

**Terms of Zoning Agreement with Proposed Amendments**

**Use of Land**

Existing	Proposed Amendment
<p>A community centre containing any or all of the following:</p> <ul style="list-style-type: none"> <li>a) Administrative offices of non-profit organizations;</li> <li>b) Cafeteria;</li> <li>c) Education, training and counselling programs;</li> <li>d) Recreation and fitness programs;</li> <li>e) Day care services;</li> <li>f) Personal and group therapy programs;</li> <li>g) Boarding apartment and hostel units; and</li> <li>h) Other related activities, programs and special events.</li> </ul>	<p>Add “dwelling units”</p>

**Development Standards**

	Existing	Proposed Amendment
Front Yard Setback	3.0 m, main building 1.8 m, clock tower	
East Side Yard Setback	3.0 m	0.0 m
West Side Yard Setback	0.0 m	
Rear Yard Setback	7.5 m	
Building Height	15 m maximum	
Site Area Minimum	7,200 m <sup>2</sup>	
Building Gross Floor Area	7,500 m <sup>2</sup> maximum	9,700 m <sup>2</sup>
Amenity Space	5 m <sup>2</sup> per boarding house unit or dwelling unit	
Off-Street Parking	90 spaces	87 spaces, 10 of which may be small car
Outdoor Lighting	All lighting directed away from nearby dwellings	
Landscaping and Site Development	To the satisfaction of the General Manager, Community Services	
Bicycle Parking		9 short-term spaces