

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

699. Notwithstanding Sections 42.2.1, 42.2.6, 6.1.1.1d)i), 6.1.2a), 6.1.2b)vi)B) of this By-law, within the lands zoned Residential Eight Zone (R-8), shown as affected by this subsection, on Schedules 114 and 115 of Appendix "A", a Multiple Dwelling constructed after June 12, 2017 shall only be permitted in accordance with the following:

- a) The maximum Floor Space Ratio shall be 2.1;
- b) The minimum lot width shall be 15.0 metres;
- c) The minimum front yard shall be 4.5 metres up to the 4th storey of a building; Any portions of a building above the 4th storey shall be set back a minimum of 0.25 metres and a maximum of 1.5 metres further than the front façade of the building at ground floor level;
- d) The maximum building height shall be 24.0 metres;
- e) The minimum southeasterly side yard shall be 3.54 metres;
- f) The minimum rear yard shall be 10.5 metres;
- g) The minimum landscaped area shall be 20 percent of the lot area;
- h) A maximum of 14 required off-street parking spaces shall be permitted between the façade and the front lot line, including within the required front yard, with a minimum set back to the front lot line of 4.0 metres, but not within a Driveway Visibility Triangle;
- i) The minimum parking requirement shall be a minimum of 1.0 space per dwelling unit for a maximum of 202 dwelling units. Any additional required parking shall be calculated at a minimum rate of 1.5 spaces per dwelling unit;
- j) The minimum visitor parking shall be 10 percent of the total required parking for a maximum of 202 dwelling units. Any additional required visitor parking shall be calculated at 20 percent of the total required parking;
- k) That secure bicycle parking spaces be provided at a rate of 0.25 spaces per dwelling unit. A secure bicycle parking space shall mean an enclosed, secure area with controlled access on which a bicycle may be parked and secured for the long term. A secure bicycle parking space may include a bicycle locker;
- l) Any parking spaces located within a portion of a building located more than 30 metres from the street line of Strasburg Road may be permitted at grade level but no higher. Parking spaces located within any portion of the building less than 30 metres from the street line of Strasburg Road are required to be fully below grade and not visible from the street line of Strasburg Road;
- m) Any parking within a structure above grade shall contain dwelling units above;
- n) The vehicle entrance/exit opening to a parking garage shall not be located within the wall of the building facing the rear yard;

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- o) No driveway or ramp leading directly to the vehicle entrance/exit of a parking garage shall be located within 7.0 metres of the rear lot line. Underground ramping may be permitted within this 7.0 metre setback; and
- p) A minimum 7.0 metre wide landscaped buffer shall be provided along the full length of the rear lot line.

(By-law 2017-068, S.3) (593 Strasburg Road)