

APPENDIX “D” - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

638. Notwithstanding Sections 5.9b), 6.1.1.1 a), 6.1.2.b) vi),6.1.2b) viii)a), 6.1.2.b)viii)b), 6.1.2c), 6.2.2, or 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:

i) Maximum Floor Space Ratio	7.5 measured as the total building floor area divided by the total lot area shown as affected by this subsection on Schedule 84 of Appendix ‘A’
ii) Maximum gross floor area for Retail Use	10,000 square metres
iii) Maximum gross floor area for individual, single Retail Use establishment	1,000 square metres
iv) Location of Retail Use	In the first 2 storeys of a building
v) Minimum setback from King Street West	7.0 metres measured from the back of curb
vi) Minimum setback (for any building constructed after the date of passing of this By-law) from Victoria Street North or Duke Street West	7.0 metres measured from the back of curb within 60 metres of King Street West; 2.0 metres measured from the back of curb for all other locations
vii) Maximum podium façade height	21.5 metres
viii) Maximum building height	No maximum, provided that the minimum stepback provision of ix) is satisfied.
ix) Minimum stepback for any portion of a building located above the podium	3.0 metres measured from the location of the King Street West and Victoria Street North podium façades
x) Maximum building height applicable to any building addition located above the 1913 portion of the Rumpel Felt Company building	8.5 metres measured from the highest point of the roofline of the 1913 portion of the Rumpel Felt Company building
xi) Facade openings (for any building constructed after the date of passing of this By-law)	Not less than 50 percent of the area of the ground floor façades addressing King Street West and Victoria Street North shall be devoted to display windows or entrances to the building(s).
xii) New construction shall be subject to the following Off-Street Parking Schedule:	
Auditorium/ Commercial Entertainment	1 for each 10 fixed seats <u>or</u> 1 for each 30.0 square metres of the gross floor area which accommodates such use, whichever results in the greater requirement.
Multiple Dwelling Unit	0.7 for each dwelling unit, inclusive of visitor parking
Conference, Convention or Exhibition Facility, Educational Establishment, Museum or Religious Institution	1 for each 50.0 square metres of the gross floor area which accommodates such use.

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Artisan’s Establishment, Financial Establishment, Personal Service, Restaurant or Retail, Studio  (By-law 2013-030, S.7) (Regional Municipality of Waterloo)	Individual establishment with a gross leasable commercial space equal to or less than 200 square metres:	None required.
	Individual establishment with a gross leasable commercial space of greater than 200 square metres:	1.0 for each 100 square metres above 200 square metres of gross leasable commercial space which accommodates such use.
Hotel	0.5 for each room, in addition to the parking required for ancillary uses such as restaurant, conference centre or offices.	
Visitor Parking	10 percent of the required parking spaces for multiple dwellings, <u>or</u> ten spaces, whichever is less.	
All Other Uses Not Otherwise Listed Above	1 for each 100.0 square metres of gross floor area which accommodates such use.	
xiii)	The loading regulations of 6.2.2 of the By-law shall apply, <u>or</u> ten spaces, whichever is less.	
xiv)	Notwithstanding provisions xii) and xiii) above, an exemption from parking requirements shall apply for up to 2,500 square metres of non-residential gross floor area established within the 1913 portion of the Rumpel Felt Company building.	
xv)	All of the required off-site parking and loading provided in accordance with sections xii) and xiii) above shall be exclusively allocated for its intended use.	
xvi)	Any gross floor area of a building for the exclusive purpose of loading, servicing, boarding, alighting, parking, access and other vehicular circulation shall not require parking.	
xvii)	Notwithstanding Subsection 6.1.1.1a) i) of the By-law, where the provision of off-street parking on the same lot as a permitted non-residential use is not possible or not practical, such off-street parking facilities may be located on another lot within 800 metres of the lot containing the use requiring the parking, but such alternate parking shall only be situated in a Commercial, commercial-residential, industrial, mixed-use corridor or downtown zone, or outside the extent of the floodline in an Existing Use zone, or within the same zone as the use requiring such parking, or within a Hydro Electric Power Corridor and shall be subject to Subsection 6.1.1.1a)iii) of the By-law.	

(By-law 2013-030, S.7) (Regional Municipality of Waterloo)