

- u. Specialty Food Services
- v. Fascia On-premises Signs
- w. Freestanding On-premises Signs
- x. Projecting On-premises Signs

4. Development Regulations

- a. The development shall be in general conformance with Appendix 1.
- b. The maximum Floor Area Ratio shall be 3.0.
- c. The maximum building Height shall not exceed 14.5 m.
- d. Building setbacks shall be in general accordance with Appendix 1 and the following:
 - i. the minimum Setback from the north Lot line shall be 0 m except the Setback shall be a minimum of 1.2 m to the historic facade;
 - ii. the minimum Setback from the west Lot line shall be 6.0 m to the historic facade;
 - iii. the minimum Setback from the south Lot line shall be 3.3m. Notwithstanding this, a firewall may be constructed abutting the south Lot line, if required for the purpose of satisfying building code requirements;
 - iv. the minimum Setback from the east Lot line shall be 0.0 m; and
 - v. Patios developed below Grade shall not be subject to the required setbacks.
- e. Bars and Neighbourhood Pubs shall be limited to less than 240 m² of Public Space.
- f. Personal Service Shops shall not include Body Rub Centres.
- g. Cannabis Retail Sales, Convenience Retail Stores and Minor Alcohol Sales shall be limited to the first floor of the development.

5. Parking and Loading

- a. Parking shall be provided in general conformance with Appendix 1 and in accordance with the Zoning Bylaw, except that:
 - i. a minimum of 3 off-street spaces shall be required and may be in provided as Tandem Parking; and
 - ii. no Off-street loading spaces shall be required on Site.
- b. Vehicular access and egress shall be from the Lane.
- c. The number of Bicycle Parking spaces required shall be calculated as 1 Bicycle Parking space per 100 m² gross Floor Area, regardless of Use. Bicycle Parking facilities shall be located in a safe, secure, and easily accessible manner, to the satisfaction of the Development Officer, in consultation with Subdivision and Development Coordination.
- d. Waste collection areas shall be screened from view or enclosed within the building, to the satisfaction of the Development Officer, in consultation with Waste Management Services.