

(167) - Within the lands zoned SGA-2 and shown as affected by this provision on Zoning Grid Schedule 120 of Appendix A, the following shall apply:

- a) The maximum *floor space ratio* shall be 4.8;
- b) The maximum *building height* shall be 28.5 metres or 7 *storeys*;
- c) The minimum *front yard setback* abutting King Street shall be 2.0 metres;
- d) The maximum *front yard setback* abutting King Street shall be 2.0 metres;
- e) The minimum *exterior side yard setback* abutting Eby Street shall be 0 metres;
- f) The maximum *exterior side yard setback* abutting Eby Street shall be 2.0 metres;
- g) The minimum *side yard setback* from the northwest property line (i.e., abutting 270 King Street East) shall be 1.2 metres;
- h) The minimum *rear yard setback* shall be 4.0 metres;
- i) *Dwelling units* shall not be located on the ground floor;
- j) An outdoor rooftop amenity area shall be provided for a *building* containing *dwelling units*. The outdoor rooftop amenity area shall have a minimum area of 100 square metres;
- k) No *outdoor storage* of goods, materials or equipment shall be permitted. This shall not, however, prevent the display of goods for *retail* purposes;
- l) The minimum number of secured, long-term *bicycle parking stalls* shall be 33;
- m) The minimum number of short-term publicly accessible *bicycle parking stalls* shall be 12.

(By-law 2024-065, S.48 – March 18, 2024)