

## Legacy Village (Block 13-15)

### R9-7(\*) 850 Highbury Avenue North (TOC – Policy Area 1)

a) Additional Permitted Uses:

- i) The permitted uses of the BDC Zone variation shall be permitted within a mixed-use Apartment Building. The maximum gross floor area for these additional permitted uses shall be in accordance with applicable regulations in Section 25.3 of Zoning By-law Z.-1.
- ii) Buildings located directly adjacent to Oxford Street East and/or Highbury Avenue North, shall include active uses such as commercial/retail, office uses, and indoor lobbies and amenity areas on those portions of the ground floor that are oriented towards Oxford Street East and Highbury Avenue North.

b) Regulations:

- |                |  |                                    |
|----------------|--|------------------------------------|
| i)             | Height<br>(Minimum)  | The lesser of 3-storeys or 9.0m.   |
| ii)            | Height<br>(Maximum)  | The lesser of 22-storeys or 75.0m. |
| iii)           | Front & Exterior Yard Depth<br>(Minimum)   | 3.0m                               |
| iv)            | Rear & Interior Yard Depth<br>(Minimum)  | 3.0m                               |
| v)             | Lot Coverage<br>(% Maximum)  | 40%                                |
| <del>vi)</del> | <del>Notwithstanding Section 4.19 (1), a parking area shall be located no closer than 1.5m from the east lot line.</del>                                       |                                    |
| vii)           | Notwithstanding Section 4.27, balconies on an apartment building may be permitted to encroach up to 1.5 metres into the required front and exterior side yard. |                                    |
| viii)          | Notwithstanding anything to the contrary, Oxford Street East shall be deemed to be the front lot line.   |                                    |

## Legacy Village (Block 17)

### R9-7(\*) 850 Highbury Avenue North (TOC – Policy Area 1)

b) Additional Permitted Uses:

- iii) The permitted uses of the BDC Zone variation shall be permitted within a mixed-use Apartment Building. The maximum gross floor area for these additional permitted uses shall be in accordance with applicable regulations in Section 25.3 of Zoning By-law Z.-1.
- iv) Buildings located directly adjacent to Oxford Street East and/or Highbury Avenue North, shall include active uses such as commercial/retail, office uses, and indoor lobbies and amenity areas on those portions of the ground floor that are oriented towards Oxford Street East and Highbury Avenue North.

b) Regulations:

- i) Height (Minimum) The lesser of 3-storeys or 9.0m.
- ii) Height (Maximum) The lesser of 22-storeys or 75.0m.
- iii) Front & Exterior Yard Depth (Minimum) 3.0m
- iv) Rear & Interior Yard Depth (Minimum) 3.0m
- v) Lot Coverage (% Maximum) 40%
- ~~vi) Notwithstanding Section 4.19 (4), a parking area shall be located no closer than 1.5m from the east lot line.~~
- vii) Notwithstanding Section 4.27, balconies on an apartment building may be permitted to encroach up to 1.5 metres into the required front and exterior side yard.
- viii) Notwithstanding anything to the contrary, Highbury Avenue shall be deemed to be the front lot line.