

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

637. Notwithstanding Section 54.2.1 of this By-law, within the lands zoned MU-2 as shown on Schedule No. 107 and 108 of Appendix "A" the following regulations shall apply:
- i) educational establishments, day care, religious institutions, and museums shall each only comprise a maximum of 25% of the gross floor area of a building;
 - ii) drive through facilities shall not be located within 30 metres of an intersection of two street lines;
 - iii) the maximum building height shall be 30 metres (10-storeys) provided that building heights above 24 metres are stepped back along the façade facing an abutting residential zone in an amount determined by an approved angular plane analysis;
 - iv) Notwithstanding iii) above, where more than 50 percent of the ground floor area is non-residential in a mixed-use building, the maximum building height shall be 42 metres (14 storeys), provided that building heights above 24 metres are stepped back along the façade facing an abutting residential zone in an amount determined by an approved angular plane analysis;
 - v) 25% of all building mass for lands that abut a street line shall be located within 7.5 metres of a street line;
 - vi) the maximum gross floor area for a food store shall be 5600 square metres and the food store shall not be permitted to be opened on the lands subject to this regulation before January 1, 2016;
 - vii) the maximum gross floor area for total retail for the lands subject to this regulation shall be 25,000 square metres;
 - viii) the maximum gross floor area for office use shall be 10,000 square metres;
 - ix) the location of new retail floor space shall be permitted on the ground floor within a mixed commercial-residential building or within a stand-alone commercial building;
 - x) the maximum gross floor area of an individual retail outlet on the lands subject to this regulation, excluding a food store, shall be as follows; 1 building at 6500 square metres, 3 buildings at 4500 square metres, 3 buildings at 3000 square metres and subsequent buildings at 2500 square metres;
 - xi) the minimum Floor Space Ratio (FSR) shall be 0.6. Individual buildings may not achieve the minimum Floor Space Ratio during initial phases of development, provided there is an approved Urban Design Brief that includes a Conceptual Master Site Plan for the lands subject to this regulation that demonstrates the overall development will achieve the minimum FSR for the lands subject to this regulation;

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

- xii) the minimum and maximum parking regulations will be determined by the Director of Planning and Director of Transportation Services subject to an approved Transportation Demand and Parking Management Plan;
- xiii) a minimum of 20% of lands zoned MU-2 subject to this regulation shall be for residential or other non-commercial uses.

(OMB Order PL110091) (Southeast Quadrant of Fischer Hallman Road and Huron Road)