

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

786. Notwithstanding, Section 6.1.2 a), 6.1.2 b) vi), Section 6 and Sections 44.3.1 and 44.3.6 of this By-law, for the lands zoned CR-1, as shown on Schedule 85 of Appendix "A", the following additional regulations shall apply:

- i) Required off-street parking for multiple dwellings greater than 51.0 square metres in size shall be provided at a rate of 0.7 parking spaces per dwelling unit;
- ii) Off-street visitor parking shall be provided at a minimum rate of 10%;
- iii) A minimum of 10% of the parking spaces required for multiple dwellings shall be designed to permit the future installation of electric vehicle supply equipment;
- iv) Where the calculation of the total required electric vehicle parking spaces or parking spaces designed to permit the future installation of electric vehicle supply equipment results in a fraction, then the requirement shall be the next lowest number.
- v) For Multiple Residential uses, the minimum requirement for Class A bicycle parking stalls shall be 0.5 Class A Bicycle Stalls per unit;
- vi) For Multiple Residential uses, a minimum of 6 Class B Bicycle Stalls shall be provided, and these may be shared with non-residential uses.
- vii) The maximum Floor Space Ratio (FSR) for the entire site shall be 2.4;
- viii) The minimum side yard setback from eastern property line shall be 2.0 metres;
- ix) The minimum rear yard setback shall be 19 metres;
- x) The maximum building height for the entire site shall be 21 metres including roof top mechanicals.

(By-law 2023-033, S.4) (45-53 Courtland Avenue East)