

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

630. Notwithstanding Sections 4.2, 5.2, 6.1 and 40.2 of this by-law, within the lands zoned R-6 on Schedules 82, 83, 122 and 123 of Appendix "A" and being shown as affected by this subsection:
- a) the minimum rear yard setback for street townhouse dwellings and multiple dwellings (cluster townhouses) shall be 6.0 metres;
  - b) the minimum lot width for street townhouse dwellings shall be 4.5 metres;
  - c) the minimum corner lot width for street townhouse dwellings shall be 9.8 metres;
  - d) the minimum side yard for street townhouse dwellings or multiple dwellings (cluster townhouses) shall be 1.2 metres;
  - e) the minimum side yard abutting a street for street townhouse dwellings shall be 4.0 metres;
  - f) for street townhouse dwellings located on a corner lot, an access driveway shall not be located closer than 7.5 metres to the intersection of the street lines abutting the lot;
  - g) the maximum building height for street townhouse dwellings and multiple dwellings (cluster townhouses) shall be 12.6 metres;
  - h) the minimum lot area for street townhouse dwellings shall be 95 m<sup>2</sup>;
  - i) there shall be no maximum lot coverage for street townhouse dwellings;
  - j) an exclusive use patio area shall not be required for dwelling units located at ground floor level;
  - k) the minimum Floor Space Ratio (FSR) for multiple dwellings and street townhouse dwellings shall be 0.5 and the maximum shall be 1.0. For the purposes of calculating the FSR for lands affected by this subsection, FSR shall mean the figure obtained when the total building floor area of all buildings within Blocks 1, 2, 3, 4, 5, 6, 7, and 8 included in Draft Approved Plan of Subdivision 30T-11203, is divided by the total area of those lands being, 4.15 hectares;
  - l) multiple dwellings (cluster townhouses) shall be permitted on blocks having no frontage on a public street, or multiple dwellings having a lot width of less than 15 metres provided that each dwelling has direct access to an internal private driveway or road that is a common element in a registered condominium connecting to a public street and that each dwelling unit is a unit of the Condominium. Notwithstanding the foregoing special regulations, all minimum yards pertaining to cluster townhouses within such blocks or lots shall be 1.2 metres; and
  - m) off-site parking facilities may be located within 400 metres of the lot or block containing the use requiring the parking, and such alternate parking may be provided in a Residential Six Zone (R-6) or Residential Eight Zone (R-8).

(By-law 2012-097, S.17) (Adam Street)