

(362) - Notwithstanding Section 5.6, Table 5-5, and Section 8.3, Table 8-2 of this y-law within the lands zoned MIX-3 and shown as being affected by this subsection on Zoning Grid Schedule Numbers 118, 144 and 145 of Appendix "A", the following special regulations shall apply:

- a) The maximum Floor Space Ratio shall be 8.5 and shall be calculated pre road widening and pre conveyance of park land.
- b) The maximum building height shall be 145.0 metres.
- c) The maximum number of storeys shall be 44.
- d) That parking be provided at a rate of 0.55 parking spaces per dwelling unit plus 0.05 visitor parking spaces per dwelling unit.
- e) The minimum rear yard building podium setback shall be 0 metres.
- f) The minimum rear yard building tower setback shall be 2.5 metres.
- g) The minimum interior side yard building setback shall be 2.9 metres and regulated pre parkland conveyance.
- h) The minimum ground floor street line facade width as a percent of the width of the abutting street line shall be 25%
- i) The maximum number of storeys in the base of a mid-rise building or tall building shall be 8.
- j) The minimum non residential gross floor area shall be 2000 square metres.
- k) Geothermal Energy Systems shall be prohibited.