

(42) – Within the lands zoned MIX-1 and shown as affected by this provision on Zoning Grid Schedule 89, 90, 115, and 116 of Appendix A, the following shall apply:

- a) The following *uses* shall be permitted:
 - i) *Drive-through facility*; and,
 - ii) *Large residential care facility*.
- b) The following regulations shall apply:
 - i) The minimum *rear yard setback* and *interior side yard setback* shall be 3 metres except where the *lot line* forms part of a boundary between a MIX-1 zone and a *residential zone* or a OSR-2 zone in which case the minimum *setback* shall be 7.5 metres;
 - ii) The minimum *front yard setback* and *exterior side yard setback* to Elmsdale Drive for a *multiple dwelling*, *large residential care facility* or, *small residential care facility* shall be 3 metres for that portion of a *building* not exceeding 10.5 metres in *building height* and an additional *setback* of 1.5 metres shall be required for every additional 3 metres of *building height* thereafter;
 - iii) The minimum *front yard setback* and *exterior side yard setback* to Ottawa Street for a *multiple dwelling*, *large residential care facility* or, *small residential care facility* shall be 3 metres;
 - iv) The maximum *building height* for a *multiple dwelling*, *large residential care facility* and, *small residential care facility* shall be 24 metres
 - v) *Dwelling units* are permitted on the *ground floor*;
 - vi) *Cluster townhouse dwellings*, *multiple dwellings*, *large residential care facilities* and, *small residential care facilities* are permitted on a *lot* that does not contain a non-residential use;
 - vii) The minimum *floor space ratio* for any *lot* containing only a non-residential use shall be 0.3;
 - viii) The minimum *floor space ratio* shall not apply to individual *buildings* provided that the development is consistent with the Council approved Urban Design Guidelines and a Comprehensive Master Plan is prepared which demonstrates that the overall development will achieve the minimum *floor space ratio*;
 - ix) The maximum *floor space ratio* shall be 2 where it has been demonstrated to the satisfaction of the *City* that the necessary infrastructure for storm and sanitary have sufficient capacity, and to the satisfaction of the *City* and the *Region* that surrounding *streets* and intersections have sufficient capacity;

- x) The maximum non-residential *gross floor area* shall not exceed 10,000 square metres of which *retail* shall not exceed a maximum *gross floor area* of 7,000 square metres;
- xi) One *freestanding retail outlet* shall be permitted to a maximum *gross floor area* of 6,500 square metres, and;