

**Proposed Terms of Zoning Agreement
109 Secord Way**

Zoning District:

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

Use of Land:

A Dwelling Group comprised of townhouses and/or multiple-unit dwellings and ancillary uses including:

- Accessory buildings and uses;
- Home based businesses;
- Homestays;
- Short-term rental properties; and
- Day cares, residential.

Setbacks:

- Front Yard Setback (along Brighton Gate): 6.0m;
- East Side Yard Setback (along McOrmond Drive): 3.0m;
- South-West Side Yard Setback (along Secord Way): 6.0m;
- Interior Side Yard Setbacks (along 115 Secord Way): 1.5m; and
- South Side Yard Setback (south property line, east of 115 Secord Way): 6.0m.

Landscaping and Screening:

Landscaping of the site to consist of:

- a. A row of trees will be planted within the south side yard, to the east of 115 Secord Way, to provide screening between adjacent residential uses to the satisfaction of the Development Officer.
- b. A solid fence 2.0m in height will be installed and maintained along the south property line (to the east of 115 Secord Way) to provide visual separation between the two sites and mitigate glare from headlights within the parking area.
- c. The regulations governing landscaping in an RM4 District as outlined in Section 7.0 of the Zoning Bylaw will apply to the remainder of the site.

Parking:

- a. In addition to the parking regulations governing parking and loading, in an RM4 District, contained in Section 6.0 of the Zoning Bylaw, which include 1.5 spaces per unit plus 0.125 visitor spaces per unit, five additional visitor parking spaces will be required on-site.
- b. The applicant has also agreed to install five additional parking spaces at 115 Secord Way to alleviate existing parking concerns along Secord Way. This will be facilitated by the submission of a development permit for revised site plan for 115 Secord Way showing the additional parking.

Lane Access:

Access to the lane may be provided as per the engineering report submitted by the applicant and prepared by Catterall & Wright.

Building Height and Step-Back:

- a. The maximum building height of 15m, as per the RM4 District will apply, except for those portions or buildings located within 14m of the south property line, to the east of 115 Secord Way, where a maximum building height of 12m will remain, as per the RMTN1 District. This provision will create a building step-back within 14m of the adjacent low-density residential properties, 302 McOrmond Drive, to the south.
- b. No roof-top-patios or similar amenity space shall be permitted on the building step-back.

Building size, location, layout:

- a. Building(s) will be oriented towards Brighton Gate and McOrmond Drive, and north of 115 Secord Way, consistent with the preliminary site plan provided by the applicant.
- b. The regulations governing Gross Floor Space Ratio in an RM4 District shall apply.

Other:

All other regulations of the RM4 District and general regulations of the Zoning Bylaw shall apply.