

## Attachment 6 - Zoning By-law 1-88 Table 1

Table 1:

	Zoning By-law 1-88 Standard	C5 Community Commercial Zone Requirement	Proposed Exceptions to the C5 Community Commercial Zone Requirement
a.	Front Lot Line	Means the lot line that abuts the road	Means the southern boundary of the subject lands (abutting future east west public road, as shown on Attachments 2 and 3)
b.	Permitted Use	<ul style="list-style-type: none"> <li>Office Building</li> </ul> <p>The following uses are only permitted if they are within a shopping centre:</p> <ul style="list-style-type: none"> <li>Office Building</li> <li>Any commercial use in the C4 Zone</li> <li>Eating Establishment, Convenience with Drive-through</li> <li>Place of Amusement</li> </ul>	<p>Permit the following uses in addition to the uses permitted in the C5 Zone:</p> <ul style="list-style-type: none"> <li>Outdoor Patio</li> </ul>
c.	Minimum Front Yard Setback	11 m	1.3 m
d.	Minimum Exterior Yard Setback	9 m	0.6 m
e.	Minimum Rear Yard Setback	11 m	4.7 m
	Minimum Setback to a Residential Zone	22.5 m	20 m
f.	Maximum Building Height	11 m	28.5 m (6-storeys)
g.	Maximum Lot Coverage	33 %	81%
h.	Minimum Required Setback Underground	1.8 m	0 m (front yard and exterior side yard)
i.	Minimum Loading Spaces	2	0

	<b>Zoning By-law 1-88 Standard</b>	<b>C5 Community Commercial Zone Requirement</b>	<b>Proposed Exceptions to the C5 Community Commercial Zone Requirement</b>
j.	Minimum Landscape Strip Width	6 m	3.2 m (abutting private street) 4.1 m (abutting new east-west road) 3.1 m (abutting Promenade Circle) 1 (abutting site triangle)
i.	Outdoor Patios abutting a Residential Zone or Open Space Zone	Shall not be permitted in any abutting a residential zone	Shall be permitted in any yard abutting a residential zone or open space zone
	Minimum Required Parking	<u>Office</u> 9622 m <sup>2</sup> x 3.5 spaces / 100 m <sup>2</sup> =337  <u>Retail</u> 1302 m <sup>2</sup> x 6 spaces / 100 m <sup>2</sup> = 79  Total Required Parking Spaces = 416	Total Provided Parking Spaces = 389
	Minimum Parking Space Length	6.0 m	5.7 m

	<b>Zoning By-law 1-88 Standard</b>	<b>OS2 Open Space Park Zone Requirement</b>	<b>Proposed Exceptions to the OS2 Open Space Park Zone Requirement</b>
a.	Permitted Uses	<ul style="list-style-type: none"> <li>• Driving Range</li> <li>• Golf Course</li> <li>• Miniature Golf Course</li> <li>• Recreational Uses</li> <li>• Cemetery</li> <li>• Conservation Project</li> <li>• Forestry Project</li> </ul>	Permit the following additional uses: <ul style="list-style-type: none"> <li>• Underground parking garage</li> <li>• Stair wells</li> <li>• Air ventilation shafts</li> </ul>
b.	Front Lot Line	Means the lot line that abuts the road	Means the eastern boundary of the public park (abutting Promenade Circle)

	<b>Zoning By-law 1-88 Standard</b>	<b>OS2 Open Space Park Zone Requirement</b>	<b>Proposed Exceptions to the OS2 Open Space Park Zone Requirement</b>
c.	Setback to Underground Parking Garage	1.8 m	0 m
d.	Minimum Rear Yard Setback	15 m	0 m (stairs and air ventilation shafts) 4.5 m (park facility structures)
e.	Minimum Exterior Yard Setback	15 m	0.5 m (stairs and air ventilation shafts) 4.5 m (park facility structures)
f.	Minimum Interior Side Yard Setback	15 m	0 m (stairs and air ventilation shafts)  0 m (park facility structures)
g.	Minimum Front Side Yard	15 m	0.5 m (stairs and air ventilation shafts) 4.5 m (park facility structures)