

(447) – Notwithstanding Section 6.5.2, Table 6-5, Section 6.7a)ii), and Section 6.7c) of this By-law, within the lands zoned Strategic Growth Area Four Zone (SGA-4) and shown as being affected by this subsection on Zoning Grid Schedule Number 143 of Appendix "A", the following special regulations shall apply:

- a) The maximum *Building Height* shall be 183 metres;
- b) The maximum number of *Storeys* shall be 57;
- c) The maximum number of *Storeys* in a *Building Base* shall be 13;
- d) The minimum *Yard Setback* abutting Charles Street East and Borden Avenue South shall be 0.7m for the first (1st) through eighth (8th) *Storeys*;
- e) The minimum *Yard Setback* abutting Charles Street East and Borden Avenue South shall be 1.5m for the ninth (9th) through thirteenth (13th) *Storeys*;
- f) The minimum *Yard Setback* abutting Borden Avenue South shall be 4.5m for the fourteenth (14th) through fifty-seventh (57th) *Storeys*;
- g) The minimum *Yard Setback* abutting Charles Street East shall be 3.9m for the fourteenth (14th) through fifty-seventh (57th) *Storeys*;
- h) The maximum *Floor Plate Area* shall be 4051 square metres for the seventh (7th) through eighth (8th) *Storeys*;
- i) The maximum *Floor Plate Area* shall be 3117 square metres for the ninth (9th) through thirteenth (13th) *Storeys*;
- j) The maximum *Building Length* shall be 79 metres for the seventh (7th) through eighth (8th) *Storeys*;
- k) The maximum *Building Length* shall be 73 metres for the ninth (9th) through thirteenth (13th) *Storeys*;
- l) The minimum *Physical Separation* between towers shall be 19 metres for the nineteenth (19th) through fifty-seventh (57th) *Storeys*;
- m) A minimum of 5 m² of *amenity space (including private and common space)* is required per *dwelling unit*; and
- n) Geothermal energy systems shall be prohibited. A geothermal energy system 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 or a horizontal system.

(By-law 2026-084, S.5 – June 29, 2026)