

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

649. Notwithstanding Sections 5.24, 6.1.2 and 8.2 of this By-law, within the lands zoned C-2, shown as affected by this subsection, on Schedules 89, 90, 115 and 116 of Appendix "A":
- a) the minimum rear yard setback shall be 3.0 metres, except where the lot line forms part of a boundary between a C-2 Zone and a Residential Zone or a Public Park Zone (P-1), in which case the minimum setback shall be 7.5 metres;
 - b) the minimum side yard setback shall be 3.0 metres, except where the lot line forms part of a boundary between a C-2 Zone and a Residential Zone or a Public Park Zone (P-1), in which case the minimum setback shall be 7.5 metres;
 - c) The minimum setback to Elmsdale Drive for a front yard or side yard abutting a street, for multiple residential dwellings or residential care facility, shall be 3.0 metres for that portion of a building not exceeding 10.5 metres, and an additional setback of 1.5 metres shall be required for every additional 3.0 metres of height thereafter.
 - d) The minimum setback to Ottawa Street for a front yard or side yard abutting a street, for multiple residential dwellings or residential care facility, shall be 3.0 metres.
 - e) The maximum building height for multiple residential dwellings and residential care facilities shall be 24.0 metres;
 - f) Dwelling Units located in multiple dwellings or residential care facilities, may be permitted on the ground floor, and are not required to be located in buildings also containing commercial uses.
 - g) The minimum Floor Space Ratio for any site developed exclusively with residential uses, or with a mix of commercial and residential uses shall be 0.6 and the minimum Floor Space Ratio for any site developed exclusively with commercial uses shall be 0.3. Individual buildings may be permitted with a Floor Space Ratio lower than the minimum Floor Space Ratio during initial phases of development, provided the development is consistent with the Council approved Urban Design Guidelines and a Comprehensive Master Plan is prepared which demonstrates that the overall development will achieve the minimum Floor Space Ratio for the lands subject to this regulation.
 - h) The maximum Floor Space Ratio shall be 1.0. Where it has been demonstrated to the satisfaction of the City's Director of Engineering Services that the necessary infrastructure for storm/sanitary have sufficient capacity, and to the satisfaction of the City's Director of Transportation Services and Region of Waterloo that surrounding streets and intersections have sufficient capacity, a maximum Floor Space Ratio of 2.0 shall be permitted;

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- i) The maximum gross leaseable commercial space shall not exceed 10,000 square meters and will not exceed 7,000 square metres of combined gross floor area devoted to retail uses or 5,000 square metres of combined gross floor area devoted to office uses.
- j) One freestanding retail outlet shall be permitted to a maximum size of 6,500 square metres. All other freestanding retail outlets shall be permitted to a maximum size of 3,500 square metres.
- k) The minimum parking requirement for a multiple dwelling shall be 1 space for each dwelling unit, and visitor parking shall be provided at a rate of 22.5% of the parking required by this special regulation and shall be provided in addition to the required 1 space per unit.
- l) That parking spaces, loading spaces, aisles giving direct access to a parking space (excluding driveways or portions thereof extending directly from the street) and drive-thru stacking lanes shall be located a minimum distance of 4.5 metres from a street line.

(By-law 2014-092, S.4) (83 Elmsdale Drive)