

(68) – Within the lands zoned MIX-3 and shown as affected by this provision on Zoning Grid Schedule 220 and 221 of Appendix A, the following regulations shall apply:

- a) The minimum *front yard setback* shall be 2.4 metres;
- b) The minimum *exterior side yard setback* shall be 4 metres;
- c) The minimum width of the primary *ground floor street line façade* shall be 50% of the length of the abutting *street lines*. Individual *buildings* will not be required to achieve the minimum width of the primary *ground floor street line façade* provided there is an approved Urban Design Brief that includes a Master Site Plan that demonstrates the overall development can achieve the minimum width of the primary *ground floor street line façade* requirement;
- d) The minimum *floor space ratio* shall be 1. Individual *buildings* will not be required to achieve the minimum *floor space ratio* provided there is an approved Urban Design Brief that includes a Master Site Plan that demonstrates the overall development can achieve the minimum *floor space ratio*;
- e) *Dwelling units* shall be permitted on the *ground floor* of a *mixed-use building*;
- f) Any *building* directly fronting onto Weber Street shall contain a minimum of 650 square metres of street-facing, ground-level floor area, with a minimum ceiling height of 4.5 metres, devoted to commercial *use*;
- g) The maximum *gross floor area* of *retail* shall be 6,300 square metres and such *gross floor area* shall be contained within *buildings* that comprise more than 50 percent non-*retail uses*;
- h) The maximum *building height* for any *building* directly fronting Weber Street shall be 41 metres. The maximum *building height* for all other *buildings* shall be 48 metres;
- i) The minimum distance between portions of *buildings* higher than 4 *storeys* shall be 25 metres;
- j) Every *building* greater than 4 *storeys* shall have a minimum 4 *storey base* comprised of a material that is distinct from the *storeys* above the *base* with respect to articulation, massing, or a combination thereof; and,
- k) A *hotel* with a maximum of 102 guest rooms plus a maximum of 930 square metres of floor area used for *restaurant, retail, banquet* or convention purposes and a *mixed-use building* containing a maximum of 124 dwelling units and a maximum of 685 square metres of commercial space shall require a minimum of 200 *parking spaces*.