

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

544. Notwithstanding Section 55.2 of this By-law, within the lands zoned MU-3 and shown as affected by this subsection on Schedules 119, 120, 142, 143 and 174 of Appendix "A", the following special regulations apply:

- a) for any property having frontages on both King Street East and Charles Street East:
  - i) the minimum setback from the King Street street line shall be 1.5 metres;
  - ii) the maximum setback from the King Street street line shall be:
    - i. 7.5 metres for structures less than 24.0 metres in height;
    - ii. 10.0 metres for structures greater than 24.0 metres in height;
  - iii) the minimum setback from the Charles Street street line shall be 1.5 metres;
  - iv) the maximum setback from the Charles Street street line shall be:
    - i. 7.5 metres for structures less than 24.0 metres in height;
    - ii. 10.0 metres for structures greater than 24.0 metres in height; and
- b) for any property not having frontage on both King Street East and Charles Street East the minimum rear yard setback shall be 3.0 metres; and
- c) for food store use having a gross floor area greater than 1,000 square metres:
  - i) food store use shall be located only within a multiple dwelling or mixed commercial-residential building containing a minimum of 20 units or a building containing a minimum of 4,700 square metres of gross floor area designed for office;
  - ii) the total maximum Floor Space Ratio for the entire mixed use development shall be 5.0;
  - iii) a maximum of 1,000 square metres of additional retail space may be provided for other retail uses; and
  - iv) any gross floor area devoted to food store use in excess of 5,000 square metres shall be provided in upper storeys.

(By-law 2010-156, S.54)