

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

803. 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 120 of Appendix 'A' the following special regulations shall apply:

- a) The maximum Floor Space Ratio shall be 14.0.
- b) On-site Parking shall be provided as follows:
 - i) Parking for multiple dwellings shall be provided at a rate of 0.3 spaces per unit.
 - ii) Visitor Parking shall be sharable with non-residential uses and be provided at a rate of 8% of the required parking.
 - iii) Bicycle and electric vehicle parking are to be provided in accordance with By-law 2019-051.
- c) The minimum rear yard (opposite Charles Street East) setback shall be 3.0 metres from the building and a 0 metre setback from the stairwell.
- d) The minimum ground floor building height along the Charles Street East street line façade shall be 4.5 metres.
- e) The minimum side yard abutting a street setback (setback to Betzner Avenue South) shall be 0.0 metres and shall allow the projections into Driveway Visibility Triangles.
- f) The minimum westerly side yard setback (toward Betzner Avenue South) at 5 storeys or greater shall be 6.9 metres.
- g) The maximum westerly side yard setback (toward Betzner Avenue South) at 5 storeys or greater shall be 7.1 metres.
- h) The minimum easterly side yard setback at 5 storeys to 14 storeys shall be 4.9 metres.
- i) The maximum easterly side yard setback at 5 storeys to 14 storeys shall be 5.1 metres.
- j) The minimum easterly side yard setback at 15 storeys or greater shall be 6.9 metres.
- k) The maximum easterly side yard setback at 15 storeys or greater shall be 7.1 metres.
- l) The minimum rear yard setback at 5 storeys or greater shall be 8.9 metres.
- m) The maximum rear yard setback at 5 storeys or greater shall be 9.1 metres.
- n) The minimum front yard setback at 1 storey to 14 storeys shall be 0 metres.
- o) The maximum front yard setback at 15 storeys or greater shall be 1.9 metres.

(By-law 2023-132, S.3) (332 Charles Street East)