

(162) - Within the lands zoned SGA-3 and shown as affected by this provision on Zoning Grid Schedules 39 and 75 of Appendix A, the following shall apply:

- a) Canopies and stairs shall be subject to a 0 metre minimum *setback* in relation to the *lot line* abutting King Street;
- b) Parking on the subject lands shall be provided according to the following regulations:
 - i. A minimum of 10% of the *parking spaces* provided for *multiple dwellings* shall be designed to permit the future installation of *electric vehicle supply equipment*;
 - ii. For *multiple dwellings*, the minimum requirement for *Class A bicycle parking stalls* shall be 0.5 *Class A bicycle parking stalls* per unit;
 - iii. For multiple dwellings, a minimum of 6 *Class B bicycle parking stalls* shall be provided, and these may be shared with non-residential uses;
- c) No *shower and change facilities* shall be required for non-residential uses;
- d) Geothermal Wells are prohibited on site. A geothermal well is defined as a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five metres unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.
- e) Any *building* on the subject lands shall be subject to the following regulations:
 - i. The *rear yard setback* from the *lot line* abutting the lands municipally addressed as 904 King Street West shall be 0.7 metres;
 - ii. The *side yard setback* from the *lot line* abutting Dodds Lane shall be 0.6 metres;
 - iii. The maximum *floor space ratio* shall be 10.1;
 - iv. The minimum percentage of non-residential uses required shall be 0%;
 - v. The minimum number of *storeys* in the *base* of a *tall building* shall be 2 *storeys* or 7.0 metres;
 - vi. The maximum number of *storeys* in the *base* of a *tall building* shall be 6 *storeys* or 24.0 metres;
 - vii. The minimum *setback* from Dodds Lane to the Tower portion of a *building* shall be 5.0 metres;
 - viii. The maximum *building height* shall be 81 metres; and
 - ix. The maximum number of *storeys* shall be 25 not including the mechanical penthouse.

(By-law 2024-065, S.45 – March 18, 2024)