

(329) – Within the lands zoned RES-5 and shown as affected by this provision on Zoning Grid Schedule 175 of Appendix A, the following shall apply:

- a) the maximum *building height* measured from lowest grade level shall be 13.5 metres and may exceed 110% of the *building height* measured from the highest grade level;
- b) where lands affected by Site Specific Provision (329) is dedicated to the City, the maximum *floor space ratio* for development on the retained portion may be calculated based on a lot area of 4639.1 m² (being the size of the lands prior to any dedication);
- c) that on a *lot* containing a *group home* or *small residential care facility* with up to 6 bedrooms and a *multiple dwelling* with up to 25 *dwelling units*, parking shall be shared between *uses* and unassigned, and shall be provided as follows:
 - i) *group home* or *small residential care facility* – 2 spaces per facility
 - ii) *multiple dwelling* with up to 25 units – 0.4 spaces per unit.
- d) off-street parking and loading spaces may be located between the *façade* of a *new building* and the *front lot line* (Sheldon Avenue North), and between the *façade* of an *existing building* and the *exterior side lot line* (Highway #7). Parking and loading spaces must be *setback* a minimum of 10 metres from the *street line* of Sheldon Avenue North;
- e) a *small residential care facility* or a *group home* shall be permitted to have up to 6 residents, shall only be located in an *existing* building, and may be located on the same *lot* as a *multiple dwelling*; and,
- f) a *multiple dwelling* shall have a central air conditioning system, and special building components as identified in the Preliminary Environmental Noise Assessment, for 290 Sheldon Avenue North, dated October 24, 2019, and the addendum thereto dated August 18, 2020, prepared by MTE Consultants Inc.