

Proposed Terms of Zoning Agreement

Use of Land

<p>Restricted to the following uses:</p> <p>On all floors:</p> <ul style="list-style-type: none"> • Offices; • Medical clinics; • Medical, dental and optical laboratories; • Financial institutions; and • Commercial parking lots. <p>On the main floor only:</p> <ul style="list-style-type: none"> • 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 m². <p>On floors above the main floor:</p> <ul style="list-style-type: none"> • A maximum of four dwelling units.

Development Standards

<p>Setbacks – Building Base and Cap:</p> <ul style="list-style-type: none"> • 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.
<p>Building Height:</p> <ul style="list-style-type: none"> • Building Base: max 13 m (top of 4th floor); • Building Cap: max 33 m (to high roof line); and • Top of mechanical penthouse: max 35 m.
<p>Mechanical Penthouse:</p> <ul style="list-style-type: none"> • Enclosed mechanical penthouse shall not exceed 20% of the gross roof area.
<p>Main Floor:</p> <ul style="list-style-type: none"> • CRUs adjacent to 12th St shall contain exterior access to 12th 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 m² in area and are acoustically treated.

Parking and Circulation

On-Site Parking Spaces

- For commercial uses on the upper floors: 1 space/70 m² of gross leasable floor area;
- For dwelling units: 0.75 spaces per dwelling unit with a floor area of 56 m² or less, or 0.9 spaces per dwelling unit with a floor area greater than 56 m²;
- 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 12th 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.