

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

450. Notwithstanding Sections 54.2 and 5.23 of this by-law, within the lands zone MU-2 and shown as being affected by this subsection on Schedule 86 of Appendix "A":

- a) the minimum yard abutting a residentially zoned property shall be 0.0 metres.
- b) the maximum building height:
 - i) within Area A, as shown in Property Detail Schedule No. 42 of By-law 85-1, shall be 13.5 metres and 4 storeys,
 - ii) within Area B, as shown in Property Detail Schedule No. 42 of By-law 85-1 shall be 22.0 metres and 6 storeys, and
 - iii) within Area C, shown in Property Detail Schedule No. 42 of By-law 85-1 shall be 37.5 metres and 11 storeys.
- c) all new dwelling units, lodging houses and residential care facilities shall have a minimum setback of 15.0 metres from the lot line of the railway right-of-way and shall have along such lot line a berm; combination berm and fence; or a crash-wall having a minimum depth of 0.45m, designed to be vibration isolated, and designed in accordance with AECOM Submission Guidelines for Crash Walls, dated June 2005, last revised July 29, 2014, and to the satisfaction of CN Rail.
- d) dwelling units shall not be located at or below grade.

(Amended: By-law 2017-136, S.5) (588 & 600 Queen Street South)