

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

648. Notwithstanding Section 54.2.1 of this By-law, within the lands zoned MU-2 as shown on Schedule Nos. 96, 97, 108 and 109 of Appendix "A" the following regulations shall apply:
- i. drive through facilities shall not be located within 30 metres of the intersection of public roads;
 - ii. the maximum gross floor area for total retail for the lands subject to this regulation shall be 10,000 square metres;
 - iii. the maximum gross floor area for office use shall be 10,000 square metres;
 - iv. the location of new retail floor space shall be permitted on the ground floor within a mixed commercial-residential building or within a standalone commercial building;
 - v. the maximum gross floor area for a food store shall be 5600 square metres;
 - vi. the maximum gross floor area for lands shown on the attached "Schedule A" for an individual retail outlet, 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;
 - vii. 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;
 - viii. Notwithstanding vii) 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;
 - ix. 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 Council approval of an 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;
 - x. the maximum Floor Space Ratio (FSR) shall be 2.0; where it has been demonstrated to the satisfaction of the Director of Engineering Services that the necessary infrastructure for storm / sanitary sewers have sufficient capacity to accommodate an increase in the maximum FSR, a maximum FSR of 4.0 shall be permitted.

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- xi. 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 to be submitted and approved as part of a complete application for Site Plan approval; and,
- xii. a minimum of 25 % of lands zoned MU-2 subject to this regulation shall be for residential or other non- retail uses.

(OMB Order PL090773) (Northwest Quadrant of Fischer Hallman Road and Huron Road)