

(15) – Within the lands zoned MIX-1 and shown as affected by this provision on Zoning Grid Schedules 86 and 87 of Appendix A, the following shall apply:

- a) The maximum *floor space ratio* for the entire site shall be 5.17;
- b) The minimum *front yard setback* shall be 0.0 metres along Spadina Road East;
- c) The minimum *rear yard setback* shall be 0.0 metres;
- d) The minimum *exterior side yard setback* abutting Highland Road East shall be 0.6 metres;
- e) The minimum *interior side yard setback* shall be 0.0 metres;
- f) The maximum *building height* shall be 17 *storeys* or 52.0 metres (not including mechanical penthouse);
- g) The minimum step back above the 11th *storey* along the rear *lot line* shall be 3.0 metres and shall be 1.5 metres along the Highland Road frontage;
- h) The minimum required off street *parking spaces* shall be 0.5 spaces per unit;
- i) *Zero parking spaces* shall be provided for non-residential uses;
- j) The total visitor parking shall be 0.095 *parking spaces* per unit;
- k) A minimum of 98 square metres (1000 square feet) of at grade commercial *uses* shall be provided;
- l) A minimum of 4 *live work units* shall be provided;
- m) For *multiple dwellings*, a minimum of 92 *Class A bicycle parking stalls* and 6 *Class B bicycle parking stalls* shall be provided; and,
- n) Geothermal wells are prohibited.

(By-law 2024-066, S.12 – March 18, 2024)