

(64H) – Within the lands zoned SGA-3 and shown as affected by this provision on Zoning Grid Schedule 120 of Appendix A, the following shall apply:

- i) No residential *use* shall be permitted until a detailed transportation (road) and stationary noise study has been completed and implementation measures recommended to the satisfaction of the City of Kitchener and/or Region of Waterloo. The detailed stationary noise study shall review the potential impacts of noise (e.g. HVAC systems) on the sensitive points of reception and the impacts of the development on adjacent noise sensitive *uses*.
- ii) No development on the lands shall occur until a detailed Site Servicing Study has been completed and implementation measures addressed to the satisfaction of the City of Kitchener and/or Region of Waterloo.
- iii) No development on the lands shall occur until such time as an Urban Design Brief is approved by the *City's* Director of Planning demonstrating a high quality of urban design that contributes positively to the public realm and streetscapes with adequate onsite amenity.

(By-law 2024-065, S.59 – March 18, 2024)