.

Background:

Proposal

In July 2001, the applicant submitted an Official Plan and zoning by-law amendment application for a 16 storey 215 unit apartment building and a 9 storey 169 unit retirement home, along the Steeles Avenue frontage; 4 townhouse units along Steeles Avenue; and 8 townhouse units at the south end of the site. All the residential units were to be rental tenure.

In September and November of 2002, the applicant revised their proposal to a 12 storey 130 unit apartment building and a 16 storey 190 unit apartment building along the Steeles Avenue frontage, and a 3 storey retirement home of 104 units along the Garnier Court frontage. All of the units are to be rental tenure. The retirement home will have common amenity space including a dining room, kitchen, lounge, tuck shop, home theatre, recreation facilities and hair salon. The proposal also includes an accessory tuck shop and personal service shop in the new apartment building, and in the existing complex. Below is a summary of the site statistics.

On November 5, 2002 the owner filed an appeal of their application to the Ontario Municipal Board as Council has not dealt with their application within 90 days from the date their application was submitted in July 2001.

Site Area 6.68 ha (16.5 ac)	Revised Proposal – Site Statistics (November 2002)				
	Gross Floor Area (m ²)	Density	# of Dwelling Units	Units Per Hectare	No. of Parking Spaces
Existing					
4001 Bayview	34,968 m ²		234		
4003 Bayview	24,200 m ²		172		
4005 Bayview	39,482 m ²		234		
Total	98,650 m ²	1.5 FSI	640	95.8	959 + 133 visitors = 1092
Proposed					
12 Storey Apt.	15,360 m ²		130		130 + 20 visitors = 150
16 Storey Apt.	21,402 m ²		190		190 + 28 visitors = 218
Retirement Bldg.	9,168 m ²		104		21 + 21 visitors = 42
Total	45,930 m ²	0.7 FSI	424	63.5	341 + 69 visitors = 410
Existing & Proposed Total	144,580 m ²	2.2 FSI	1064	158.7	1300 + 202 visitors = 1502

Site and Surrounding Area

The 6.7 hectare (16.5 acre) site is located on the south side of Steeles Avenue just east of Bayview Avenue. The south end of the site also fronts onto Garnier Court. The park-like setting complex, known as the “Gates of Bayview”, was developed approximately 30 years ago with three 12 storey apartment buildings containing 640 rental units. The existing complex includes large landscaped grounds.

Abutting uses are as follows:

North: Service station, gas station, place of worship and parking area, detached homes, all located on the north side of Steeles Avenue.

South: Valley lands located on the south side of Garnier Court.

East: Detached homes.

West: Valley lands/park.

North York Official Plan

The property is designated Residential Density 3 (RD3) by the North York Official Plan, which permits apartments, townhouses, retirement homes, homes for the aged, nursing homes as well as correctional group homes, crisis care facilities and receiving centres. The proposed apartment buildings, retirement home, and accessory tuck shop and personal service shop are permitted uses in the Official Plan.

The RD3 designation permits a maximum density of 100 dwelling units per net residential hectare (40 units per net residential acre). This application involves a redesignation of the site to

RD5 with a site specific exception to increase the permitted density to 2.2 FSI. Any increase in density is subject to compliance with Part C.4 Section 5 of the Official Plan (Criteria to guide redesignation of residential lands to higher density).

In addition, the west part of the site along the top of the valley slope is designated Valley Land Impact Zone (V.I.Z.). The objectives of the VIZ policies are the protection of the slopes from erosion and conservation of the valley lands.

New Toronto Official Plan

In the new Toronto Official Plan, this site is designated Apartment Neighbourhoods which permits apartment buildings, local institutional uses such as schools, places of worship and seniors and nursing homes, and lower scale residential uses. Development in Apartment Neighbourhoods is to include a transition in setbacks and heights towards lower-scale Neighbourhoods, minimize shadowing during spring and fall, locate new buildings to frame the edge of streets, and provide indoor and outdoor recreational space for residents. The Apartment Neighbourhoods designation permits infill development on sites that have sufficient underutilized space.

Zoning By-law

The site is zoned Multiple Family Dwelling Sixth Density Zone (RM6) which permits apartment house dwellings, multiple attached dwellings, a nursing home and other low density residential uses. The RM6 zone permits a maximum density of 1.5 FSI.

The site is also subject to site specific zoning by-laws 23595 and 23916 (passed in 1970 and 1971) which permit the site to be used only for the following:

- three 12 storey apartment house dwellings with a total of 640 dwelling units containing not more than 1425 bedrooms;
- a private club and recreational area for use of residents of the Steeles Heights Community;
- a minimum of 950 parking spaces with a maximum of 40 surface parking spaces; and
- set out additional development regulations including yard setbacks, balcony projections, distance between buildings and defining grade.

In addition, by-laws 27381 and 27872 (passed in 1979 and 1980) permit a tuck shop with a maximum floor area of 1,672 ft² (155.3 m²) in the apartment building at 4005 Bayview Avenue. The by-law does not permit external signs advertising the tuck shop.

Site Plan Control

The applicant has not yet submitted a site plan application.

Reasons for Application

The proposed density does not comply with the existing Official Plan RD3 designation and the proposal is not permitted by the existing site specific zoning by-laws for the site.

Community Consultation

Two community consultation meetings were held in October, 2001. Approximately 150 members of the public attended the two meetings. Most residents who live to the east of the site, and along Garnier Court, were opposed to further development on the site. The residents were of the view that when the existing 3 buildings were approved back in the early 1970's, there was an agreement that no further development would occur on this site. A petition opposing the development proposal was submitted signed by 147 residents in the area. Residents who live in the existing apartment buildings were concerned with traffic, views and construction impacts.

In September and November 2002, the owner submitted a revised plan and a third community meeting was held on November 21, 2002.

The following comments and concerns were raised at the three community meetings (see Attachment 9):

- height, views and shadow impacts
- maintain the large amount of open space
- no further development on the site
- impact of height on adjacent residential lots
- traffic impacts at the Steeles Avenue access, and at the Bayview/Steeles intersection
- provide an additional access from Bayview Avenue
- no vehicle access to Garnier Court
- effect on visitor parking for existing south building
- prohibit parking along Garnier Court
- maintain the existing large landscaped buffer along the east side of the site
- provide a construction plan to address staging, truck access, noise and dust.

The issues above have been examined in the review of this application.

Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

Comments:

1. North York Official Plan Residential Intensification Policies

Part C.4 Section 5 of the North York Official Plan recognizes that Council may consider applications to increase the density on residentially designated lands. The policy states that a redesignation may be appropriate when the location represents an opportunity to create additional housing or a mix of housing to take advantage of physical infrastructure, community services and facilities, transportation facilities and to meet the housing needs of residents. One of the conditions set out in the Plan on which to evaluate the merits of amending the designation to a higher density is that existing land uses or buildings are considered to be underutilized.

The Official Plan sets out development criteria to guide the review of proposals where a density increase is proposed. These criteria include: adequacy of services, transportation impacts, access to public transit and arterial roads, housing mix, suitability of the site to accommodate the increased density, net benefits to the City, and stability of adjacent residential lands. The evaluation of the application with respect to these criteria is discussed below.

2. Development Criteria Analysis

The proposal to redesignate this site from RD3 with a density of 1.5 FSI to RD5 with a density of 2.2 FSI is supported as the site is underutilized and meets the Official Plan criteria for residential intensification. The 6.7 hectare site is developed with three existing apartment buildings, which have a building coverage of only 12% of the site with the remainder for open space, landscaping, driveways and parking areas. The site is large and can accommodate further development. Together, the existing and proposed buildings would have a building coverage of only 21% of the site, leaving approximately 79% of the site as open space, landscaping, driveways and parking areas.

In addition, the proposal creates additional rental housing, provides a mix of housing types (e.g. retirement home), the services and facilities are adequate to accommodate the development, and the site is located on an arterial road with good access to both Steeles Avenue and Bayview Avenue.

The proposal will not destabilize the adjacent residential lands. This is the only site in the area south of Steeles Avenue, east of Bayview Avenue and west of Laureleaf Road that is designated for apartment development. The boundaries of this site serve as a clear boundary between the apartment site and the stable single family dwelling residential area to the east. This site has been developed as an apartment site for the past 30 years. The proposal does not expand the apartment designation into the adjacent low density residential lands. The applicant has indicated that the proposed development will be marketed as an adult style complex and would not have an impact on school facilities.

Attached as Attachment 5 is a draft Official Plan amendment that redesignates the property from RD3 to RD5 and includes a site specific policy permitting a maximum density of 2.2 FSI. Attached as Attachment 6 is a draft zoning by-law which rezones the site to a RM6 exception

zone and which only permits apartment house dwellings and a retirement home with accessory uses including private recreational amenity areas. The proposed zoning by-law defines a retirement home as containing dwelling rooms with limited individual kitchen facilities, and containing common shared amenities including kitchen, dining and activity areas.

3. Further Development on the Site

Some residents in the area are of the view that when the existing three apartment buildings were approved in the early 1970's, there was an agreement that no further development would occur on this site. The Legal Department has undertaken a title search of the property and has not found any document registered on title that prohibits the owner from applying for further development on the site.

4. On-site Amenities

The existing 3 residential buildings on the site share extensive recreation facilities including a 2,780 m² indoor recreation centre with swimming pool, tennis courts, lounge and meeting rooms, and outdoor landscaped grounds and walking paths. There is also an existing tuck shop in the building at 4005 Bayview Avenue. The proposed apartment buildings include 300 m² of indoor recreational amenity area as well as an outdoor terrace on the fourth floor of the podium connecting the two apartment buildings. The proposed retirement home is to include 500 m² of private indoor recreational amenity space which is to include an indoor swimming pool, health, fitness and activity rooms, lounge, home theatre, and dining room. The existing and proposed private indoor recreational amenity facilities are to be secured in the draft zoning by-law.

The proposal also includes an accessory tuck shop and personal service shop in the existing building at 2005 Bayview Avenue, and in the retirement home and new apartment building. These uses provide a service to the residents on site. The draft by-law limits these accessory uses to 185 m² in each of the buildings.

A significant feature of this site is the amount and variety of open space and landscaping. The site has a park-like setting with mature trees, bushes, berms, large grassed areas, sitting areas, walking paths, pond and gazebo. Adjacent to the site is a city park/valley lands which is largely forested and which has walking trails. The applicant proposes significant on-site landscape improvements and has submitted a landscape masterplan (Attachment 10) for the overall site, which includes additional landscaping along the Steeles Avenue and Garnier Court frontages and along the east side of the site, a landscaped terrace, pathways and benches, as well as new features including a topiary sculpture garden, native wildflower garden and butterfly garden. The value of the total on site improvements is estimated at \$505,000. The landscape masterplan and cost estimate will form the basis for the submission of detailed landscape plans as part of a site plan approval application, and will be secured through a site plan agreement at that time. This report includes a recommendation that the OMB hold its Order approving the Official Plan amendment and zoning by-law until the owner has obtained site plan approval for this development.

Section 15.8 of the North York Zoning By-law includes a requirement of 18 m² of landscaping for each 82 m² of gross floor area. Applying this standard to the existing and proposed development results in a landscaping requirement of 31,737 m². The proposal provides over 41,000 m² of landscaped open space, which is in excess of the zoning by-law requirement, and which will be secured in the draft zoning by-law for the site.

5. Park Improvements

Economic Development, Culture and Tourism (EDCT) advise that the development will be subject to a 5% cash-in-lieu of parkland dedication payment to be payable prior to building permit issuance. EDCT also advise that as part of the site plan approval process and prior to site plan approval, the owner is willing to provide \$100,000 to the City to be used for improvements to Garnier Park (removal of dead trees, drainage work and the construction of a new walkway). The department's comments are included in Attachment 7B. The owner has agreed to this financial contribution (see Attachment 11).

6. Impact on Adjacent Residential Areas

The Official Plan includes a policy that new multiple residential development that is adjacent to existing low density areas should be designed in such a way that the scale, built form and massing of the proposed development is sensitive to the character of the adjacent neighbourhood.

The proposed buildings will have little impact on the residential lands to the north and east of this site. The proposed 16 storey apartment building would be located more than 65 m (213 ft.) away from the nearest detached residential lot located to the east. Located within this area is a 40 m (131 ft.) landscaped buffer which is to be retained. On the north side of Steeles Avenue in Markham are two detached dwellings, which face onto a local residential street and have a side yard to Steeles Avenue. The 16 storey apartment building (which is set behind a 3 storey base building) is located approximately 24 metres (79 ft.) from the Steeles Avenue frontage and approximately 50 m (164 ft.) from the nearest residential property on the north side of Steeles Avenue. The applicant has submitted shadow diagrams that indicate that there will be little or no shadow impacts on the residential areas to the north and east of the site.

At the south end of the site, the proposed 3 storey retirement home is located approximately 13.5 metres (44 ft.) from the nearest residential lands to the east, and 10 metres from the top of bank of the adjacent valley lands to the west. The building has no shadow impact on the adjacent residential lands, except during the afternoon winter months. On the south side of Garnier Court are ravine lands.

7. Building Massing

The site has over 280 metres (918 ft.) frontage along Steeles Avenue. The proposal provides for a 3 storey built form along part of the Steeles frontage, helping to define the public street while also providing a generous landscaped setback (14 m) from Steeles Avenue. Behind this building is the 16 storey portion of the complex. The 12 storey apartment building is located closer to Steeles Avenue. A large section of the Steeles frontage adjacent to the valley is maintained as

landscaped open space. In addition, a large landscaped area with mature tree planting is maintained at the east end of the site running from Steeles Avenue south adjacent to the residential lands.

At the south end of the site, the existing surface parking lot is to be replaced with a 3 storey retirement home building that is sited to define the Garnier Court street edge. A new surface parking area is to be provided for the existing apartment building at the south end of the site and for the new retirement home. Access to the retirement home and parking lot is to be from Steeles Avenue and the proposed entrance from Bayview Avenue where the current exit only on Bayview exists today. Additional landscaping is to be provided to buffer the surface parking area and underground parking garage ramp from the abutting residential lots.

8. Access

The site has an existing vehicular access and exit from Steeles Avenue with traffic lights. In addition, the owner has a driveway easement through the City owned valley, which provides for an exit onto Bayview Avenue. The applicant proposes a right-in entrance from Bayview Avenue thereby making this a two-way driveway. The proposal does not include a driveway access to Garnier Court.

The existing Steeles Avenue access leads to a gate house which is proposed to be shifted further south to provide for a larger queuing area. In addition, the proposal includes widening both the entrance and exit to two lanes. Works staff indicate that minor modifications to the Steeles Avenue access and the Bayview Avenue exit may be required and will be addressed at the time of site plan review.

Pedestrian access to the site is provided from Steeles Avenue and Tarbert Road and a new pedestrian access is proposed from Garnier Court.

9. Traffic

The applicant has submitted a traffic impact study which has been accepted by Works and Emergency Services.

10. Parking

There are currently 1,092 parking spaces on site (959 tenant and 133 visitor spaces) most of which are underground. Each of the proposed buildings includes underground parking. The existing surface parking lot at the south end of the site which serves as visitor parking for the existing southerly building would be replaced with a new 40 space surface lot for visitor parking for the existing apartment building.

The applicant has submitted a parking study which has been reviewed by Work and Emergency Services (Transportation Services). Transportation staff recommend the following parking rates be provided:

- existing apartments 1.46 spaces per unit (including 0.21 visitor spaces per unit)
- proposed apartments 1.5 spaces per unit (including 0.25 visitor spaces per unit)
- proposed retirement home 0.5 spaces per unit (including 0.25 non-resident spaces per unit).

This results in a total of 1,466 parking spaces to be provided as follows:

- 934 spaces (800 tenant and 134 visitor spaces) for the existing apartment buildings
- 480 spaces (400 tenant and 80 visitor spaces) for the new apartment buildings
- 52 spaces (26 resident and 26 non-resident spaces) for the retirement home.

The applicant is proposing a total of 1,502 parking spaces, which exceeds the recommended minimum total by 36 spaces. The above minimum parking rates are included in the draft zoning by-law.

As part of site plan approval, staff will be requesting the owner to submit an underground parking plan that provides for improved signage for visitor parking in the underground parking garage of the existing buildings.

11. Sewer Easement

The site includes an existing City sewer easement, which is proposed to be relocated to accommodate the retirement home at the south end of the site. Works staff have requested the applicant to submit a servicing report showing storm, sanitary and water connections. Upon receipt of this study, the Works Department will review the matter of relocation of the sewer easement. This can be addressed at the time of site plan review.

12. Valley Lands

To the west of the site are valley lands. The top of bank line is shown as following closely the property line. At the north end of the site, the applicant has maintained the large open space area adjacent to the valley lands. At the south end of the site, the proposed retirement home is located a minimum of 10 metres from the top of bank.

The Toronto and Region Conservation Authority (TRCA) advise that the applicant must submit a geotechnical report on the property. In addition, the top of bank following the entire property must be formally staked by TRCA together with the applicant and a surveyor.

The applicant has submitted a survey of the property, which outlines the top of bank and indicates that the proposed development is set back a minimum of 10 metres from the top of bank. The Conservation Authority indicates that while it appears that the valley corridor may have been delineated previously when the current plan for the site was registered, the Authority is unable to find any record of the plan or an associated top of bank staking and geotechnical assessment. Therefore, the Conservation Authority recommends that the application be deferred until these requirements have been met.

The draft zoning by-law incorporates a building setback from the west property line, which results in a minimum 10 metre setback from the top of bank at the south end of the site. As part of the review of a site plan application, the owner will be required to obtain approval from the Conservation Authority. This will ensure the TRCA's concerns and objectives will be met.

13. Affordable Housing

Part C.4 of the Official Plan requires at least 25% of new multiple unit residential buildings with 20 or more units to be affordable housing. This is implemented in the zoning by-law by specifying that a minimum of 25% of the new apartment units must be any combination of: bachelor units of a maximum size of 55 m²; 1 bedroom and 1 bedroom/den units of a maximum size of 70 m²; 2 bedroom units of a maximum size of 80 m²; and 3 bedroom units of a maximum size of 120 m². The applicant indicates that the proposal meets this requirement.

Conclusions:

The proposal to add two apartment buildings and a retirement home on this site is appropriate. This very large site can accommodate the additional development. The proposal meets the residential intensification policies of the Official Plan. This application provides additional rental housing units and a mix of housing types by way of a retirement home. A large landscape buffer will separate the proposed apartment buildings from the adjacent residential lands to the east. There will remain extensive landscaped open space on the site, and the proposal includes additional on-site and off-site benefits. Amendments to the Official Plan and Zoning By-law are recommended for approval at the Ontario Municipal Board.

Contact:

Nimrod Salamon, Senior Planner
North York Civic Centre
Telephone: 416-395-7134
Fax: 416-395-7155

Thomas C. Keefe
Acting Director, Community Planning, North District

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List of Attachments:

- Attachment 1: Site Plan
- Attachment 2: Elevations
- Attachment 3: Zoning
- Attachment 4: Official Plan
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment
- Attachment 7: Comments from Departments and Agencies
 - 7A: Works and Emergency Services
 - 7B: Economic Development Culture and Tourism
 - 7C: Toronto and Region Conservation Authority
 - 7D: Toronto District School Board
- Attachment 8: Application Data Sheet
- Attachment 9: Summary of community meetings
- Attachment 10: Landscape Masterplan
- Attachment 11: Letter from Sterling Silver Development Corporation

PREFACE AND EXPLANATORY NOTES

TO AMENDMENT NO. 525

TO THE OFFICIAL PLAN OF THE

CITY OF NORTH YORK

LANDS AFFECTED BY THIS AMENDMENT

This amendment concerns the lands located east of Bayview Avenue between Steeles Avenue and Garnier Court. The municipal address is 4001, 4003 and 4005 Bayview Avenue.

EFFECT OF AMENDMENT

The effect of this amendment would be to redesignate the site to RD5 with a site specific policy permitting a density of 2.2 FSI. This would enable additional development on the site for apartment buildings and a retirement home.

AMENDMENT NO. 525
TO THE OFFICIAL PLAN OF THE
CITY OF NORTH YORK

The following text and map constitute Amendment No. 525 to the Official Plan of the City of North York.

ITEM 1

Clause 1

Map C.1 – Land Use, is amended as shown on Schedule “A” to this amendment.

ITEM 2

Clause 1

Part C.9 – Specific Development – of the Official Plan is amended by adding the following:

“C.9.237 Lands east of Bayview Avenue between Steeles Avenue and Garnier Court (known municipally as 4001, 4003 and 4005 Bayview Avenue, Gates of Bayview)

Notwithstanding the Residential Density Five (RD5) designation, the maximum floor space index shall not exceed 2.2.”

Clause 2

Part C.9.237 of the Official Plan is amended by adding Map C.9.237 attached to this Official Plan amendment.

ATTACHMENT 6: DRAFT ZONING BY-LAW

Authority: North York Community Council Report No. x Clause No. x, as adopted by City of Toronto Council on , 2003.

Enacted by Council:

CITY OF TORONTO

Bill No.

BY-LAW No.

To amend City of North York By-law No. 7625 in respect of lands municipally known as 4001, 4003, and 4005 Bayview Avenue

WHEREAS authority is given to Council by 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*;

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

1. Schedules “B” and “C” of By-law 7625 of the former City of North York are amended in accordance with Schedule “1” of this by-law.
2. Section 64 of By-law 7625 of the former City of North York is amended by adding the following:

“64.20-A(129)RM6(129)

DEFINITIONS

- (a) For the purpose of this exception, “retirement home” shall mean a multiple family dwelling containing dwelling rooms with a common lounge, kitchen and dining area. The dwelling rooms shall be used as the principal residence of the occupants and shall not be provided on a transient basis. Retirement home shall exclude a boarding or lodging house and a hotel.
- (b) For the purpose of this exception, “dwelling room” shall mean separate living quarters designed or intended for use by an individual or individuals, with a private entrance from outside or from a

common hallway or stairway inside the retirement home, and which includes at least one room and separate sanitary conveniences but not full kitchen facilities.

- (c) For the purpose of this exception, “apartment house dwelling” shall mean a building containing more than four dwelling units, each unit having access either from an internal corridor system or direct access at grade, or any combination thereof.

PERMITTED USES

- (d) The only uses permitted shall be

Apartment house dwelling and accessory uses including accessory private recreational amenity area
Retirement home and accessory uses including accessory tuck shop, personal service shop, and private recreational amenity area
Tuck shop and personal service shop accessory to an apartment house dwelling in Buildings A and D as shown on Schedule RM6(129)

EXCEPTION REGULATIONS

- (e) Building E as shown on Schedule RM6(129) shall only be used for a retirement home and accessory uses.
- (f) The maximum gross floor area shall be as follows:
 - (i) 98,650 m² for Buildings A, B and C combined, as shown on Schedule RM6(129);
 - (ii) 36,770 m² for Building D as shown on Schedule RM6(129); and
 - (iii) 9,170 m² for Building E as shown on Schedule RM6(129)resulting in a total gross floor area of 144,590 m².
- (g) The maximum number of dwelling units shall be as follows:
 - (i) 640 dwelling units for Buildings A, B and C combined as shown on Schedule RM6(129); and

- (ii) 320 dwelling units for Building D as shown on Schedule RM6(129)

resulting in a total of 960 dwelling units.

- (h) There shall be a maximum of 104 dwelling rooms in the retirement home – Building E as shown on Schedule RM6(129).
- (i) Building Height
 - (i) For Buildings A, B and C as shown on Schedule RM6(129), the maximum building height shall be 12 storeys.
 - (ii) For all other buildings, the maximum building height shall be as shown on Schedule RM6(129).
 - (iii) Established grade shall mean the average elevation of the surface of the ground at the base of a structure or of the main front entrance of a building, exclusive of any embankment in lieu of steps.
 - (iv) Section 20-A.2.6 shall not apply.
- (j) The maximum size of the accessory tuck shop and personal service shop in Building A as shown on Schedule RM6(129) shall be 185 m² in total and there shall be no external signage advertising the tuck shop and personal service shop.
- (k) The maximum size of the accessory tuck shop and personal service shop in Building D as shown on Schedule RM6(129) shall be 185 m² in total and there shall be no external signage advertising the tuck shop and personal service shop.
- (l) The maximum size of the accessory tuck shop and personal service shop in Building E as shown on Schedule RM6(129) shall be 185 m² in total and there shall be no external signage advertising the tuck shop and personal service shop.
- (m) Indoor Private Recreational Amenity Area
 - (i) A minimum of 2,780 m² of indoor private recreational amenity area shall be provided in Building A as shown on

Schedule RM6(129).

- (i) A minimum of 300 m² of indoor private recreational amenity area shall be provided in Buildings D as shown on Schedule RM6(129).
- (ii) A minimum of 500 m² of indoor private recreational amenity area shall be provided in Building E as shown on Schedule RM6(129).
- (n) A minimum of 41,000 m² of landscaped open space shall be provided on the lands zoned RM6(129).
- (o) The minimum yard setbacks shall be as shown on Schedule RM6(129).
- (p) Balconies, balcony roofs and bay windows shall be permitted to project not more than 1.8 metres into the minimum yard setbacks.
- (q) There shall be no minimum distance between buildings requirement.
- (r) For Building D as shown on Schedule RM6(129), a minimum of 25% of all dwelling units shall comply with the following maximum floor areas:
 - (i) 55 m² for bachelor dwelling units,
 - (ii) 70 m² for one-bedroom/one-bedroom and den dwelling units,
 - (iii) 80 m² for two-bedroom dwelling units,
 - (iv) 120 m² for three-bedroom dwelling units, or any combination thereof.
- (s) Parking
 - (i) A minimum of 1.46 parking spaces per dwelling unit shall be provided for Buildings A, B and C as shown on Schedule RM6(129) of which 0.21 parking spaces per dwelling unit shall be for the use of visitors.
 - (ii) A minimum of 1.5 parking spaces per dwelling unit shall be provided for Building D as shown on Schedule RM6(129) of which 0.25 parking spaces per dwelling unit shall be for

