

**Proposed Terms of Zoning Agreement**  
**1501 8<sup>th</sup> Street East (Cumberland Square Mall)**

**Zoning District:**

B4A – Special Suburban Centre and Arterial Commercial District, subject to a Zoning Agreement.

**Use of Land:**

The use of the Land will be restricted to a mixed-use building as follows:

- a) ground level – permitted uses in the B4A District;
- b) second and third stories – offices; and
- c) the fourth storey to a maximum of ninth storey – dwelling units.

**Development Standards:**

- a) front Yard Setback (South) – a minimum of 9.0m;
- b) side Yard Setback (East) – a minimum of 3.0m;
- c) side Yard Setback (West) – a minimum of 3.0m;
- d) rear Yard Setback (North) – a minimum 3.9m;
- e) the gross floor space ratio shall not exceed 3.00:1; and
- f) landscaping shall be completed to the satisfaction of the Development Officer.

**Parking:**

1. A minimum of 55 parking spaces are required, up to five of which may be small vehicle parking spaces.
2. “Small vehicle parking spaces” are to be at least 2.43m by 4.9m with at least 2.0m of vertical clearance.
3. Parkade vehicle door must be a minimum of 4.87m in width.

**Other:**

The site must be developed substantially in accordance with the site plan and elevations attached.