

(352) - Within the lands zoned COM-3, as shown as affected by this provision on Schedule Numbers 7 & 10 of Appendix “A”, the following shall apply:

- a) A *Mixed Use Building* with a maximum number of 403 *Dwelling Units* may be permitted and no *Dwelling Units* shall be permitted on the *ground floor*.
- b) In addition to those uses listed in Table 9-1, the following uses shall also be permitted:
 - Beverage Making Establishment,
 - Medical Lab,
 - Private Club, and
 - Studio.
- c) Notwithstanding those regulations in Table 9-2, the following shall apply:
 - i) The minimum *side yard* shall be 1.0 metres,
 - ii) The minimum *rear yard* shall be 5.0 metres,
 - iii) The maximum *lot coverage* shall be 75%, and
 - iv) The maximum *building height* shall be 55 metres.
- d) Notwithstanding Section 5.3.4 of this By-law, *parking spaces* and *drive aisles* may be located on the *ground floor* of a *building*.