

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

794. Notwithstanding Sections 6.1.1.1 a)iv), 6.1.1.1 a)v), 55.2.1 and 55.2.2.1 of this By-law, on the land zoned High Intensity Mixed Use Corridor Zone (MU-3), shown as affected by this subsection on Schedule Numbers 118 and 119 of Appendix "A"i, the following special regulations shall apply:

- a) A 3.0 metre landscape strip shall not be required adjacent to the Olde Fashioned Way street line;
- b) Parking and loading spaces may be located within 4.5 metres of the Olde Fashioned Way street line;
- c) Minimum and Maximum Yard regulations shall not apply to buildings existing at the time the MU-3 Zone was applied to the land;
- d) Additions to buildings existing at the time the MU-3 Zone was applied to the land shall not be closer to the street line than the building as it existed at the time the MU-3 Zone was applied to the land;
- e) Maximum Yard regulations shall not apply to new buildings where the yard contains a publicly-accessible landscaped area;
- f) No minimum Primary Ground Floor Fagade width shall apply; and
- g) The maximum Gross Floor Area of Retail Space shall be 4,000 square metres.

(By-law 2023-097, S.13) (263 and 321-325 Courtland Avenue East, 230 and 240 Palmer Avenue, and 30 Vernon Avenue)