

Proposed Terms of Zoning Agreement – 1121 College Drive

Zoning District:

M3 General Institutional Service District subject to a Zoning Agreement

Use of Land:

The use of land will be restricted to the following:

- 1) educational Institutions
- 2) child care centres and pre-schools;
- 3) private schools;
- 4) offices;
- 5) medical clinics;
- 6) art galleries and museums; and
- 7) places of Worship.

Development Standards:

- 1) minimum building setbacks:
 - a) front yard (south): 6.0m (scaled at 6.2m);
 - b) exterior Side yard (west) 18.0m (scaled at 18.15m);
 - c) interior Side yard (east): 30m (scaled at 30.2m); and
 - d) rear yard (north) 1.0m (scaled at 1.3m).
- 2) maximum building Height: 18m
- 3) landscaping as developed on the site. Approval of any changes is at the discretion of the Development Officer.
- 4) all other development standards shall conform to the relevant Sections of the Zoning Bylaw.

Parking:

1. The provision of 56 at-grade parking spaces would be provided through remote parking by means of lease or other remote parking agreement.
2. Remote parking may be approved where it can be demonstrated that the route to the remote parking is considered to be both safe and within a reasonable walking distance of the building and where the remote parking site is tied to the principal use site by means of lease or other remote parking agreement.
3. No loading space is required.

Other:

Site development consists of the existing building and landscaping. Any site development must be substantially in accordance with the approved site plan.