

(366) - 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 Schedule Number 126 of Appendix "A", the following site specific provisions shall apply:

- a) The maximum *building height* shall be 110 metres, measured from the highest grade at the perimeter of the building;
- b) The maximum number of *storeys* within 40 metres of the *street line* of Lancaster Street shall be 18 storeys, measured from highest finished grade.
- c) The maximum number of *storeys* shall be 34 storeys;
- d) The minimum *Floor Space Ratio* (FSR) shall be 1.0;
- e) The maximum *Floor Space Ratio* (FSR) shall be 7.5;
- f) The minimum *street line setback* for *mid-rise buildings* and *tall buildings* constructed after the date of passing of this by-law shall be 1.5 metres;
- g) The minimum *rear yard* setback shall be 4.2 metres;
- h) The maximum number of *storeys* in the base of a *mid-rise* or *tall building* shall be 8 storeys;
- i) The minimum percent *street line façade* openings shall be 43%;
- j) The minimum parking rate for dwelling units shall be 0.6 spaces per dwelling unit, to a maximum of 1,300 dwelling units;
- k) The minimum visitor parking rate for dwelling units shall be 0.1 spaces per unit, to a maximum of 1,300 dwelling units;
- l) The minimum parking rate for live / work units shall be 1 space per 67 square metres of gross floor area which accommodates such use.