

(233) – Within the lands zoned RES-6 and shown as affected by this provision on Zoning Grid Schedule 178 of Appendix A, the following regulations shall apply for *multiple dwelling*:

- a) The minimum *yard* abutting the property municipally addressed as 45 Avon Road, for any *building* or portion thereof, greater than one *storey* in height, shall be 58 metres.
- b) The maximum *building height* shall be 10 *storeys* and 33.75 metres.
- c) The minimum *setback* for surface parking shall be 3.8 metres from Avon Road *street line*.
- d) A visual barrier shall be required between any surface parking and Avon Road *street line*.
- e) The minimum *yard* abutting Frederick Street shall be 4 metres.
- f) The minimum *yard* abutting from Avon Road shall be 3 metres.
- g) The minimum *setback* from Avon Road shall be 5 metres for any portion of a *building* greater than four *storeys* and less than ten *storeys*.
- h) The minimum *setback* from Avon Road shall be 7 metres for the tenth *storey* portion of a *building*.
- i) The minimum *yard* abutting the property municipally addressed as 843 Frederick Street shall be 9 metres.
- j) A minimum of 0.5 bicycle parking spaces, 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 parking spaces, 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 1.2 spaces per unit, inclusive of 0.2 visitor parking spaces per unit.
- m) Prior to final site plan approval, the Owner shall pay to the City of Kitchener \$25,000 for improvement to Rosemount Park.
- n) Prior to final site plan approval, the Owner shall pay to the City of Kitchener \$25,000 to be allocated for affordable housing.
- o) This Site Specific Provision shall prevail over Section 4.19 (Transition to Low-Rise Residential).