

(323) – Within the lands zoned RES-6 and shown as affected by this provision on Zoning Grid Schedules 83 and 123 of Appendix A, the following shall apply:

- a) *social service establishment, place of worship, restaurant* (provided it is located in a *building* containing at least one other non-residential use), and *personal services* shall be permitted in accordance with the regulations for non-residential uses in the RES-6 zone;
- b) *veterinary service* shall also be permitted in accordance with the regulations for *multiple dwelling* in the RES-6 zone, and provided it is not located in a *building* containing a *dwelling unit*;
- c) the minimum *rear yard setback* for *multiple dwellings* shall be 6 metres;
- d) the minimum *front yard* and minimum *exterior side yard* for *multiple dwellings* shall be 1.2 metres;
- e) the maximum *front yard* and maximum *exterior side yard* for multiple dwellings shall be 7.5 metres;
- f) the minimum *side yard setback* for *multiple dwellings* shall be 1.2 metres;
- g) the maximum *building height* shall be 36 metres;
- h) the minimum *floor space ratio* (FSR) for *multiple dwellings* and *street townhouse dwellings* shall be 2 and the maximum shall be 4. For the purposes of calculating the FSR for lands affected by this subsection, FSR shall mean the figure obtained when the total *building floor area* of all *buildings* within Block 9 included in Draft Approved Plan of Subdivision 30T-11203, is divided by the total area of those lands being, 1.97 hectares;
- i) off-site parking facilities may be located within 400 metres of the *lot* or block containing the use requiring the parking, and such alternate parking may be provided in a RES-5 or RES-6 zone; and,
- j) an exclusive use patio area shall not be required for dwelling units located on the *ground floor*.