

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

790. Notwithstanding Sections 6.1.2, and 55.2.1 of this By-law within the lands zoned MU-3 and shown as being affected by this subsection on Schedule Number 173 of Appendix 'A' the following special regulations shall apply:

- a) The maximum Floor Space Ratio shall be 6.0.
- b) On-site Parking shall be provided as follows:
 - i) Parking for multiple dwellings shall be provided at a rate of 0.58 spaces per unit.
 - ii) Visitor Parking shall be sharable with non-residential uses and be provided at a rate of 7% of the required parking.
 - iii) Bicycle and electric vehicle parking are to be provided in accordance with By-law 2019-051.
- c) In no case shall any parking be located within 16.0 metres of the street line unless located underground or internal to a building.
- d) Dwelling units shall be permitted to be located on the ground floor with non-residential uses.
- e) The minimum ground floor building height for any building with street line façade shall be 4.5 metres.
- f) The minimum non residential gross floor area shall be 650 square metres.
- g) Geothermal Energy Systems shall be prohibited.

(By-law 2023-077, S.4) (1770 King Street East, 815 & 825 Weber Street East)