

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

656. Notwithstanding Section 17.3 of this by-law, within lands zoned D-6 as shown as affected by this Subsection on Schedules 73, 74, and 84 of Appendix "A":

- a) The maximum Floor Space Ratio of 5.0 is permitted;
- b) An additional Floor Space Ratio of 3.2 for a total maximum Floor Space Ratio of 8.2 is permitted through bonusing and a Section 37 Agreement that is registered on title against the subject lands;
- c) The minimum front yard shall be 0.0 metres, except for the 13 storey tower facing Victoria Street, in which case the tower shall be stepped back 4.3 metres from the front lot line;
- d) The minimum rear yard shall be 0.0 metres;
- e) The minimum side yard setback where the subject lands abut 11 and 13 Arthur Place for the podium structure (excluding the colonnade) shall be 3.0 metres from the side lot line. The minimum side yard setback where the subject lands abut 11 Arthur Place for the tower structure shall be stepped back 7.6 metres from the side lot line (excluding architectural feature);
- f) The minimum side yard setback for the podium structure (excluding the colonnade) shall be 0.0 metres from the side lot line. The minimum side yard setback where the subject lands abut 92 and 94 Victoria Street South for the tower structure shall be stepped back 6.0 metres from the side lot line (excluding architectural feature);
- g) The maximum podium façade height shall be 14.5 metres and shall not include mechanical units or vertical features such as parapets or screen walls on the podium;
- h) The maximum Building height shall not exceed 69 metres and shall not include mechanical or elevator penthouses;
- i) A minimum of 50% of the wall area of the ground floor facades addressing Victoria Street South shall be devoted to transparent glazing including commercial display windows, building entrances, or other such public areas; and,
- j) The Maximum Gross leasable commercial space for retail use shall be 1000 square metres, provided that no single outlet shall exceed 500 square metres.

(OMB Order PL141492) (98, 100, 100½, 110 Victoria Street South and 55 Bramm Street)