

(353) - Notwithstanding Section 5.6, Table 5-5 and Section 8, Table 8-2 of this By-law within the lands zoned MIX-3 and shown as being affected by this subsection on Zoning Grid Schedule Numbers 278, 279, 289, and 290 of Appendix "A", the following special regulations shall apply:

- a) The maximum Floor Space Ratio shall be 5.2 and shall be calculated pre road widening.
- b) The maximum building height shall be 70.0 metres.
- c) The maximum number of storeys shall be 18.
- d) The maximum parking rate for multiple dwelling units shall be 1.4 spaces per unit inclusive of visitor parking.
- e) The minimum ground floor building height for any building with street line facade shall be 3.0 metres.
- f) The minimum number of storeys in the base of a mid-rise building or tall building shall be 2.
- g) The minimum non residential gross floor area shall be 1380 square metres.
- h) Geothermal Energy Systems shall be prohibited.