

(175) - Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedule 143 of Appendix A, the following shall apply:

- a) The maximum *floor space ratio* shall be 8.1. For clarity, the *floor space ratio* shall be calculated based on a pre-road widening *lot area* of 6,492 square metres.
- b) The minimum *exterior side yard setback* abutting Charles Street East shall be:
 - i. 1.2 metres for the *ground floor*;
 - ii. 0.0 metres for *storeys* above the *ground floor*
- c) The minimum *exterior side yard setback* abutting King Street East shall be:
 - i. 1.2 metres for portions of the *building* containing commercial, *residential* and amenity *uses*;
 - ii. 5.0 metres for portions of the *building* containing mechanical and/or parking structure. For clarity, the *setback* shall be measured based on the post-road widening *lot line*.
- d) *Live-work units* shall be permitted to be located on the *ground floor* fronting Charles Street East.
- e) Bicycle parking is to be provided as follows:

Use	Class A Bicycle Stall	Class B Bicycle Stall
Multiple Dwelling	0.5 per unit	8

For the purposes of this regulation, a 'Class A Bicycle Stall' shall be a bicycle space which is either in a building or structure or within a secure area such as a supervised parking lot or enclosure with a secure entrance or within a bicycle locker.

For the purposes of this regulation, a 'Class B Bicycle Stall' shall be a bicycle space which is located in accessible and highly visible locations near the entrance of a building and are accessible to the general public.

- f) A minimum of 20 percent of the on-site *parking spaces* provided for *multiple dwellings* shall be designed to permit future installation of *electric vehicle supply equipment*.
- g) Geothermal Energy Systems shall be prohibited.

(By-law 2024-065, S.52 – March 18, 2024)