

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

752. Notwithstanding Sections 6.1.1.2.a), 6.1.2a), and 42.2 of this By-law, within the lands zoned Residential Eight Zone (R-8) with Special Regulation Provision 752R, shown as affected by this subsection, on Schedule 178 of Appendix "A", a multiple dwelling shall be permitted in accordance with the following:
- a. The minimum yard abutting the property municipally addressed as 45 Avon Road, for any building or portion thereof, greater than one storey in height, shall be 58.0 metres.
 - b. That the maximum building height shall be 10 storeys and 33.75 metres.
 - c. That the minimum setback for surface parking shall be 3.8 metres from Avon Road streetline.
 - d. A visual barrier shall be required between any surface parking and Avon Road streetline.
 - e. That the minimum yard abutting Frederick Street shall be 4.0 metres.
 - f. That the minimum yard abutting from Avon Road shall be 3.0 metres.
 - g. That the minimum setback from Avon Road shall be 5.0 metres for any portion of a building greater than four storeys and less than ten storeys.
 - h. That the minimum setback from Avon Road shall be 7.0 metres for the tenth storey portion of a building.
 - i. That the minimum yard abutting the property municipally addressed as 843 Frederick Street shall be 9.0 metres.
 - j. A minimum of 0.5 bicycle parking spaces, which is either in a building or structure or within a secure area such as a supervised parking lot or enclosure with a secure entrance or within a bicycle locker, per dwelling unit shall be provided.
 - k. A minimum of 6 bicycle parking spaces, which are located in accessible and highly visible locations near the entrance of a building and are accessible to the general public, shall be provided.
 - l. The off-street parking rate shall be 1.2 spaces per unit, inclusive of 0.2 visitor parking spaces per unit.
 - m. That prior to final site plan approval, the Owner pay to the City of Kitchener \$25,000 for improvement to Rosemount Park.
 - n. That prior to final site plan approval, the Owner pay to the City of Kitchener \$25,000 to be allocated for affordable housing.

(By-law 2021-051, S.4) (859-867 Frederick Street and 39 Avon Road)