

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

756. Notwithstanding Sections 4.2, 6.1.1.1.d), 6.1.2 and 40.2 of this By-law within the lands zoned R-6, 756R and shown as being affected by this subsection on Schedule Number 175 of Appendix 'A' the following special regulations shall apply:

- a) The maximum building height measured from lowest grade level shall be 13.5 metres and may exceed 110% of the building height measured from the highest grade level.
- b) Where lands affected by Special Regulation 756R is dedicated to the City, the maximum Floor Space Ratio for development on the retained portion may be calculated based on a lot area of 4639.1 m² (being the size of the lands prior to any dedication).
- c) That on a lot containing a group home or small residential care facility with up to 6 bedrooms and a multiple dwelling with up to 25 dwelling units, parking shall be shared between uses and unassigned, and shall be provided as follows:

Group home or small residential care facility – 2 spaces per facility
Multiple dwelling with up to 25 units – 0.4 spaces per unit.
- d) Off-street parking and loading spaces may be located between the façade of a new building and the front lot line (Sheldon Avenue North), and between the façade of an existing building and the side lot line abutting a street (Highway #7). Parking and loading spaces must be setback a minimum of 10.0 metres from Sheldon Avenue North.
- e) A small residential care facility or a group home shall be permitted to have up to 6 residents, shall only be located in a building existing on the date of the passing of this by-law, and may be located on the same lot as a multiple dwelling.
- f) A multiple dwelling shall have a central air conditioning system, and special building components as identified in the Preliminary Environmental Noise Assessment, for 290 Sheldon Avenue North, dated October 24, 2019, and the addendum thereto dated August 18, 2020, prepared by MTE Consultants Inc.

(By-law 2020-058, S.2) (290 Sheldon Avenue North)