

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

675. Notwithstanding Sections 55.2 and 6.1.2 of this by-law, within the lands zoned MU-3, shown as affected by this subsection, on Schedules 220 and 221 of Appendix "A", the following regulations shall apply:

- a) The minimum front yard shall be 2.4 metres.
- b) The minimum side yard abutting a street shall be 4.0 metres.
- c) The minimum width of primary ground floor façade shall be 50% of the length of abutting street lines. *Note that Individual buildings will not be required to achieve the minimum width of primary ground floor façade provided there is an approved Urban Design Brief that includes a Master Site Plan that demonstrates the overall development can achieve the minimum width of primary ground floor façade requirement.
- d) The minimum floor space ratio shall be 1.0. *Note that Individual buildings will not be required to achieve the minimum FSR provided there is an approved Urban Design Brief that includes a Master Site Plan that demonstrates the overall development can achieve the minimum FSR.
- e) Dwelling units shall be permitted on the ground floor of a mixed use building.
- f) Any building directly fronting onto Weber Street shall contain a minimum of 650 square metres of street-facing, ground-level floor area, with a minimum ceiling height of 4.5 metres, devoted to commercial use.
- g) The maximum gross floor area of retail space shall be 6,300 square metres and such gross floor area shall be contained within buildings that comprise more than 50 percent non-retail uses.
- h) The maximum building height for any building directly fronting Weber Street shall be 41.0 metres. The maximum building height for all other buildings shall be 48.0 metres.
- i) The minimum distance between building towers more than 4 storeys in height shall be 25.0 metres.
- j) Every building tower greater than 4 storeys shall possess a minimum 4 storey podium comprised of a material that is distinct from the storeys above with respect to articulation, massing, or a combination thereof.
- k) A hotel with a maximum of 102 guest rooms plus a maximum of 930 square metres of floor area used for restaurant, retail, banquet or convention purposes and a mixed-use building containing a maximum of 124 dwelling units and a maximum of 685 square metres of commercial space shall require a minimum of 200 parking spaces.

(By-law 2016-022, S.3) (1333 Weber Street East)