

APPENDIX “D” - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

662. Notwithstanding Sections 6.1 and 54.2 of this By-law, within the lands zoned MU-2 as shown as affected by this subsection on Schedule Numbers 265 and 266 of Appendix “A” and Property Detail Schedule 38 of Appendix “B”, only the following regulations shall apply, including that the “internal private/condominium road” as identified on Property Detail No. 38 shall be considered a “street” for the purposes of the regulations below but not for the purposes of the definition of “street”:

Minimum Yard	1.5m
Maximum Building Height	36m (1)
Minimum Floor Space Ratio	1.0 (2)
Minimum and Maximum Gross Floor Area for Non-Residential or Non-Educational Establishment Uses	15% to 50% (2)
Maximum Floor Space Ratio	2.0
Minimum Façade Height for Non-Residential Buildings	7.5m
Minimum Width of Front Yard or Side Yard Abutting a Street that must include a Building Façade	50% of the length of the street, except for Fairway Road and the north side of the internal private/condominium road frontage which shall both be 30%
Minimum Façade Openings for Non-Residential Buildings	20%
Minimum Landscaped Area	15%, which may include landscape areas not at grade.
Location of Drive-through Facility	Shall not be located within 30 metres of an intersection of two public streets or 20 metres of an intersection of a public street and a private/condominium road or from an educational establishment
Parking	<p>i) vehicular parking for multiple dwellings shall be a minimum of 1.25 spaces per unit and a maximum of 1.75 spaces per unit; inclusive of a minimum of 15% visitor parking</p> <p>ii) bicycle parking within a secure structure shall be a minimum of:</p> <p>a) 1 space / unit for Multiple Dwellings and Dwelling Unit</p> <p>b) 1 space / 500m² for all other uses</p> <p>iii) parking and loading spaces shall not be permitted to locate between a building’s primary façade and a street</p> <p>iv) all other parking regulations shall be in accordance with Section 6 of this By-law</p>

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- (1) Provided that no building or structure shall exceed a height greater than a geodetic elevation of 356.5 metres above sea level in accordance with the Region of Waterloo International Airport Zoning Regulations issued by Transport Canada under the Aeronautics Act. Buildings greater than 4 storeys (approximately 13.5 metres) in building height shall have a podium. Portions of buildings greater than 13.5 metres up to 26.0 metres (approximately 5 to 8 storeys) in building height shall have a minimum stepback of 3.0 metres from the façade of a building abutting a street. Portions of buildings greater than 26.0 metres up to 36 metres (approximately 9 to 12 storeys) in building height shall have a stepback of 4.5 metres from the façade of a building abutting a street. Notwithstanding the minimum stepbacks, no portion of a building is permitted within the 45 degree angular plane as measured from the west side of the Lackner Boulevard right-of-way or to the opposite side of the internal private/condominium road identified on Property Detail Schedule No. 38, in accordance with an approved Urban Design Study.
- (2) Individual buildings or blocks will not be required to achieve the minimum FSR or minimum non-residential/non-educational establishment gross floor area provided there is an approved Urban Design Study that includes a conceptual Master Site Plan that demonstrates the overall development can achieve the minimum FSR and achieve a minimum of 15% and a maximum of 50% of the gross floor area as non-residential or non-educational establishment uses across the whole site.

(By-law 2015-020, S.10) (Northeast Corner of Fairway Road and Lackner Boulevard)