

Front Yard Minimum	3 m
Side Yard Minimum	Nil, when there is a constructed lane 3.8 m on one side when there is no constructed lane 3.0 m when it abuts a street
Rear Yard Minimum	3.0 m
Landscaped Area	15 % site area
Parking	Subject to sections 3.1 & 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one
Site Area Minimum	900.0 m ²
Frontage Minimum	20 m

3. Amenity Areas

- (a) The minimum front and side yard setbacks for sites within this district may be reduced or eliminated by the Development Authority, if the Development Authority determines, based on the merit of each individual development, that encroachment into the setback area is identified for pedestrian enhancements that meet the following criteria:
- (i) Development within the setback area is non-structural.
 - (ii) Space for pedestrian amenities such as walkways, sidewalks, bicycle routes, green spaces and landscaping, urban sculptures and benches or other street furniture.
 - (iii) Development with special design elements featuring unique building entrances and/or facades, non-structural columns, canopies, porches and balconies, special lighting, or street oriented signage.
 - (iv) Development that takes into account the unique character of an area.
 - (v) Development that creates a visually interesting and compatible relationship with the street and adjoining buildings, and provides a continuous pedestrian streetscape or pedestrian/public amenity such as an outdoor café, courtyard or garden.

4. Approving Authority

¹City Council is the Approving Authority for the Temporary Care Facility located at 5239-53 Avenue (Lots 4-5, Plan 623RS)

- (a) ²City Council is the Approving Authority for Supervised Consumption Services and the Institutional Service Facility located at Lot 14 Block 4 Plan 8420286.

¹ 3357/P-2023

² 3357/RR-2018

neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

(3) The Development Authority is the development authority.

(xvi) ¹Motor Vehicle Service or Repair, excluding Motor Vehicle Sales
(1) Lot 3, Block 14, Plan 152 2440 (70 Thorburn AV)

(xvii) ² Office, in addition to the Permitted and Discretionary uses in the I1 Industrial (Business Service) District, ON <UNT 1, Plan 062 2110>. Those uses listed as Permitted Uses in the I1 District shall remain Permitted Uses on this land. The Development Authority will be the development Officer for development of this land.

(xviii) ³Temporary Care Facility on:
Unit 4 - 5239 – 53 Avenue (Lots 4-5, Plan 6233RS), in existing building, and corresponding lot area for parking, fenced yard and north door outdoor areas as identified on Land Use Bylaw District Map L15 until May 1, 2015 and subject to the following requirement:

- the site plan, the relationship between buildings shall be subject to approval by City Council

(xix) ⁴Commercial Service Facility limited to massage therapy and Health and Medical Services limited to physical therapy on Lot 23, Block 5, Plan 052 0190 (7575 Edgar Industrial Drive).

⁵(xx) Commercial Service Facility, limited to a Commercial School delivering massage therapy instruction and a massage therapy clinic on 6204 46 Avenue (Lot 34, Block 4, Plan 962 0837)

⁶(xxi) 1 storey Commercial Service Facility with lot area for parking located at the front of the property and 20.4m of the façade running the length of the frontage at 5441 45 Street (Lot 13A, Blk 9, Pln 536 5NY).

¹ 3357/H-2020

² 3357/M-2020

³ 3357/U-2021, 3357/P-2023

⁴ 3357/D-2022

⁵ 3357/Q-2022

⁶ 3357/R-2022