

## APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

### 719. A) Definitions

For the purpose of this regulation:

- a) "Tall Building" shall mean any building that is 9 storeys or more;
- b) "Tower" shall mean the 'middle' portion of a Tall Building connecting the Base or Podium to the top and housing the primary function;
- c) "Base" or "Podium" includes the ground floor and any additional floors with a direct relationship to the streetscape and public realm. This can include multi-storey podiums, portions of a Tower which extend to the ground floor and structured parking areas;
- d) "Floor Plate" shall mean the building floor area of the Tower portion of the building;
- e) "Public Art" shall mean visual art integrated into the building design or provided on site which is accessible and visible to the general public;
- f) "Streetscape" shall mean those functional and decorative elements that are placed, laid, erected, planted or suspended within a public or communal urban space. They include public utilities and amenities, visible elements of service infrastructure, street lights, traffic signs and signals, street trees and other horticultural elements, general public furniture, advertising signs and decorations.

- B) Notwithstanding Section 55.2.1, Section 55.2.2.1, Section 6.1.2a), and 6.1.2b)vi)B) of this By-law, within the lands zoned High Intensity Mixed Use Corridor Zone (MU-3), shown as affected by this subsection, on Schedule 120 of Appendix "A", a mixed use building shall be permitted in accordance with the following:

#### Design Standards & Parking

- a) The maximum Floor Space Ratio shall be 7.1;
- b) The minimum front, side yard abutting streets and rear yard for a Podium with a maximum height of five storeys shall be 0.0 metres;
- c) The minimum stepback for a tower above the Podium is 2.8 metres;
- d) The maximum heights of two Tall Buildings are 72 metres and 59.5 metres;
- e) The minimum parking shall be required at a rate of 0.84 spaces per residential unit;
- f) The minimum visitor parking rate shall be 10% of the total required residential parking;
- g) The minimum parking requirement for permitted commercial uses shall be 1 space per 55 square metres of gross floor area of the retail space;

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- h) The maximum permitted gross floor area of retail space shall be 1169 square metres.

### Bonusing Regulations

Pursuant to Section 37 of the *Planning Act*, the density (FSR) of development permitted by this By-law are subject to compliance with the conditions set out in this By-law and in return for the provision by the owner of the site the following community benefits listed below, the provisions of which shall be secured by an agreement pursuant to Section 37 of the *Planning Act*:

- a) Transportation Demand Management Measures including, bicycle parking stalls, subsidized transit passes, bicycle repair stations and unbundled parking spaces;
- b) Provision of a transit shelter;
- c) Provision of an indoor space for non-profit arts, cultural, community or institutional use;
- d) Contribution to affordable housing;
- e) Provision of streetscape enhancements;
- f) Provision of public art.

Upon execution and registration of an agreement with the owner of the site pursuant to Section 37 of the *Planning Act*, securing the provisions of the facilities, services and matters listed above, the site is subject to the provisions of this By-law, provided that in the event the said agreement requires the provision of a facility, service or matter as a precondition to the issuance of a building permit, the owner may not erect or use such building until the owner has satisfied the said requirements.

(By-law 2018-073, S.4)

(471, 475, 481 & 505 King Street East and 18-24 Cameron Street South)