

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

795. Notwithstanding Section 55.2.1 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", the following special regulations shall apply:

- a) The minimum rear yard (from the Kent Avenue street line) shall be 1.5 metres;
- b) The minimum setback from a lot line of a corner visibility triangle shall be 0.0 metres;
- c) For any portion of a building greater than 18.5 metres in height, the minimum setback shall be 12.0 metres from the Courtland Avenue street line;
- d) Building height shall mean the vertical distance between the highest finished grade level at the perimeter of the building and the uppermost point of the building. Antennae, chimneys, spires, cupolas, elevator penthouses, parapets, railings, outdoor structures, wind mitigation devices, landscaping elements or other similar features shall be disregarded in calculating building height.
- e) The maximum building height shall be 35.0 metres.

(By-law 2023-097, S.14) (263 and 321-325 Courtland Avenue East, 230 and 240 Palmer Avenue, and 30 Vernon Avenue)