

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

- a) The maximum *floor space ratio* for *multiple dwellings* shall be 1.5;
- b) The Minimum *side yard* abutting a *street* shall be 8.2 metres;
- c) The *maximum building height* for *multiple dwellings* shall be 25.0 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*;
- d) 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.17 – May 5, 2025)