

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

631. Notwithstanding Sections 4.2, 6.1, 42.2 of this by-law, within the lands zoned R-8 on Schedules 82 and 123 of Appendix "A" and being shown as affected by this subsection:

- a) parking for multiple dwellings shall be provided at a rate 1.15 spaces per unit;
- b) the minimum rear yard setback for multiple dwellings shall be 6.0 metres
- c) the minimum front yard and minimum side yard abutting a street for multiple dwellings shall be 1.2 metres;
- d) the maximum front yard and maximum side yard abutting a street for multiple dwellings shall be 7.5 metres;
- e) the minimum side yard setback for multiple dwellings shall be 1.2 metres;
- f) the maximum building height shall be 36 metres;
- g) the minimum Floor Space Ratio (FSR) for multiple dwellings and street townhouse dwellings shall be 2.0 and the maximum shall be 4.0. 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 Block 9 included in Draft Approved Plan of Subdivision 30T-11203, is divided by the total area of those lands being, 1.97 hectares;
- h) 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); and i) an exclusive use patio area shall not be required for dwelling units located at ground floor level.

(By-law 2012-097, S.18) (Adam Street)