

## **Proposed Terms of Zoning Agreement – 727 and 803 Hart Road**

### **Zoning District:**

M3 – Medium Density Multiple-Unit Dwelling District, subject to a Zoning Agreement.

### **Use of Land:**

- a) A dwelling group consisting of multiple-unit dwellings and special needs housing;
- b) Personal service trades and health clubs;
- c) Restaurants accessory to and located within a principal building;
- d) Retail accessory to and located within a principal building;
- e) Child care centres and preschools for up to 30 children at any one time;
- f) Public library;
- g) Offices; and
- h) Community Centre.

### **Development Standards:**

- a) Building height shall not exceed a maximum of 11.8 metres to peak of roof and three storeys;
- b) The maximum building floor area of each restaurant or retail store on the site shall not exceed 325 square metres;
- c) The maximum building floor area for restaurants, retail and personal service trades on the site shall not exceed a total of 1,525 square metres;
- d) Restaurant and retail uses shall be located at grade level;
- e) The maximum floor area for offices on the sites shall not exceed 2000 square metres;
- f) The maximum floor area for a health club on the sites shall not exceed 745 square metres;
- g) Minimum Front Yard Setback of 1.5 meters;
- h) Minimum Rear Yard Setback of 6 meters;
- i) Exterior access to uses are permitted; and
- j) All other development standards shall conform to relevant Sections of the Zoning Bylaw.

### **Parking:**

- a) No parking shall impact the registered walkway;
- b) Phase 1 (727 Hart Road) - a minimum of 88 parking spaces shall be required on site and 19 of those spaces shall be Accessible parking spaces; and
- c) Phase 2 (803 Hart Road) – a minimum of 121 parking spaces shall be required on site and 19 of those spaces shall be Accessible parking spaces.

### **Landscaping:**

- a) A rear yard landscape strip of 4 metres with tree plantings spaced 3 linear metres apart with a minimum height of 2.5 metres; and
- b) Landscaping shall be consistent with the site plan provided and be completed to the satisfaction of the Development Officer.

**Other:** The sites and buildings must be developed substantially in accordance with the site plan, elevations and renderings attached to the Agreement.