

**(382)** - Notwithstanding Section 9 and Table 5-5 of this By-law within the lands zoned COM-2 and shown as affected by this subsection on Zoning Grid Schedule Number 220 of Appendix 'A', the following special regulations shall apply:

- a) The maximum floor space ratio for all uses shall be 2.6.
- b) The maximum building height shall be 45 metres, and 11 storeys.
- c) The maximum parking rate shall be 1.65 parking spaces per dwelling unit.
- d) The minimum front yard setback (King Street East) shall be 0 metres for a portion of the building that is less than 12 metres in building height.
- e) The minimum rear yard setback (Centreville Street) shall be 3.5 metres for a portion of the building that is less than 12 metres in building height.
- f) The minimum exterior side yard setback (Morgan Avenue) shall be 2.5 metres for a portion of the building that is less than 12 metres in building height.
- g) The minimum interior side yard setback shall be 1.8 metres for a portion of the building that is less than 12 metres in building height.
- h) Geothermal energy systems shall be prohibited.