

(387) - Within the lands zoned MIX-2 and shown as affected by this provision on Zoning Grid Schedule 173 of Appendix A, the following shall apply:

- a) The maximum *Floor Space Ratio* shall be 6.0.
- b) On-site Parking shall be provided as follows:
  - i) Parking for multiple dwellings shall be provided at a rate of 0.58 parking spaces per dwelling unit.
  - ii) Visitor parking spaces shall be sharable with non-residential uses and be provided at a rate of 7% of the required parking.
  - iii) Bicycle parking stalls and electric vehicle parking spaces are to be provided in accordance with By-law 2019-051;
- c) In no case shall any *parking spaces* be located within 16.0 metres of the *street line* unless located underground or internal to a *building*.
- d) *Dwelling units* shall be permitted to be located on the *ground floor* with non-residential uses.
- e) The minimum *ground floor building height* for any building with *street line façade* shall be 4.5 metres.
- f) The minimum non residential *gross floor area* shall be 650 square metres.
- g) Geothermal Energy Systems shall be prohibited.

(By-law 2024-066, S.20 – March 18, 2024)