

## APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

796. Notwithstanding Sections 5.23, 55.2.1 and 55.2.2.2 of this By-law, on the land zoned High Intensity Mixed Use Corridor Zone (MU-3), shown as affected by this subsection on Schedule Number 118 of Appendix "A", the following special regulations shall apply:

- a) 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.
- b) The maximum building height shall be 60.0 metres;
- c) Dwelling units, lodging houses and residential care facility uses shall be required to provide one of the following along the lot line of the railway right-of-way:
  - i. a berm
  - ii. a combination berm and fence; or
  - iii. a crash wall.
- d) The minimum rear yard shall be:
  - i. 3.0 metres for buildings or portions thereof containing dwelling units, lodging houses and residential care facility uses; and
  - ii. 0.0 metres for all other uses.
- e) For any portion of a building greater than 18.0 metres in height, the minimum setbacks shall be:
  - i. 12.0 metres from the front (Olde Fashioned Way) lot line;
  - ii. 28.0 metres from the exterior side (Borden Avenue) lot line;
  - iii. 6.0 metres from the side lot line; and
  - iv. 15.0 metres from the rear lot line.
- f) The minimum ground floor building height for any building with street line facade shall be 4.5 metres.
- g) The minimum non-residential gross floor area shall be 800 square metres.

(By-law 2023-097, S.15) (263 and 321-325 Courtland Avenue East, 230 and 240 Palmer Avenue, and 30 Vernon Avenue)