

APPENDIX “D” - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

740. Notwithstanding Sections 4.2, 6.1, Section 6.1.1.1a)v), and 54.2 of this By-law, within the lands zoned Medium Intensity Mixed Use Corridor Zone (MU-2) as shown as affected by this subsection on Schedule Numbers 93 and 94 of Appendix “A”, the following regulations shall apply:

Determination of Front Lot Line	For the purposes of determining yards, the front lot line shall be deemed to be that lot line abutting Fischer-Hallman Road
Minimum Lot Width	15.0 metres
Minimum Front Yard and Side Yard Abutting a Street	3.0 metres
Maximum Front Yard and Side Yard Abutting a Street	7.5 metres (4)
Minimum Floor Space Ratio	1.0 (1) (2)
Maximum Floor Space Ratio	4.0 (1)
Maximum Building Height	32.0 metres (3)
Minimum number of storeys in the base of a building with 4 building storeys or more	3 storeys
Maximum number of storeys in the base of a building with 4 to 6 building storeys	3 plus 1 for every building storey over 4 storeys
Maximum number of storeys in the base of a building with 7 building storeys or more	6 storeys
Maximum Gross Floor Area for Retail	10,000 square metres (1)
Maximum Gross Floor Area for Office	10,000 square metres (1)
Maximum Gross Floor Area of individual Retail outlet (excluding Food Store)	2,500 square metres (1)
Maximum Gross Floor Area for a Food Store	3,700 square metres
Mix of Uses	A minimum of 40% and a maximum of 90% of the total gross floor area shall be for residential or other non-retail uses (1) (2)
Primary entrance location for each commercial unit and office unit located within 50 metres of the street line of Fischer-Hallman Road	Facing and opening onto Fischer-Hallman Road or Bleams Road

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Minimum Ground Floor Façade Width as a Percentage of the Width of the Abutting Street Line	45% (1) (2)
Minimum Percent of Ground Floor Façade Openings buildings within 50 metres of the street line of Fischer Hallman Road	40%
Maximum distance between ground floor façade openings facing a street	4.0 metres
Minimum Landscaped Area	15%
Location of Drive Through Facility	No part of a drive through facility shall 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 road
Maximum Percentage of Gross Floor Area per Building for Educational Establishment, Day Care Facility, Museum, and Religious Institution	25%
Location of above-grade parking structure	Shall only be permitted where either:  i. the structure is setback a minimum of 30m from the limit of any street and adequately screened from view, or  ii. the above-grade parking structure is located behind a building containing one or more of the uses permitted by Section 54.1 of this By-law
Location of parking and loading spaces, drive-through stacking lanes, aisles giving direct access to abutting parking spaces, and waste and recycling facilities, for buildings located within 50 metres of Fischer-Hallman Road	Not permitted to locate in a Front Yard or Side Yard Abutting a Street, or within 3.0 metres of a street line
Location of outdoor storage	Not permitted in a Front Yard or Side Yard Abutting a Street abutting a street. This shall not however prevent the display of goods or materials for retail purposes

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Prohibition on geothermal energy systems	Notwithstanding anything else in this by-law, geothermal energy systems shall not be permitted on lands affected by this subsection
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- (1) For the purposes of this regulation, this requirement shall be applied across all of the lands subject to this regulation, regardless of lot boundaries.
- (2) Individual buildings will not be required to achieve this regulation provided there is a City-approved, site-specific master plan that illustrates that the site will achieve this regulation upon full build-out.
- (3) Buildings may exceed 32 metres to a Maximum Building Height of 44.0 metres provided there is a City-approved Angular Plane Analysis, Snow Deposition, Wind and Shadow Study and Elevation Drawings that illustrate the achievement of a pedestrian scale base, appropriate massing along the streetscape and compatibility with adjacent lands.
- (4) The maximum front yard and maximum side yard abutting a street shall not apply to any building located more than 50.0 metres from the front lot line or side lot line abutting a street.

(By-law 2018-096, S.12) (LPAT Decision PL180832) (1250, 1270, 1314 Fischer Hallman Road)