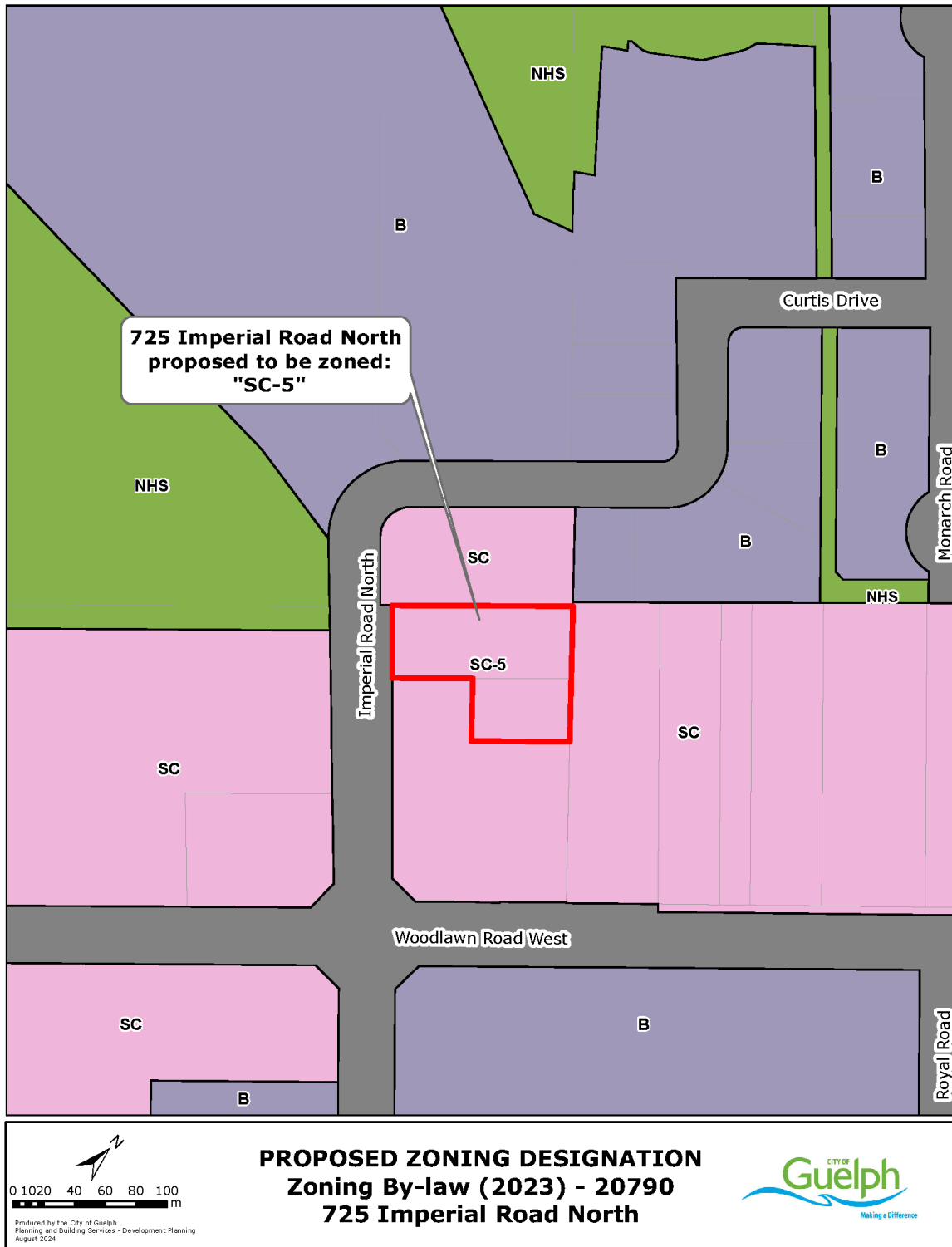


Attachment-5 Proposed Zoning

Figure 1: Proposed Zoning, 2023 Comprehensive Zoning By-law



Proposed Zoning: “Specialized Service Commercial” – SC-5

In accordance with Section 4 (General Provisions), Section 8.3 of Zoning By-law (2023)-20790, as amended, with the following site-specific regulations and exceptions:

Provisions

For the lands zoned SC-5, in addition to the other applicable provisions of the SC zone, the following provisions shall apply:

- The maximum height shall be 6 storeys and in accordance with Section 4.14;
- A minimum buffer strip of 1 metre adjacent to an interior side yard or rear yard;
- A minimum Parking requirement of 1 space per guest room;
- A maximum of 15% of the minimum required parking spaces may be designed, provided and maintained for compact vehicles; and
- Despite any other provision, parking spaces for compact vehicles shall have a minimum size of 2.4 metres in width and 5.5 metres in length, except this shall not apply to parallel parking spaces or accessible parking spaces.

Holding (H) Provisions

- Purpose: To ensure that development of the subject lands does not proceed until the following condition(s) have been met to the satisfaction of the City related to the subject development:
 1. The Owner shall provide the City either an updated Phase II Environmental Site Assessment or an independent technical memo as outlined above, and a reliance letter to the satisfaction of the City Engineer/General Manager