

(220) – Within the lands zoned RES-5 and shown as affected by this provision on Zoning Grid Schedules 271, 272, 291, and 292 of Appendix A, the following shall apply:

- a) *Convenience retail and personal services* (except dry cleaning), shall be permitted within a *multiple dwelling* or a *residential care facility*. The maximum total gross leaseable commercial space shall not exceed 20% of the *gross floor area* and such *uses* shall only be permitted to be located on the *ground floor*. No single outlet shall exceed 225 square metres.
- b) The maximum permitted *building height* of a *multiple dwelling* shall be 12 metres, a private patio area shall not be required for *ground floor* units abutting Fairway Road North, the minimum *setback* to the Fairway Road North *street line* shall be 7.5 metres and the maximum *setback* to Fairway Road North shall be 12 metres. Any *multiple dwelling* located less than 12 metres from Fairway Road North (an arterial road) shall have a central air conditioning system, double glazed windows and EW1 exterior wall type pursuant to the Supplementary Standard SB-3 of the Ontario Building Code or equivalent material as approved by the City's Chief Building Official.