

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

805. Notwithstanding Sections 16A.1, 16A.2 and 6.1.2 of this By-law, within the lands zoned D-5 and shown as being affected by this Subsection on Schedule Numbers 120 and 121 of Appendix "A", the following special regulations shall apply:

- i) The maximum Floor Space Ratio shall be 18.
- ii) Electric vehicle parking and bicycle parking shall be provided in accordance with Section 5 of Zoning By-law 2019-051 and the required parking rates shall be provided in accordance with UGC Zones in Table 5-5 of Zoning By-law 2019-051.
- iii) The minimum front yard setback shall be 0.0 metres.
- iv) The minimum front yard setback at 9 storeys or greater shall be 0.9 metres
- v) The maximum front yard setback at 9 storeys or greater shall be 1.9 metres.
- vi) The minimum westerly side yard setback (toward Scott Street) at 9 storeys or greater shall be 5.0 metres.
- vii) The maximum westerly side yard setback (toward Scott Street) at 9 storeys or greater shall be 5.5 metres.
- viii) The minimum easterly side yard setback (towards Cedar Street) at 9 storeys or greater shall be 4.3 metres.
- ix) The maximum easterly side yard setback (towards Cedar Street) at 9 storeys or greater shall be 7.2 metres.
- x) The minimum rear yard setback shall be 2.4 metres.
- xi) The minimum rear yard setback at 9 storeys or greater shall be 9.0 metres.
- xii) The maximum rear yard setback at 9 storeys or greater shall be 9.5 metres.

(By-law 2023-142, S.3)