

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

775. a) Notwithstanding Sections 5.6.1 and 5.6.2 of this By-law, for the lands zoned MU-3 as shown on Schedules 39 and 75 of Appendix "A", the following additional regulations shall apply:
- i) canopies and stairs shall be subject to a 0.0 metres minimum setback in relation to the King Street lot line.
- b) Notwithstanding Section 6 of this By-law, for the lands zoned MU-3 as shown on Schedules 39 and 75 of Appendix "A", the following additional regulations shall apply:
- i) required off-street parking (including visitor parking) may be shared among the permitted uses;
 - ii) required off-street parking for multiple dwellings greater than 51.0 square metres in size shall be provided at a rate of 0.71 spaces per unit;
 - iii) required off-street parking for multiple dwellings less than 51.0 square metres in size shall be provided at a rate of 0.165 spaces per unit;
 - iv) required off-street visitor parking shall be provided at a rate of 10 per cent of the required parking for multiple residential uses;
 - v) no minimum off-street parking shall be required for non-residential uses;
 - vi) a minimum of 10% of the parking spaces required for multiple dwellings shall be designed to permit the future installation of electric vehicle supply equipment;
 - vii) where the calculation of the total required electric vehicle parking spaces or parking spaces designed to permit the future installation of electric vehicle supply equipment results in a fraction, then the requirement shall be the next lowest number;
 - viii) for Multiple Residential uses, the minimum requirement for Class A bicycle parking stalls shall be 0.5 Class A Bicycle Stalls per unit;
 - ix) for Multiple Residential uses, a minimum of 6 Class B Bicycle Stalls shall be provided, and these may be shared with non-residential uses;
 - x) no Class A bicycle spaces shall be required for non-residential uses;
 - xi) no shower and change facilities shall be required for non-residential uses; and
 - xii) Geothermal Wells are prohibited on site. A geothermal well is defined as a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five meters unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.
- c) Notwithstanding Section 55 of this By-law, for the lands zoned MU-3, as shown on Schedules 39 and 75 of Appendix "A", the following additional regulations shall apply:
- i) the rear yard setback from the westerly lot line shall be 0.70 metres;
 - ii) the side yard setback along the northerly lot line (Dodds Lane) shall be 0.60 metres;
 - iii) the maximum Floor Space Ratio shall be 10.1;
 - iv) the minimum percentage of non-residential uses required shall be 0%;
 - v) the minimum number of storeys in the Base of a Tall Building shall be 2 storeys or 7.0 metres;

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- vi) the maximum number of storeys in the Base of a Tall Building shall be 6 storeys or 24 metres;
- vii) the minimum setback from Dodds Lane to the Tower portion of a building shall be 5.0 metres;
- viii) the maximum building height shall be 81 metres; and
- ix) the maximum number of storeys shall be 25 not including the mechanical penthouse.

(By-law 2022-038, S.2) (890-900 King Street West)