

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

709. Notwithstanding Sections 5.23 and 55.2 of this By-law, within the lands zoned High Intensity Mixed Use Corridor Zone (MU-3), shown as affected by this subsection, on Schedules 170 and 171 of Appendix "A", the following maximum Floor Space Ratio as well as minimum setbacks and maximum building heights for podiums and towers shall apply:

- a) The maximum Floor Space Ratio, inclusive of bonusing, shall be 6.0.
- b) The maximum Base/Podium height shall be 28.5 metres and eight storeys.
- c) The maximum Tower height shall be 86.5 metres and 26 storeys.
- d) The minimum Base/Podium setback from Courtland Avenue shall be 7.5 metres and the minimum Tower setback from Courtland Avenue shall be 18.0 metres.
- e) The minimum Base/Podium setback from the rail corridor shall be 3.6 metres and the minimum Tower setback from the rail corridor shall be 4.5 metres.
- f) The minimum Base/Podium southerly setback shall be 0.0 metres and the minimum Tower southerly setback shall be 16.0 metres.
- g) The minimum Base/Podium northerly setback shall be 8.0 metres and the minimum Tower northerly setback shall be 19.0 metres.
- h) Dwelling units shall only be located within a mixed use building containing at least one other permitted use, and except for access, shall not be located on the ground or the second floor.

(LPAT Order PL190267) (Block Line and Courtland Avenue East)