

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

778. Notwithstanding Sections 6.1.2 and 14A of this by-law, within the lands zoned East Market Zone (D-2) and shown as affected by this provision on Schedule Number 120 of Appendix A, the following special regulations shall apply:

- a) The maximum floor space ratio shall be 4.8.
- b) The maximum building height shall be 28.5 metres or 7 storeys.
- c) The minimum front yard setback abutting King Street shall be 0 metres for upper storeys of a building and 0.8 metres for the ground floor.
- d) The maximum front yard setback abutting King Street shall be 2.0 metres.
- e) The minimum side yard abutting Eby Street shall be 0 metres.
- f) The maximum side yard abutting Eby Street shall be 2.0 metres.
- g) The minimum side yard setback from the northwest property line (i.e., abutting 270 King Street East) shall be 1.2 metres.
- h) The minimum rear yard setback shall be 4.0 metres.
- i) Dwelling units shall not be located on the ground floor.
- j) An outdoor rooftop amenity area shall be provided for a building containing dwelling units. The outdoor rooftop amenity area shall have a minimum area of 100 square metres.
- k) No outdoor storage of goods, materials or equipment shall be permitted. This shall not, however, prevent the display of goods or materials for retail purposes.
- l) The minimum number of secured, long-term bicycle parking spaces shall be 33.
- m) The minimum number of short-term publicly accessible bicycle parking spaces shall be 12.
- n) No off-street parking shall be required for any permitted use.

(By-law 2022-080, S.4) (276 King Street East)