

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

721. Notwithstanding Sections 42.2.1, 42.2.6 and 6.7.1 of this By-law, within the lands zoned Residential Eight Zone (R-8), shown as affected by this subsection, on Schedule 170 of Appendix "A", and being shown as affected by this subsection:

- a) The Maximum Floor Space Ratio for Multiple Dwellings shall be 1.5;
- b) The Minimum Side Yard Abutting a Street shall be 8.2 metres;
- c) The Maximum Building Height for Multiple Dwellings shall be 25.0 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;
- d) The minimum number of required barrier-free parking spaces shall be 8 for Multiple Dwellings containing a total of 182 dwelling units;
- e) 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:
 - i. Upgraded windows on all building facades with a view of the nearby CN rail yard, pursuant to a minimum STC 37 standard,
 - ii. Upgraded exterior walls, including brick/stone veneer or acoustically equivalent masonry construction, pursuant to a minimum STC 54 standard, and
 - iii. A central air conditioning system.

(By-law 2018-074, S.5) (25 & 75 Fallowfield Drive)