

SCHEDULE G

ZONING CONFORMITY

Zoning Matter	How is the Requirement Met?
Standard Parking Stalls	<p>The ZBA will require that a minimum of 115 off-street parking stalls be provided for the proposed development. A total of 40 off-street parking stalls are proposed to be provided on-site and 75 are proposed off-site on another lot within 500 m of the subject lands to satisfy this requirement.</p> <p>The provision of an additional 65 spaces will be addressed through a Parking Management Strategy required at the time of Site Plan Approval.</p>
Barrier-Free Parking Stalls	<p>Based on 115 required off-street parking stalls, five (5) spaces will be required to be barrier-free in accordance with Section 5.19 of the Zoning By-law and AODA requirements and will be provided on-site.</p> <p>The provision of the required number of barrier-free parking stalls that meet the design and signage requirements of AODA and the City's Zoning By-law will be further evaluated through a future site plan approval application.</p>
Loading Spaces	<p>The provisions of the Zoning By-law require that one (1) loading space be provided for uses involving shipping and/or received of goods with a gross floor area (GFA) or 300 to 3,000 sq. m. Two (2) loading spaces are required for uses exceeding 3,000 sq. m.</p> <p>As indicated by the submitted Planning & Urban Design Rationale Report, the proposed development has a GFA of 3,473 sq. m., inclusive of the Business Incubator use which is not anticipated to involve the shipping and/or receiving of the goods. The proposed event and entertainment facility, restaurant, and</p>

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	<p>drinking establishment will involve some shipping and/or receiving activities on a day-to-day or weekly basis. Collectively, these uses have a GFA of 2,931 sq. m. therefore, one (1) loading space is required by the Zoning By-law to support the shipping and receiving operations of these uses. One (1) loading space is proposed at the north end of the site, adjacent to the Governor’s Residence. The sizing, siting, and buffering of the loading space will be further evaluated through a future site plan approval application.</p>
<p>Bicycle Parking Spaces</p>	<p>The provisions of the Zoning By-law require that bicycle parking for commercial uses to be provided at a rate of five per cent (5%) of the required vehicle parking, or four (4) spaces, whichever is greater. Accordingly, a minimum of six (6) bicycle parking spaces will be required for the proposed development.</p> <p>The provision of on-site bicycle parking will be further evaluated through a future site plan approval application.</p>
<p>Setbacks</p>	<p>The setbacks of the existing buildings and structures including Jail yard walls meet the requirements including the requirements of Section 5.14 (Through Lots).</p>
<p>Lot Coverage</p>	<p>Lot coverage is not exceeded.</p>
<p>Building Height</p>	<p>Maximum building height is not exceeded.</p>
<p>Density</p>	<p>The maximum permitted density (floor space index) is not exceeded.</p>
<p>Hazard Land</p>	<p>There are no Hazard Lands present on the subject property.</p>
<p>Landscape Buffer Strips</p>	<p>Landscape buffer strips in accordance with Section 5.23 of the Zoning By-law will be required along the north (side) lot line as well as portion of the rear (east) and south (side) lot lines to buffer the</p>

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	<p>proposed loading space and parking area from adjacent land uses and the City street.</p> <p>The provision of landscape buffer strips that meet the requirements of the Zoning By-law will be further evaluated through a future site plan approval application.</p>
Outdoor Patios	<p>As demonstrated on the Concept Plan attached as Schedule 'D' and discussed within the submitted Planning & Urban Design Rationale Report, the development proposes a 224 sq. m. outdoor patio to the rear (east) of the 1869-1877 three-storey Jail building.</p> <p>Section 5.10 of the Zoning By-law establishes requirements for outdoor patios. More specifically, Section 5.10 (a) applies to a circumstance where the boundary between a patio and a residential zone is a public street and Section 5.10 (b) applies to a circumstance where the boundary is a rear lot line.</p> <p>The subject lands are a through lot such that the site does not have a rear-to-rear yard condition with any neighbouring properties. Therefore, 5.10 (b) does not apply to the proposal and the proposed patio to the rear (east) of the 1869-1877 three-storey Jail does abut any other residential zones in a rear-to-rear condition.</p> <p>Section 5.10 (a) applies to the proposal as the as the rear patio area is separated from the residential zone to the east by a City Street (4th Avenue East). The proposed development meets the requirements of Section 5.10 (a) of the by-law as follows:</p> <p style="padding-left: 40px;"><i>(a) Where the zone boundary between any residential zone and lands intended to contain an outdoor patio is within a public street, an outdoor patio shall be permitted to the rear of the main building a minimum of 50.0 metres from the said residential zone boundary.</i></p>

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	<p>As per the Concept Plan attached as Schedule 'D', the proposed patio is setback over 30 m from the rear property line. In addition, the 4th Avenue East right-of-way measures 20 m in width therefore, the proposed patio is setback 50 m from the residential zone on the east side of 4th Avenue.</p> <p>(i) <i>No live music shall be permitted on the outdoor patio between the hours of 11:00 pm and 9:00 am;</i></p> <p>The proponent acknowledges this requirement and in addition, it merits note that the operation of the patio will be required to comply with the City's Noise Control By-law.</p> <p>(ii) <i>Where there is a multiple dwelling, lodge care facility, home for the aged within a Commercial Zone, the minimum setback from an outdoor patio shall be 50.0 metres minimum from the lot line containing the said use;</i></p> <p>There are no multiple dwellings, lodge care facilities, or homes for the aged in a Commercial Zone within 50 m of the property.</p> <p>(iii) <i>No outdoor patio shall be located above the first storey of the main building;</i></p> <p>The proposed patio is located at-grade only.</p>

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	<p>(iv) <i>No outdoor patio shall exceed 25% maximum of the gross floor area of the associated main use;</i></p> <p>The proposed patio is 224 sq. m., equating to 12 per cent (12%) of the overall associated Event and Entertainment Facility use (1,857 sq. m.).</p> <p>(v) <i>An outdoor patio permitted under this By-law, shall be bounded by a fence a minimum of 1.2 metres in height.</i></p> <p>The patio is bound by the existing Jail yard walls which measure approximately 5 m in height.</p> <p>(vi) <i>No outdoor patio is permitted accessory to a drinking establishment or place of entertainment or amusement.</i></p> <p>The City's Zoning By-law does not define a place of entertainment or amusement of list this as a permitted use in any zone.</p> <p>The proposed outdoor patio is accessory to the 1869-187 Jail and intended to operate as an internal function of the Event and Entertainment Facility. The proposed outdoor patio is therefore accessory to the Event and Entertainment Facility, as defined in the ZBA.</p>
Lighting	The provisions of the Zoning By-law require that where lighting facilities are provided in conjunction with any off-street parking or loading area, no person shall arrange such lighting such that

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	<p>excessive light and glare is deflected onto adjoining properties. Additionally, lighting facilities are required to meet minimum illumination standards of 6.2 lux, a maximum to minimum uniformity ratio of 3:1 and be dark sky compliant. Luminaires are to have a correlated colour temperature (CCT) of 3000 degrees and be LED type.</p> <p>As noted, the provision of a detailed Photometric Lighting Plan will be required as part of a future site plan approval application.</p>
<p>Outdoor Waste Receptacles/Storage Areas</p>	<p>The provisions of the City's Zoning By-law do not permit outdoor waste receptacles/storage areas to be located in a front yard or exterior side yard. In addition, waste storage areas, are required to be visually screened by solid fencing, unless enclosed in-ground, and must be setback a minimum of 0.9 m from any lot line.</p> <p>The location and buffering of outdoor waste receptacles/storage areas will be further evaluated through a future site plan approval application.</p>