

(244) – Within the lands zoned RES-6 and shown as affected by this provision on Zoning Grid Schedules 114 and 115 of Appendix A, the following regulations shall apply to a *multiple dwelling*:

- a) the maximum *floor space ratio* shall be 2.1;
- b) the minimum *lot width* shall be 15 metres;
- c) the minimum southeasterly *side yard setback* shall be 3.54 metres;
- d) a maximum of 14 required off-street *parking spaces* shall be permitted between the *façade* and the *front lot line*, including within the required *front yard*, but not within a *driveway visibility triangle*;
- e) any *parking spaces* located within a portion of a building located more than 30 metres from the *street line* of Strasburg Road may be permitted at *grade* level but no higher. *Parking spaces* located within any portion of the building less than 30 metres from the *street line* of Strasburg Road are required to be fully *below grade* and not visible from the *street line* of Strasburg Road;
- f) any parking within a structure above *grade* shall contain *dwelling units* above;
- g) the vehicle entrance/exit opening to a *private garage* shall not be located within the wall of the building facing the *rear yard*;
- h) no *driveway* or ramp leading directly to the vehicle entrance/exit of a *private garage* shall be located within 7 metres of the *rear lot line*. Underground ramping may be permitted within this 7 metre setback; and,
- i) a minimum 7-metre-wide landscaped buffer shall be provided along the full length of the *rear lot line*.