

## Proposed Terms of Zoning Agreement

### **Use of Land**

Restricted to the following uses:

On all floors:

- Offices;
- Medical clinics;
- Medical, dental and optical laboratories;
- Financial institutions; and
- Commercial parking lots.

On the main floor only:

- Retail stores;
- Restaurants and lounges;
- Personal service trades and health clubs;
- Bakeries;
- Art galleries and museums;
- Duplicating or copying centres;
- Small animal grooming;
- Cannabis retail stores; and
- Alcohol Establishment – Type I, limited to a public assembly floor area of 150 m<sup>2</sup>.

On floors above the main floor:

- A maximum of four dwelling units.

### **Development Standards**

Setbacks – Building Base and Cap:

- As per a site plan depicting building footprint outline on the main floor, floors 2-4 and 5-8; and
- Setback shall be in general conformance with those depicted on the plan.

Building Height:

- Building Base: max 13 m (top of 4<sup>th</sup> floor);
- Building Cap: max 33 m (to high roof line); and
- Top of mechanical penthouse: max 35 m.

Mechanical Penthouse:

- Enclosed mechanical penthouse shall not exceed 20% of the gross roof area.

Main Floor:

- CRUs adjacent to 12<sup>th</sup> St shall contain exterior access to 12<sup>th</sup> Street; and
- A minimum of 40% of the surface area of the ground floor of the street-facing facade is to contain transparent openings.

#### **Mechanical Components:**

- Rooftop mechanical equipment shall be enclosed within a mechanical penthouse and/or concealed by screening treatments in a manner compatible with the architectural character of the building;
- Mechanical exhaust shall not be located on the west or north sides of the site; and
- Notwithstanding the above, small exhausts shall be permitted on all sides provided they do not exceed 1.0 m<sup>2</sup> in area and are acoustically treated.

#### **Parking and Circulation**

##### **On-Site Parking Spaces**

- For commercial uses on the upper floors: 1 space/70 m<sup>2</sup> of gross leasable floor area;
- For dwelling units: 0.75 spaces per dwelling unit with a floor area of 56 m<sup>2</sup> or less, or 0.9 spaces per dwelling unit with a floor area greater than 56 m<sup>2</sup>;
- A minimum of 1 accessible parking space with minimum dimensions of 2.7x6.0 m for the parking space and 1.5x6.0 m for an adjacent access aisle;
- Required parking may include small car parking spaces; and
- The width of drive aisles and parkade doors may, in select locations, be less than the minimum required but shall still provide for safe and functional internal traffic operation.

#### **Landscaping**

- The main floor setback area adjacent to 12<sup>th</sup> Street shall be developed with raised planters with plant material, seating areas, public amenities, and necessary building access.

#### **Signage**

- No electronic message centres;
- No illuminated or digital signs shall be permitted on the west and north elevations; and
- Where permitted, illuminated signage will be arranged, installed, and maintained in a manner so as not to constitute an unreasonable interference with adjacent land used for residential purposes.

#### **Zoning Bylaw**

All other provisions of the Zoning Bylaw shall apply.

#### **Site Plan and Elevations**

To be included as schedules to the Agreement:

- Site Plan;
- Setbacks Plan; and
- Building Elevations.