

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

806. Notwithstanding Sections 6.1.2 and 55.2.1 of this By-law within the lands zoned MU-3 and shown as affected by this subsection on Schedule Number 93 of Appendix 'A', the following special regulations shall apply:

- a) The maximum floor space ratio shall be 6.3;
- b) The maximum building height shall be 22 storeys (75.0 metres);
- c) The minimum yard setback abutting a residential zone shall be 7.3 metres;
- d) The minimum street line setback, the horizontal distance of the portion of the building above the base recessed from Fischer Hallman Road street line facade of the base, shall be 2.7 metres;
- e) A minimum parking rate of 0.8 spaces per dwelling unit;
- f) A minimum visitor parking rate of 0.04 spaces per dwelling unit.
- g) Bicycle and electric vehicle parking are to be provided in accordance with Table 5-5 in Zoning By-law 2019-051;
- h) Shared visitor and commercial parking spaces are permitted in accordance with Section 5 of Zoning By-law 2019-051.

(By-law 2023-15, S.4)