

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

720. Notwithstanding Sections 40.2.6, 5.6.1a), and 6.1.2a) of this By-law, within the lands zoned Residential Six Zone (R-6), shown as affected by this subsection, on Schedules 147 and 170 of Appendix "A", and being shown as affected by this subsection:

- a) The Maximum Floor Space Ratio for Multiple Dwellings shall be 0.69;
- b) The Maximum Building Height for Multiple Dwellings shall be 12.3 metres. At no point shall the vertical distance between the lowest finished grade and the uppermost point of the building exceed 110% of the Maximum Building Height;
- c) Private Patio Areas for Multiple Dwellings shall be permitted to be located above garage parking areas;
- d) Steps or access ramps may be permitted within the required front yard and side yard abutting a street provided that the maximum height is 0.95 metres above finished grade level within 3.0 metres of a street line;
- e) Parking spaces, for Multiple Dwellings totalling 13 to 43 dwelling units, shall be provided at a minimum rate of 1.4 spaces per unit;
- f) Since the lands are classified as a Class 4 Area as defined in the Ministry of the Environment and Climate Change Noise Guideline NPC-300, all dwellings shall incorporate receptor-based and architectural noise control measures, including the following:
 - a. Upgraded windows on all building facades with a view of the nearby CN rail yard, pursuant to a minimum STC 37 standard,
 - b. Upgraded exterior walls, including brick/stone veneer or acoustically equivalent masonry construction, pursuant to a minimum STC 54 standard, and
 - c. A central air conditioning system.

(By-law 2018-074, S.4) (25 & 75 Fallowfield Drive)