

(364) - Notwithstanding Section 5.6, Table 5-5, Section 8.3 and Table 8-2 of this By-law within the lands zoned MIX-3 and shown as being affected by this subsection on Zoning Grid Schedules Numbered 194 and 195 of Appendix "A", the following special regulations shall apply:

- a) The minimum amount of non-residential *gross floor area* on the *ground floor* shall be 376 m²;
- b) The maximum *Floor Space Ratio* shall be 4.5;
- c) The maximum *building height* shall be 64.5 metres and in no case shall height exceed 411 mASL inclusive of rooftop HVAC, communication towers and construction cranes;
- d) The maximum number of *storeys* shall be 19;
- e) The minimum number of *Bicycle Parking Stall, Class A* spaces shall be 0.95 spaces per unit;
- f) The minimum number of parking spaces for *Dwelling Unit* and *Multiple Dwelling* shall be 0.7 spaces per dwelling unit;
- g) Geothermal wells are prohibited.