

Proposed Terms of Rezoning Agreement

- **Use of Land:**
 - retail stores;
 - nurseries and greenhouses for horticultural production that will primarily be sold on the site;
 - restaurants;
 - accessory warehouse and storage;
 - small animal grooming;
 - small animal veterinary clinic;
 - indoor commercial recreation use; and
 - outdoor storage.

- **Development Standards:**
 - The total maximum gross floor area for area of buildings on the site shall not exceed 13,100 m² (141,007 square feet).
 - In no case shall the total maximum gross floor area for retail, restaurant, small animal grooming, and small animal veterinary clinic uses exceed 4,800 m² (51,666.7 square feet).
 - In no case shall the total maximum gross floor area for all nurseries, greenhouses, and accessory warehouse uses exceed 8,300 m² (89,340 square feet), and in no case shall the total maximum gross floor area for all accessory warehouse uses exceed 600 m² (6,458 square feet).
 - Indoor commercial recreation use may only be located in the area identified as “Seasonal Use Greenhouse” and “Seasonal Use Production Greenhouse” on the site plan attached to this agreement.
 - The site must be developed substantially in accordance with the site plan and elevations attached to this agreement.

- **Parking:**
 - A minimum of 325 parking spaces shall be provided; 7 of which shall be barrier-free.

- **Bicycle Parking:**
 - A minimum of one bicycle parking space shall be provided for every 300 m² of gross floor area devoted to retail, restaurant, small animal grooming, and small animal veterinary clinic uses.
 - Bicycle parking spaces shall be provided in locations that are readily visible, well-lit, and in close proximity to building entrances.

- **Landscaping:** In addition to landscaping requirements contained in the B4 District:
 - An intensive landscaping strip of not less than 3.0 m wide adjacent to and abutting the southwest site line shall be provided. Intensive landscaping shall be provided to the satisfaction of the Development Officer.
 - In addition to the intensive landscaping strip noted above, an additional 5.8 m landscape strip shall be provided adjacent to and abutting the intensive landscaping strip, from the front site line to the rear of the building, as shown on the site plan attached to, and forming part of, the agreement.
 - A sound attenuation fence/wall shall be developed and landscaped on the southwest side site line in substantial conformance with the attached plans and:
 - shall begin at a point 9.0 m from the front site line;
 - shall not exceed 2.0 m in height in the required front yard;
 - shall be a minimum of 2.44 m and a maximum of 2.74 m in height from the front of the building to the rear of the property; and
 - the City may request alterations to the location of the sound attenuation fence/wall, where necessary, to address vehicular and/or pedestrian safety.

- **Outdoor Storage:**
 - Outdoor storage is not permitted in the front yard. Any storage in the side and rear yard shall be suitably screened to the satisfaction of the Development Officer.
 - The bulk material bins adjacent to College Drive shall be developed in substantial conformance with the elevation and landscaping plans attached to this agreement.

- **Outdoor Lighting:** All outdoor lighting must be of an appropriate arrangement and intensity that does not unduly interfere with the adjacent land uses or interfere with the safe operation of nearby roadways and traffic control devices.

- **Signage:** Signage shall comply with Signage Group 4 of the Sign Regulations with the following provisions:
 - Electronic message centres and electronic message centres (mobile) are prohibited.
 - Portable signs are prohibited.
 - Lighting must be sensitive to neighbouring properties and shall only be illuminated during the hours of operation applicable to the particular permitted land use.

All other provisions of the B4 District shall apply.