

(425) – Within the lands zoned SGA-3 and shown as affected by this provision on Zoning Grid Schedules 147 and 170 of Appendix A, the following shall apply:

- a) The Maximum *Floor Space Ratio* for *Multiple Dwellings* shall be 0.69;
- b) The maximum *building height* shall be 12.3 metres. At no point shall the vertical distance between the lowest finished *grade* and the uppermost point of the *building* exceed 110% of the maximum *building height*;
- c) Private Patio Areas for *Multiple Dwellings* shall be permitted to be located above garage parking areas;
- d) Steps or access ramps may be permitted within the required *front yard* and *side yard* abutting a street provided that the maximum *height* is 0.95 metres above finished *grade* level within 3.0 metres of a *street line*; and
- e) Since the lands are classified as a Class 4 Area as defined in the Ministry of the Environment and Climate Change Noise Guideline NPC-300, all *dwellings* shall incorporate receptor-based and architectural noise control measures, including the following:
 - i) Upgraded windows on all building facades with a view of the nearby CN rail yard, pursuant to a minimum STC 37 standard,
 - ii) Upgraded exterior walls, including brick/stone veneer or acoustically equivalent masonry construction, pursuant to a minimum STC 54 standard, and
 - iii) A central air conditioning system.

(By-law 2025-049, S.16 – May 5, 2025)