

**(388)** - Within the lands zoned SGA-3 and shown as affected by this provision on Zoning Grid Schedule 120 of Appendix 'A', the following special regulations shall apply:

- a) The maximum *Floor Space Ratio* shall be 9.8.
- b) On-site Parking shall be provided as follows:
  - i. *Bicycle parking stalls* and electric vehicle *parking spaces* are to be provided in accordance with By-law 2019-051;
- c) The minimum *rear yard* (opposite Charles Street East) *setback* shall be 3.0 metres from the *building* and a 0 metre *setback* from the stairwell.
- d) The minimum *ground floor building height* along the Charles Street East *street line façade* shall be 4.5 metres.
- e) The minimum *Side Yard* Abutting a Street *setback* (setback to Betzner Avenue South) shall be 0.0 metres and shall allow the projections into *Driveway Visibility Triangles*.

(By-law 2024-065, S.53 – March 18, 2024)