

APPENDIX “D” - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

788. Notwithstanding Sections 5.9, 6.1.2 and 55.2 of this By-law within the lands zoned MU-3 and shown as being affected by this subsection on Schedule Number 143 of Appendix 'A', the following special regulations shall apply:

- a) The maximum Floor Space Ratio shall be 8.1. For clarity, the floor space ratio shall be calculated based on a pre-road widening lot area of 6,492 square metres.
- b) The minimum yard abutting Charles Street East shall be:
 - i. 1.2 metres for the ground floor
 - ii. 0.0 metres for storeys above the ground floor

For clarity, the setback shall be measured based on the post-road widening lot line.

- c) The minimum yard abutting King Street East shall be:
 - i. 1.2 metres for portions of the building containing commercial, residential and amenity uses;
 - ii. 5.0 metres for portions of the building containing mechanical and/or parking structure.

For clarity, the setback shall be measured based on the post-road widening lot line.

- d) Live-work units shall be permitted to be located on the ground floor fronting Charles Street East.

- e) On-site Parking shall be provided as follows:

Use	Minimum Off-Street Parking Spaces Required
Multiple Dwelling	0.54 spaces per unit
Visitor	0.1 spaces per unit and shall be shareable with non-residential uses
Ground Floor Non-Residential Uses	0 spaces

- f) Bicycle parking is to be provided as follows:

Use	Class A Bicycle Stall	Class B Bicycle Stall
Multiple Dwelling	0.5 per unit	6

For the purposes of this regulation a 'Class A Bicycle Stall' shall be a bicycle space which is either in a building or structure or within a secure area such as a supervised parking lot or enclosure with a secure entrance or within a bicycle locker.

For the purposes of this regulation a 'Class B Bicycle Stall' shall be a bicycle space which is located in accessible and highly visible locations near the entrance of a building and are accessible to the general public.

- g) A minimum of 20 percent of the parking spaces required for multiple dwellings shall be designed to permit the future installation of electric vehicle supply equipment.
- h) Geothermal Energy Systems shall be prohibited.

(By-law 2023-061, S.4) (1001 King Street East)