

(415) – Notwithstanding Table 6-5 and Section 6.6 of this By-law within the lands zoned High Rise Strategic Growth Four Zone (SGA-4) with Holding Provision 19H and shown as affected by this subsection on Zoning Grid Schedule Number 75 of Appendix 'A', the following special regulations shall apply:

- a) The minimum *yard setback* shall be 1 metre (North property line, right side), 1.8 metres (Northwest property line), 2.3 metres (North property line, left side);
- b) The maximum *building base height* shall be 7 storeys;
- c) The minimum *street line ground floor building height* shall be 3.2 metres;
- d) The maximum *floor plate area* of storey 7 shall be 2150M²;
- e) The minimum *physical separation* for storeys 7-12 shall be 1 metre (North property line, right side), 1.8 metres (Northwest property line), 2.3 metres (North property line, left side), 4.2 metres (East property line, North side), 2.4 metres, East property line, South side);
- f) The minimum *physical separation* for storeys 13-18 shall be 3.7 metres (North property line, right side), 2.7 metres (Northwest property line), 2.7 metres (North property line, left side);
- g) The minimum *physical separation* for storeys 19-36 shall be 3.7 metres (North property line, right side), 2.7 metres (Northwest property line), 2.7 metres (North property line, left side);
- h) The minimum *physical separation* for storeys 37 'and above shall be 3.7 metres (North property line, right side), 2.7 metres (Northwest property line), 2.7 metres (North property line, left side), 14.6 metres (East property line, North side), 14 metres (South interior property line);
- i) The minimum percentage of *street line ground floor* that is occupied by a community use or commercial use shall be 0% for buildings located further than 30 metres from the street line at King Street West;
- j) Above *grade* structured *parking spaces* shall be permitted along the *street line ground floor* or *street line* second floor for buildings located further than 30 metres from the *street line* at King Street West;
- k) Above *grade* structured *parking spaces* are permitted to occupy 100% of the area of the *street line façade* within the *base* of a *building* for buildings located further than 30 metres from the street line at King Street West;
- l) The minimum *street line ground floor façade openings* shall be 5%, measured between 0.5 metres and 4.5 metres above exterior finished *grade* along the entire width of the *street line façade* for buildings located further than 30 metres from the *street line* at King Street West;
- m) Geothermal Wells are prohibited on site. A geothermal well is defined as a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including

open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five meters unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.

(By-law 2024-195, S.3 – November 18, 2024)