

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

702. Notwithstanding Sections 5.6.3 and 14.3 of this By-law, within the lands shown on Schedule Number 84 of Appendix "A", the following special regulations shall apply:

- i) The minimum floor space ratio shall be 1.0;
- ii) The maximum floor space ratio shall be 3.0;
- iii) An additional floor space ratio of 3.0 shall be provided in exchange for community benefits set out in this by-law and secured through a Section 37 Agreement for a total maximum for the site of 6.0;
- iv) The maximum building height shall be 30.5 metres;
- v) No part of a building set back less than 1.0 metres from King Street shall exceed 27 metres in height. For any portion of a building exceeding 27 metres in height within 1.0 metres of King Street, a minimum building step back of 5.0 metres is required; and,
- vi) Architectural features such as a cantilevered overhead canopy may extend into the front yard to within 0.09 metres of the front lot line.

(By-law 2017-115, S.3) (319-331 and 345 King Street West)