

(358) - Notwithstanding Section 5.6, Table 5-5, Section 8.3, Table 8-1, and Table -2 of this By-law within the lands zoned MIX-3 and shown as being affected by this subsection on Zoning Grid Schedule Number 289 of Appendix "A", the following special regulations shall apply:

- a) One multiple dwelling, with a maximum of 88 dwelling units, shall be permitted on a lot without a non-residential use where there is an approved Urban Design Brief that includes a Master Site Plan that demonstrates the overall development can provide a non-residential use through future development phases. Said building shall be permitted to have a *street line façade*, and no additional *street line façade* regulations from the MIX-3 Zone shall apply to the building.
- b) For the Sportsworld Drive street line, there shall be no minimum *ground floor street line façade* width as a percent of the width of the abutting *street line* where there is an approved Urban Design Brief that includes a Master Site Plan that demonstrates the overall development can provide a minimum ground floor street line façade width of 45 metres.
- c) The minimum percent *street line façade openings* of the MIX-3 Zone shall only apply to a building immediately abutting the intersection of the King Street East and Sportsworld Drive.
- d) A mid-rise building shall not be required to have a base (podium) and shall not be subject to setback requirements.
- e) For a building immediately abutting the intersection of King Street East and Sportsworld Drive, the minimum amount of non-residential *gross floor area* on the ground floor shall be 1,300 m<sup>2</sup>.
- f) There shall be no requirement for minimum percent of non-residential gross floor area.
- g) The maximum Floor Space Ratio shall be 6.2.
- h) The maximum building height shall be 99 metres.
- i) The maximum number of storeys shall be 30.
- j) The minimum interior side yard setback (i.e., setback from the easterly side lot line) shall be 3.0 metres.
- k) The minimum number of parking spaces for Dwelling Unit and Multiple Dwelling shall be 0.85 spaces per dwelling unit.