

## APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

626. Notwithstanding Sections 5.6A, 5.6B, 5.24, 6.1.2b)ii), 6.1.2 b) vi), 6.1.2b) vii), 6.1.2b) viii), 6.1.2c), 6.2.2 and 17.3 of this By-law, within the lands zoned D-6 and shown as affected by this subsection on Schedule 84 of Appendix "A", the following regulations shall apply:

- a) The maximum Floor Space Ratio shall be 7.5;
- b) The maximum gross leasable commercial space for individual single retail use establishments shall be 300 square metres and the maximum combined gross leasable commercial space for retail use shall be 1,000 square metres;
- c) Non-residential uses shall be located only on the ground floor;
- d) Residential uses shall not be located on the ground floor, except for access and minimum setbacks for residential buildings from an arterial road shall not apply;
- e) Not less than 50 percent of the area of each ground floor façade addressing King Street West and Victoria Street South shall be devoted to windows or entrances to the building and the horizontal distance between windows or entrances shall not exceed 4.0 metres;
- f) There shall be no minimum yard requirements for the podium, including balconies and patio uses accessory to restaurant;
- g) The minimum stepbacks for any portion of the building above the podium shall be:
  - i) 15.0 metres from the King Street West podium façade; and
  - ii) 3.5 metres from the Halls Lane podium façade;
- h) The minimum podium façade height shall be 12.0 metres;
- i) The maximum podium façade height shall be 22.5 metres;
- j) The maximum building height for any portion of the building above the podium shall be 70 metres provided that the other provisions of this special regulation are satisfied;
- k) No off-street loading spaces shall be required;
- l) All required off-street parking shall be located within a parking structure;
- m) New construction shall be subject to the following Off-Street Parking Schedule:
  - i) No spaces shall be required for non-residential uses;
  - ii) 0.8 spaces per residential unit, plus visitor parking; and
  - iii) Visitor parking to be provided at a minimum rate of 10% of required parking for multiple dwelling uses, which shall be allocated for shared use among visitors and non-residential uses.

(By-law 2013-083, S.4) (445 King Street West)