

## Proposed Terms of Zoning Agreement - 1414 – 1416 Main Street

### Zoning District:

RM4 - Medium/High Density Multiple-Unit Dwelling District, subject to a Zoning Agreement

### Use of Land:

The use of land will be restricted to a Multiple-Unit Dwelling.

### Development Standards:

- a) Maximum of 26 dwelling units;
- b) Building height shall not exceed a maximum of 15 metres and four storeys. The west side of the building adjacent to 1412 Main Street shall be limited to a maximum of two storeys;
- c) East Side Yard Setback – a minimum of 2.75 metres;
- d) West Side Yard Setback – a minimum of 2.0 metres, except the driveway to the underground parkade and any necessary retaining walls may be a minimum of 1.25 metres;
- e) Parking spaces may encroach into the easterly landscape strip as shown on the site plan;
- f) The gross floor space ratio shall not exceed 1.8:1;
- g) Raised patios and decks more than 0.4 metres above grade may project up to 2.5 metres into a required front yard;
- h) Steps, necessary for access to the permitted building, are not considered obstructions into the Front Yard Setback;
- i) Surface parking and loading spaces shall be located at least 3.0 metres from any part of a building entrance or window; and
- j) All other development standards shall conform to the relevant Sections of the Zoning Bylaw.

### Parking:

Parking shall be provided as per the site plan and as per Section 6 of the Zoning Bylaw.

### Other:

The site must be developed substantially in accordance with the site plan and elevations included in the report.