

(341) – Notwithstanding Tables 5-5 and 8-2 of this By-law within the lands zoned MIX-3 and shown as affected by this subsection on Zoning Grid Schedule Number 73 of Appendix 'A', the following special regulations shall apply:

- a) The minimum *front yard setback* to Park Street shall be 0 metres.
- b) The minimum *exterior side yard setback* to Victoria Street South shall be 0 metres.
- c) The maximum *building height* shall be 122 metres.
- d) The maximum number of *storeys* shall be 38.
- e) The maximum *floor space ratio* shall be 11.68.
- f) The minimum amount of non-residential *gross floor area* shall be 1,750 square metres.
- g) The minimum *ground floor street line façade* width as a percent of the width of the abutting street line shall be 70%.
- h) The minimum percent *street line façade* openings shall be 70%.
- i) The minimum required rate of vehicle parking spaces for *Multiple Dwellings* shall be 0.6 spaces per *dwelling unit*.
- j) The minimum required rate of Class A bicycle parking stalls for *Multiple Dwellings* shall be 0.6 spaces per *dwelling unit*.
- k) Geothermal wells are prohibited on site. A geothermal well is a well defined as a vertical well, borehole or pipe installation used for geothermal systems, ground- source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five metres unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.