

(392) – Notwithstanding Section 4.16, Section 5.6, Table 5-5, and Section 8.3 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 122 of Appendix "A", the following special regulations shall apply.

- a) The minimum *rear yard setback* shall be 0 metres.
- b) The minimum *front yard setback* shall be 0.7 metres.
- c) That the minimum parking be provided at a rate of 0.75 spaces per *dwelling unit* plus 0.1 spaces per unit which shall be shared for visitor parking and non residential uses.
- d) The maximum *building height* shall be 40 storeys and 160.2 metres (including mechanical penthouses and architectural features) and the maximum *Floor Space Ratio* shall be 10.5.
- e)
 - i. The *setback* from the railway to any *building* or part thereof used for residential *dwellings* shall be a minimum of 30 metres. The *setback* may be measured as the sum total of the following two measurements provided that a crash wall, or combination berm and fence are provided within the horizontal setback between the *residential use* and the *lot line* abutting the railway corridor;
 - ii. The horizontal *setback* to the *residential use* from the *lot line* abutting the Rail right of-way; and
 - iii. The vertical distance from the finished elevation of the railway corridor at the centerline of the tracks to the finished elevation of the *residential use*.
- f) Geothermal Energy Systems shall be prohibited.

(By-law 2024-083, S.3 – 2024-04-15)