

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

753. Notwithstanding Sections 6.1.2a), and 42.2.5 of this By-law, within the lands zoned Residential Eight Zone (R-8) with Special Regulation Provision 753R, shown as affected by this subsection, on Schedule 178 of Appendix "A", a multiple dwelling shall be permitted in accordance with the following:

- a. That the maximum building height shall be 6 storeys and 19.0 metres.
- b. The minimum yard abutting the properties municipally addressed as 181 Borden Avenue North and 435 East Avenue, shall be 8.5 metres.
- c. That the minimum setback from the properties municipally addressed as 181 Borden Avenue North and 435 East Avenue shall be 28.0 metres for any portion of a building greater than four storeys.
- d. That the minimum yard abutting the properties municipally addressed as 441, 449, 455, and 459 East Avenue shall be 14.5 metres.
- e. That the minimum setback from the properties municipally addressed as 441, 449, 455, and 459 East Avenue shall be 28.0 metres for any portion of a building greater than five storeys.
- f. That the minimum yard abutting the property municipally addressed as 141-149 Borden Avenue North shall be 1.5 metres.
- g. That the minimum setback from the property municipally addressed as 141-149 Borden Avenue North shall be 21.0 metres for any portion of a building greater than five storeys.
- h. That the minimum yard abutting the Borden Avenue North streetline shall be 6.0 metres.
- i. That the minimum setback from the Borden Avenue North streetline shall be 10.0 metres for any portion of a building greater than five storeys.
- j. A minimum of 1.0 bicycle stall, 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 stalls, 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 0.85 spaces per unit, inclusive of 0.1 visitor parking spaces per unit.
- m. That one off-street visitor car share space be provided per lot.
- n. That the minimum setback for surface parking shall be 2.3 metres from properties municipally addressed as 181 Borden Avenue North and 435, 441, 449, 455, and 459 East Avenue.

(By-law 2021-007, S.5) (155 and 169 Borden Avenue North)