

**(168)** - Within the lands zoned SGA-1 and shown as affected by this provision on Zoning Grid Schedules 119 and 120 of appendix A, the following shall apply:

- a) The minimum *lot width* for a lot containing a *building* with more than 3 *dwelling units* shall be 36 metres;
- b) The maximum *building height* for a *multiple dwelling* which includes partially below grade structured parking shall be 16 metres. Any *multiple dwelling* not incorporating structured parking shall have a maximum *building height* of 14 metres;
- c) The maximum *floor space ratio* for a *multiple dwelling* which includes structured parking shall be 1.46;
- d) The minimum *front yard setback* for lands be:
  - i. 3.0 metres for any portion of the *building* not exceeding 4.0 metres in height;
  - ii. 5.2 metres for any portion of a *building* exceeding 4.0 metres in height, provided however that 3rd and 4th floor building projections are permitted to have a *setback* of 3.95 metres.
- e) For the purposes of regulations 168 f) to g) "Building Height" shall mean the vertical distance between the lowest finished grade elevation along the *lot line* related to such *yard* at that point closest to the *building* and the horizontal extension of the uppermost point of the *building*;
- f) The minimum *rear yard setback* for any portion of a *building* not exceeding 3.0 metres in Building Height shall be 3.5 metres;
- g) The minimum *side yard setback* along the northerly *lot line* shall be:
  - i. 1.5 metres for any portion of a *building* not exceeding 9.0 metres in Building Height, and;
  - ii. 3.0 metres for any portion of a *building* exceeding 9.0 metres in Building Height;
- h) *Dwelling units* located on the ground floor are not required to have an exclusive use patio area.
- i) Stairs, access ramps and porches having height greater than 0.6 metres above finished grade level are permitted within the front yard and within 3.0 metres of a *street line*.
- j) That a "driveway visibility triangle" shall be measured from the point of intersection of a *street line* and the edge of a *driveway* a distance of 3 metres from the *street line* and 4.5 metres from the edge of the *driveway*.

(By-law 2024-065, S.49 – March 18, 2024)