

(260) – Within the lands zoned RES-5 and shown as affected by this provision on Zoning Grid Schedules 153, 154, 163, and 164 of Appendix A, the following shall apply:

- a) for *multiple dwelling*, 1.1 *parking spaces per dwelling unit* shall be required;
- b) the maximum *building height* for *multiple dwellings* located within 8 metres of the *front lot line* shall be 11 metres;
- c) the maximum *building height* for *multiple dwellings* located greater than 8 metres from the front lot line shall be 14 metres;
- d) the maximum number of *dwelling units* for the entire *lot* shall be 200;
- e) the maximum *floor space ratio* shall be 0.75.
- f) for the purposes of this regulation, building height shall be measured as the vertical distance between the highest finished grade level at the perimeter of the building and the uppermost point of the building. Antennae, chimneys spires, cupolas, elevator penthouses or other similar features shall be disregarded in calculating building height.
- g) a private patio area for *dwelling units* facing Strasburg Road shall not be required;
- h) yard requirements are to be measured from *lot lines* that existed on March 17, 2017; and,
- i) for the purposes of calculating the maximum *floor space ratio*, the lot area used shall be 27,843 square metres, being the area of the *lot* as it existed on March 17, 2017.