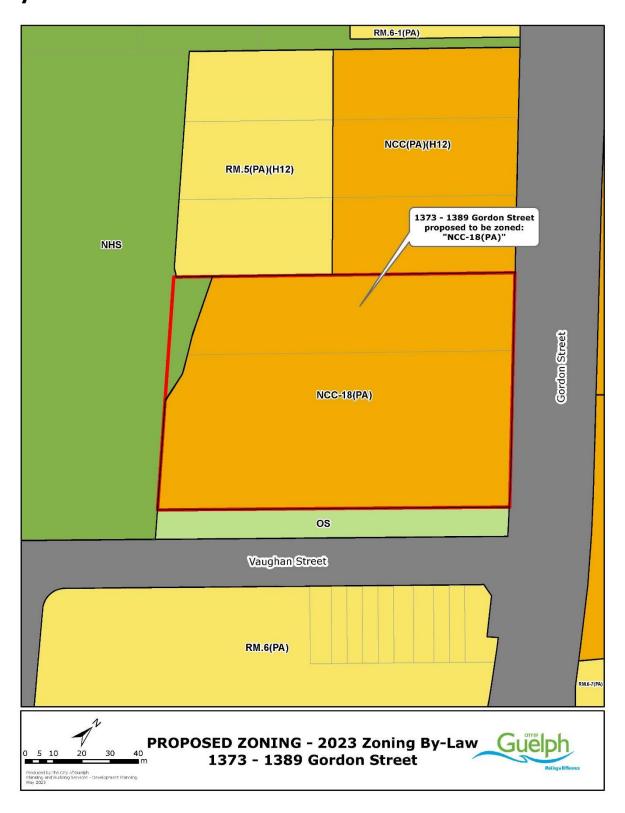
Attachment-9 Proposed Zoning and Details – 2023 Zoning By-law



Attachment-9 (continued):

Proposed Zoning: "Natural Heritage System" - NHS

In accordance with <u>Part C (General Provisions and Parking)</u> and <u>Section 13.3 (Natural Heritage System)</u> of Zoning By-law (2023)-20790.

Proposed Zoning: "Specialized Neighbourhood Commercial Centre with Parking Adjustment Suffix" – NCC-18(PA)

In accordance with <u>Part C (General Provisions and Parking)</u> and <u>Section 7.3.3,</u> <u>Section 7.3.4 and Tables 7.6 to 7.9 (Mixed-use Corridor and Neighbourhood Commercial Centre zones)</u> of Zoning By-law (2023)-20790, with the following sitespecific regulations and exceptions:

Permitted Use Regulations

• In addition to Table 7.1, an office use shall be permitted to a maximum 450 square metres.

Maximum Lot Area

• Despite Table 7.6, Row B, the maximum lot area shall be 10,074 square metres.

Maximum Building Height and Angular Plane

- Despite Table 7.8, Row B, the maximum building height shall be seven (7) storeys.
- Despite Table 7.9, Row C and Section 4.14.4, the building height shall not exceed an angular plane of 46-degrees projected from the centre line of Gordon Street.

Off-Street Parking

- Despite Table 5.3, Row 12, and Section 5.2.3, the minimum off-street parking for residential uses shall be 1 space per apartment dwelling unit, inclusive of visitor parking.
- Despite Table 5.3, Row 12, and Section 5.2.3, the minimum off-street parking for non-residential uses shall be 3.5 spaces per 100 square metres of gross floor area.

Common Amenity Area

• Despite Table 7.8, Row H, minimum common amenity area shall be provided at a rate of 17 square metres per dwelling unit.