

(345) - Notwithstanding Section 4 and Section 8 of the By-law within the lands zoned Mixed Use One Zone (MIX-1) and shown as Area 3 and being affected by this subsection on Zoning Grid Schedules 27, 28 and 50 of Appendix 'A', the following special regulations shall apply:

- i) For Cluster Townhouse Dwelling and Multiple Dwellings:
 - a. The minimum setback to any *street line* shall be 3.0 metres.
 - b. The maximum setback to any *street line* shall be 4.5 metres.
 - c. The minimum interior side *yard* and *rear yard* setback of 3.0 metres.
 - d. The minimum *landscaped area* shall be 15%.
 - e. The minimum *floor space ratio* of 0.5.
 - f. The minimum off-street parking shall be 1.0 space per dwelling unit.
 - g. The minimum off-street visitor parking shall be 0.1 spaces per dwelling unit.
 - h. Dwelling unit(s) and accessory residential uses, except for access, shall not be permitted on the ground floor.
 - i. A street line façade on all floors, except the ground floor, shall be permitted.
 - j. The minimum setback abutting a *residential zone* shall be 3.0 metres.
 - k. The Maximum building height shall be 16.5 metres.
 - l. Patios, Terraces, Porches, Balconies and Decks may be located within a required *front yard*, *rear yard*, *side yard* and/or *exterior side yard* provided they are set back 0.6 metres from the lot line.
 - m. Stairs and access ramp may be permitted in the *front yard* or *exterior side yard* provided the minimum setback to the stair and access ramp encroachment is 0.6 metres from the *street line*.
 - n. On a *corner lot*, an access driveway shall not be located closer than 4.5 metres to the intersection of street lines abutting the lot and shall permit the parking of *motor vehicles*, except that an access drive shall be located no closer than 7.0 metres to the intersection of street lines for corner lots with frontage on a Major Community Collector Street (Rosenberg Way).
 - o. "Bay/Boxout Window Projections" may encroach a maximum of 1.0 metre into a required front yard, exterior side yard and/or rear yard, provided that the building projection is not more than 4.0 metres wide.