

**Details of Proposed Zoning By-law Amendment:
933 Gladstone Avenue (File No. D02-02-20-0067)**

1.

Amend Section 192 by adding the following:

- (17) In the MC 17 Subzone:
- (a) The following additional uses are permitted:
park
 - (b) Despite 192(2), the following uses are prohibited:
payday loan establishment
drive-through facility
parking lot
 - (c) where any building facade faces Frontages A, B, C or D on Schedule SXX2, the ground floor must be occupied by one or more of the permitted non-residential uses, other than:
diplomatic mission
hotel
office
park
parking garage
research and development centre
residential care facility
training centre
urban agriculture
 - (d) The ground-floor facade along each of Frontages A, B or C on Schedule SXX2 must provide active entrances, and the number active entrances required on each facade is the greater of:
 - (i) one active entrance for every non-residential use exceeding 100m² in floor area on the applicable frontage; or
 - (ii) in the case of Frontages A, B, and C one active entrance for every 20m of facade along the applicable frontage, but in any case not less than one active entrance per building.
 - (e) Any part of the building exceeding six storeys or 20m in height must be stepped back at least 5.0m from any required setback line

2.

Amend Part 15 (Exceptions) by adding the following as Exception [XXX2]

I	II	III	IV	V
Exception Number	Applicable Zone	Additional Land Uses Permitted	Prohibited Uses	Provisions
[XXX2]	MC17, R4T			<ul style="list-style-type: none">- Despite Section 111, minimum bicycle parking space requirement is 1 space per dwelling unit-No garage doors are permitted to face the public street on any low-rise residential use building other than a low-rise apartment dwelling.- holding symbol may be removed upon approval and securing on title of a network of publicly-accessible pedestrian easements through the lands identified as Areas A through E on Schedule SXX2 and POPS at Gladstone Plaza per the Gladstone Station District Secondary Plan