

**(412)** – Notwithstanding Table 6-5 of this By-law, within the lands zoned High Rise Limited Strategic Growth Three Zone (SGA-3) and shown as being affected by this subsection on Zoning Grid Schedule Number 118 of Appendix "A", the following site specific provision shall apply:

- i. The minimum *yard setback* and the minimum *front and exterior side yard setback* shall be:
  - a) A minimum of 6.0 metres for the *ground floor* abutting the *Street Line*, excluding structural columns;
  - b) A minimum of 1.0 metre for *storeys* 2 to 6;
  - c) A minimum of 2.5 metre for up to 15% of the floor area abutting the *Street Line* for *storeys* 7 to 18.
- ii. The minimum easterly *yard setback* (the *lot line* adjacent to the *interior side lot line* of lands municipally addressed as 334 Mill Street) shall be:
  - a) 1.0 metres for structured parking partially at *grade* or *below grade*;
  - b) 2.0 metres only for structural columns on the *ground floor*;
  - c) A minimum of 2.0 metres for up to 15% of the floor area abutting the *lot line* for *storeys* 2 to 28, except where *physical separation* required by this regulation may require a larger *setback*.
- iii. The minimum easterly *physical separation* measured from the *lot line* adjacent to the *interior side lot line* of lands municipally addressed as 334 Mill Street shall be:
  - a) 2.0 metres for up to 25% of the floor area abutting the *lot line* for *storeys* 7 to 12 and 6.0 metres for up to 75% of the floor area abutting the *lot line* for *storeys* 7 to 12; and
  - b) 2.0 metres for up to 50% of the floor area abutting the *lot line* for *storeys* 13 to 18, and 9.0 metres for up to 50% of the floor area abutting the *lot line* for *storeys* 13 to 18; and
  - c) 2.0 metres for *storeys* 19 to 28; and,
  - d) No floor area of *storey* 7 or higher shall be located closer to any *lot line* than the floor area of the *storey* below.
- iv. The minimum westerly *physical separation* measured from the *lot line* adjacent to the *interior side lot line* of lands municipally addressed as 326 Mill Street shall be 10 metres for *storeys* 19 to 28.
- v. The minimum *yard setback* for structured parking partially at *grade* or *below grade*, to a maximum of 4 *storeys* in height, shall be 1.0 metre from the *rear yard*, the *rear yard lot line* of lands municipally addressed as 334 Mill Street, and any shared *lot line* with lands municipally addressed as 325 Stirling Avenue South and 338 Mill Street.
- vi. Geothermal Energy Systems shall be prohibited.

(By-law 2024-184, S.3 – October 21, 2024)