

PURPOSE AND EFFECT:

The purpose of the application is to permit the construction of additional buildings to complete the buildout of the multi-building commercial development on the subject lands. A new 3,252 square metre grocery store is proposed together with an attached 1,310 square metre retail unit in the northeast quadrant of the site.

The proposal includes the construction of parking areas, an internal road system, landscaping, and a stormwater management system.

The effect of the application is to amend the current zone categories and special provisions applying to the subject lands consistent with the Official Plan for the East City Commercial area generally in accordance with the following:

Current Zone	Proposed Zone
▪ Retail Commercial with Special Provision 14.89 (C2 14.89)	▪ Retail Commercial with Special Provisions 14.XXX (C2 14.XXX)

That Special Provision 14.89 shall be deleted.

That the following NEW provisions are proposed:

Special Provision 14.XXX

Permitted Uses

- a. All uses in the C2 Zone are permitted to lands shown on Schedule A, Zoning Map 20, subject to Official Plan conformity including policy 3.5.2.5, to the satisfaction of the City.

Notwithstanding the C2 (14.XXX) Zone, all uses legally existing uses on the date of passing of this By-law, may continue on the lands and are deemed to conform with this By-law.

The site and building requirements of the C2 zone shall apply to lands shown on Schedule A, Zoning Map 20, save and except for the following:

- i. Building Setbacks: 4 m minimum setback from 16th St E for Building 'H'; 6.0 m minimum from any street line for all other buildings and 8 m minimum from any other lot line

- ii. A minimum landscape buffer - Adjacent to 16th Street East – a minimum of 0.25 metres.
- iii. Maximum Building Height – 19 m for Hotels, Clinics and Laboratories
- iv. Restaurants
 - a) Restaurants smaller than 325.2 m² GFA shall be permitted provided that they not exceed 1,250 m² GFA in aggregate.
 - b) One drive-through restaurant is permitted, which shall not be subject to the 1,250 m² restaurant aggregate regardless of size.