

## APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

779. Notwithstanding Sections 4.2, 5.6, 6.1 and 41.2 of this By-law within the lands zoned R-7 and shown as being affected by this subsection on Schedule Numbers 119 and 120 of Appendix 'A', the following special regulations shall apply to a Multiple Dwelling:

- a) The minimum lot width for a lot containing a multiple dwelling with more than 3 dwelling units shall be 36 metres.
- b) The maximum building height for a multiple dwelling which includes partially below grade structured parking shall be 16 metres. Any multiple dwelling not incorporating structured parking shall have a maximum height of 14 metres.
- c) The maximum floor space ratio for a multiple dwelling which includes structured parking shall be 1.46.
- d) The minimum front yard setback for lands included on Appendix 'H' shall be:
  - 3.0 metres for any portion of the building not exceeding 4.0 metres in height,
  - 5.2 metres for any portion of a building exceeding 4.0 metres in height, provided however that 3rd and 4th floor building projections are permitted to have a setback of 3.95 metres.

For purposes of this regulation "building height" shall mean the vertical distance between the lowest finished grade elevation along the lot line related to such yard at that point closest to the building and the horizontal extension of the uppermost point of the building.

- e) The minimum rear yard setback for any portion of a building not exceeding 3.0 metres in height shall be 3.5 metres.
- f) The minimum side yard setback along the northerly lot line:
  - 1.5 metres for any portion of a building not exceeding 9.0 metres in height, and
  - 3.0 metres for any portion of a building exceeding 9.0 metres in height.
- g) Dwelling units located on the ground floor are not required to have an exclusive use patio area.
- h) Stairs, access ramps and porches having height greater than 0.6 metres above finished grade level are permitted within the front yard and within 3.0 metres of a street line.
- i) That a "driveway visibility triangle" shall be measured from the point of intersection of a street line and the edge of a driveway a distance of 3 metres from the street line and 4.5 metres from the edge of the driveway.

(By-law 2022-094, S.3) (95-101 Cedar Street South)