

**(374)** - Notwithstanding Tables 5-5 and 8-2 of this By-law within the lands zoned MIX-3 and shown as affected by this subsection on Zoning Grid Schedule Number 73 of Appendix 'A', the following special regulations shall apply:

- a) The minimum setback to Bramm Street shall be:
  - i. 2.75 metres for the ground floor
  - ii. 0.0 metres for floors above the ground floor.
- b) The minimum setback to Victoria Street South shall be 0 metres.
- c) The minimum interior side yard setback shall be:
  - i. 0 metres for any part of the building not exceeding 11 metres in height
  - ii. 4.0 metres for any part of the building exceeding 11 metres in height.
- d) The minimum rear yard setback shall be 0 metres.
- e) The minimum street line stepback from Bramm Street shall be 2.5 metres.
- f) The maximum building height shall be 80.0 metres.
- g) The maximum floor space ratio shall be 13.7.
- h) The minimum amount of non-residential gross floor area shall be 5%.
- i) Parking and bicycle parking shall be provided in accordance with the required rates as provided for UGC Zones in Table 5-5.
- j) Geothermal wells are prohibited on site. A geothermal well is a well defined as a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, gee-exchange systems or earth energy systems for heating or cooling; including open'-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five metres unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.