

Specific Modifications to the Urban Commercial “UC-13” Zone for 10 and 40 Mallard Trail (Block1)

Regulation	Required	Modification	Analysis
Permitted Uses (Section 17.3.13)	Only certain retail and service commercial uses in the “UC-13” Zone are included in the calculation.	<ul style="list-style-type: none"> • That all uses permitted by Section 17.1, except residential, shall count towards the minimum retail and service commercial total gross floor area calculation built out on the first and second floor. • Ground floor accessory/associated uses such as fitness rooms, amenity areas and access to residential uses above. 	<p>Currently not all of the permitted uses of the Urban Commercial “UC-13” Zone count towards the minimum floor space calculation. These include, but are not limited to, restaurant, tavern, day nursery and offices. The applicant has requested that all permitted uses within the “UC-13” Zone, other than residential uses, count towards the minimum floor space.</p> <p>The Commercial Needs Assessment highlighted the importance of mixed use developments providing key retail categories such as restaurants and services to succeed. The current zoning permissions need to be aligned to accommodate more service and commercial uses that will lead to the success of this retail main street.</p> <p>The applicant has also requested that accessory and associated residential uses be permitted on the ground floor including fitness rooms, amenity areas and access to residential uses above. The four properties will provide 1,980 sq m of retail and service commercial along Mallard Trail. The applicant has asked that the remainder of the ground floor space be used for amenity area and fitness rooms for the residents of the building. Staff will require the uses along Mallard Trail to have commercial frontage and note that not all of the properties will have a fitness or amenity space on the ground floor.</p> <p>Therefore, staff are supportive of the modifications.</p>

Gross Leasable Floor Area (Section 17.3.13 (l) and (m))	Minimum of 3,600 sq m retail and service commercial floor space.	Minimum of 1,256 sq m of retail and service commercial floor space.	<p>The Commercial Needs Assessment concluded that Waterdown is well serviced by several commercial areas throughout the community including Downtown Waterdown, Clappison Corners and the future mixed use and district commercial areas within the Waterdown South Secondary Plan.</p> <p>The Assessment highlighted that commercial trends are reducing the need for ground-oriented retail uses and retail growth is becoming more focused on specific retail categories such as health and wellness and food and beverage. Mixed use developments require key retail categories, such as restaurants and services to achieve an active urban environment.</p> <p>Therefore, staff are supportive of the recommendation to reduce the minimum retail and commercial floor space to 1, 265 sq m as it aligns with current commercial development demand while still achieving the retail main street function.</p>
	N/A	Establish a minimum retail and commercial distribution for each property.	The Applicant has requested a modification to establish a minimum retail and commercial distribution for each property to ensure not less than 1,980 sq m of retail and service commercial gross floor area. Staff are supportive of this modification as it is providing a relatively even distribution of retail and service commercial uses for Mallard Trail.
	Gross Leasable Floor Area	Change to Gross Floor Area.	The current regulation for the Urban Commercial “UC-13” Zone permits a Gross Leasable Floor Area minimum of 3,600 sq m of retail and service commercial uses for the properties located at 10 Mallard Trail, 39, Mallard

			<p>Trail, 40 Mallard Trail and 488 Dundas Street East. This regulation is applied collectively to all four properties.</p> <p>The applicant proposes to amend the regulation to reference "Gross Floor Area" instead of "Gross Leasable Floor Area". The Gross Leasable Floor Area definition of the Flamborough Zoning By-law No. 90-145-Z limits the total amount of floor space within a development that could count towards the total retail and service commercial uses. This amendment will provide a regulation consistent with the new City of Hamilton Zoning By-law No. 05-200, in that only Gross Floor Area is an applicable term for zoning purposes. Therefore, staff are supportive of the modification.</p>
Commercial Use Parking	Notwithstanding Section 5.12, any commercial use at grade shall be exempt from the applicable parking requirement.	Notwithstanding Section 5.21, any commercial use at grade shall be exempt from the applicable parking requirement.	<p>Section 17.13.3(q) – Zone Provisions of the existing Urban Commercial "UC-13" Zone references the incorrect Section (Section 5.12) and has been referenced within Amending By-law No. 14-099 (LPAT Decision No. PL061186). Section 5.12 under Flamborough Zoning By-law No. 90-145-Z is the "Landscaping" regulations and the parking space regulations are under Section 5.21.1. Therefore, staff are recommending that this provision be amended to reference the correct Section. Staff consider this an administrative correction and are supportive of the modification.</p>

Specific Modifications to the Urban Commercial "UC-13" Zone for 488 Dundas Street East (Block 2a)

Regulation	Required	Modification	Analysis
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<p>Permitted Uses (Section 17.3.13)</p>	<p>Only certain retail and service commercial uses in the UC-13 Zone are included in the calculation.</p>	<ul style="list-style-type: none"> • That all uses permitted by Section 17.1, except residential, shall count towards the minimum retail and service commercial total gross floor area calculation built out on the first and second floor. • Ground floor accessory/associated uses such as fitness rooms, amenity areas and access to residential uses above. 	<p>Currently not all of the permitted uses of the Urban Commercial “UC-13” Zone count towards the minimum floor space calculation. These include, but are not limited to, restaurant, tavern, day nursery and offices. The applicant has requested that all permitted uses within the “UC-13” Zone, other than residential uses, count towards the minimum floor space.</p> <p>The Commercial Needs Assessment highlighted the importance of mixed use developments providing key retail categories such as restaurants and services to succeed. The current zoning permissions need to be aligned to accommodate more service and commercial uses that will lead to the success of this retail main street.</p> <p>The applicant has also requested that accessory and associated residential uses be permitted on the ground floor including fitness rooms, amenity areas and access to residential uses above. The four properties will provide 1,980 sq m of retail and service commercial along Mallard Trail. The applicant has asked that the remainder of the ground floor space be used for amenity area and fitness rooms for the residents of the building. Staff will require the uses along Mallard Trail to have commercial frontage and note that not all of properties will have a fitness or amenity space on the ground floor.</p> <p>Therefore, staff are supportive of the modifications.</p>
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Parking spaces for disabled persons (Sections 5.21.1 and 5.21.3)	133 parking spaces	Parking spaces for disabled persons shall be designated and provided as part of the required parking spaces in accordance with the following requirements: 1.25 parking space, including visitor parking spaces, shall be provided per apartment dwelling unit.	<p>The parking regulations of the Flamborough Zoning By-law No. 90-145-Z require parking spaces for disabled parking in addition to the required parking spaces. A total of 133 parking spaces, composed of 108 parking spaces, 23 visitor parking spaces and two parking spaces for disabled persons will be required for the development at 488 Dundas Street East.</p> <p>The applicant requested that the parking regulations of Section 5.21.3 include disabled parking spaces as part of the required parking for the development. This request aligns with Section 5.5 of the City of Hamilton Zoning By-law No. 05-200, which includes barrier free parking spaces in the required parking space total. Staff are supportive of this modification as it aligns with the Council approved parking regulations through By-law No. 16-265.</p>
Minimum Number of Loading Spaces (Section 5.13.1(a) (b))	6 Loading Spaces	One Loading space will also be used for waste collection and will be provided for all buildings across zone limits.	<p>The parcel is intended to be developed as one lot, which includes 488, 490, 496 and 510 Dundas Street East. The development will require a total of six loading spaces spread across three different zones.</p> <p>The applicant is requesting one loading space be provided for the portion of the development located at 488 Dundas Street East. The future development at 490, 496 and 510 Dundas Street East will provide two loading spaces.</p> <p>Staff feel that the loading space for 488 Dundas Street East is appropriately placed and will adequately service the commercial and residential uses.</p>

			<p>As the property contains three different zones, it is necessary to allow the loading spaces to be provided across all zone limits.</p> <p>The loading spaces will also be used for waste collection. The refuse containers will be stored inside the building and placed in the loading space twice a week for collection. They will be collected within an 18 hour period, which is consistent with the provisions of the by-law. Staff are supportive of the modification.</p>
Minimum Dwelling Unit Area (Section 5.4.2(b))	<p>Bachelor Unit: 42 sq m</p> <p>One Bedroom Unit: 56 sq m</p> <p>Two Bedroom Unit: 70 sq m</p>	Permit a minimum gross floor area of 46 sq m for bachelor and one bedroom dwelling units and a minimum gross floor area of 63 sq m for two or more bedroom dwelling units.	The applicant has requested a minimum unit size of 46 sq m for a bachelor or one bedroom unit and 63 sq m for a two bedroom unit. The reduction in unit size is appropriate as it contributes to the availability of housing within the development. The units are still considered livable and the reductions are minor. Therefore, staff supports the modification.
Location of Parking on a Lot (Section 5.21.5 (f))	In the Business District 'BD' and Urban Commercial 'UC' zones, no parking shall be permitted in any yard abutting a street.	Parking spaces will be permitted in a yard abutting a street.	<p>488 Dundas Street East is a corner lot which abuts three streets including Dundas Street East, Mallard Trail and Valley Trail Place. The proposal implements the "retail main street" vision of the Waterdown South Secondary Plan by orienting the building towards Mallard Trail and providing frontage along Dundas Street East. This orientation will screen the parking spaces from the public view. However, there will be parking spaces abutting the street along Valley Trail Place.</p> <p>As the property is bounded by three streets, it is difficult to locate parking spaces in an area that is not abutting a street. The proposal provides a 3.0 metre</p>

			wide landscape strip between the streetline and the parking spaces. Staff will require enhanced plantings at the Site Plan Control stage to ensure that the parking is appropriately screened. Staff are supportive of the modification.
Access to Parking Spaces for Two-way Vehicular Movement (Section 5.21.6 (b))	Driveways with two-way vehicular movement shall have a minimum unobstructed width of not less than 6.4 metres.	Permit a minimum driveway width of 6.0 metres for two way vehicular movement.	The applicant is requesting a minimum driveway width of 6.0 metres whereas the By-law requires a minimum driveway width of 6.4 metres. The variance is only applicable to the underground parking area and not the above ground surface parking area. Staff feel that the 0.4 metre difference is minor and will be wide enough to support two way vehicular movement. Therefore, staff support the modification.
Enclosed Parking (Section 5.21.11(b))	Any enclosed parking structure below grade or less than 1.2 metres above grade shall be set back a minimum of 1 metre from each lot line.	Permit an enclosed parking structure below grade or less than 1.2 metres above grade with a minimum of 0.7 metres from each lot line except 0.0m from the lot line at the hypotenuse of the daylight triangle at the corner of Dundas Street East and Mallard Trail.	The underground parking structure for the development will span the entirety of the merged properties, which includes 488, 490, 496 and 510 Dundas Street East. The purpose of this provision is to provide an adequate setback between adjacent properties that have underground parking structures. As the development is bounded by three roads and will not have a negative impact on adjacent properties, staff are supportive the modification.
N/A	N/A	All parking spaces and access for this development shall be permitted to be used by all uses proposed for this development and shall be provided in all zones.	The properties at 488, 490, 496 and 510 Dundas Street East will be merged on title and developed as one parcel. The property contains three different zones, all with different parking space requirements. To avoid any future zoning inconsistencies staff are recommending that the parking spaces and accesses be used by all of permitted uses throughout the whole site. Staff are supportive of the modification.

Lots with more than one Zone (Section 5.16.2)	Notwithstanding anything to the contrary in subsection 5.16.1, where a lot is divided into two or more zones and a use is permitted in each of the zones, the entire lot shall be considered one lot for the purpose of applying the more restrictive zone provisions.	Regulations of Section 5.16.2 “Lots with More than One Zone” shall not apply.	<p>The applicant intends to merge the properties at 488, 490, 496 and 510 Dundas Street East and develop it as one parcel. 488 Dundas Street East is zoned Urban Commercial “UC-13” Zone and 496 and 510 Dundas Street East are zoned Urban Commercial “UC-12(H)” Zone in the Flamborough Zoning By-law No. 90-145-Z. 490 Dundas Street East is zoned Mixed-Use Medium Density in the Hamilton Zoning By-law No. 05-200.</p> <p>Once the lots are merged to form one lot, the lands will be regulated by both the Flamborough Zoning By-law No. 90-145-Z and the Hamilton Zoning By-law No. 05-200 and the more restrictive zoning regulations would apply. Staff are recommending that the regulations of Section 5.16.2 “Lots with More than One Zone” not apply to the development to avoid any future conflicts that may arise from having three different zones on the property. This will enable the property to develop in accordance with the applicable zoning and not be subject to the more restrictive zone provisions.</p> <p>Based on the above, staff support the modification.</p>
Open Storage of Refuse and Refuse Containers (Section 5.20(d))	Within any Commercial zone, all refuse and refuse containers shall be located in the interior side yard or rear yard and shall be screened	Section 5.20 (d) of Flamborough Zoning By-law No. 90-145-Z shall not apply.	Based on the configuration of the lot, there are no interior side lot lines or rear yards. Therefore, the garbage containers are located in an exterior side yard which does not conform to zoning regulations. The applicant has confirmed that refuse containers will be stored inside the building and taken out twice a week for collection. They will be collected within an 18

	from view by a solid fence or wall around three sides, and gates on the fourth side, all having a minimum height of 1.8 metres, except where refuse is to be collected within an 18 hour period.		hour period, which is consistent with the provisions of the by-law. Staff are supportive of this modification.
Exterior Side Yard Section 17.2 (h)	No minimum.	Permit a maximum Exterior Side Yard of 1.0 m except for the Valley Trail Place exterior side lot line and to the exterior side lot line at the hypotenuse of the daylight triangle at the corner of Valley Trail Place and Mallard Trail.	For this purpose of this application, Mallard Trail is deemed the front lot line. Therefore, the exterior side yard is located along Dundas Street East. The reduction is appropriate as it allows for the building façade to front onto Dundas Street East and contributes to the overall urban design of the development. Staff are supportive of the modification.
Gross Leasable Floor Area (Section 17.3.13 (l))	Minimum of 3,600 sq m retail and service commercial floor space.	Minimum of 306 sq m of retail and service commercial floor space.	<p>The four properties will provide a minimum retail and commercial floor space of 1,980 sq m. The Commercial Needs Assessment concluded that Waterdown is well serviced by several commercial areas throughout the community including Downtown Waterdown, Clappison Corners and the future mixed use and district commercial areas within the Waterdown South Secondary Plan.</p> <p>The Assessment highlighted that commercial trends are reducing the need for ground-oriented retail uses</p>

			<p>and retail growth is becoming more focused on specific retail categories such as health and wellness and food and beverage. Mixed use developments require key retail categories, such as restaurants and services to achieve an active urban environment.</p> <p>Therefore, staff are supportive of the recommendation to reduce the minimum retail and commercial floor space to 306 sq m for 488 Dundas Street East as it aligns with current commercial development demand while still achieving the retail main street function.</p>
Gross Leasable Floor Area (Section 17.3.13 (m))	N/A	Change to Gross Floor Area.	<p>The existing Urban Commercial “UC-13” Zone permits a Gross Leasable Floor Area minimum of 3,600 sq m of retail and service commercial uses for the properties located at 10 Mallard Trail, 39, Mallard Trail, 40 Mallard Trail and 488 Dundas Street East. This regulation is applied collectively to all four properties.</p> <p>The applicant proposes to amend the regulation to reference “Gross Floor Area” instead of “Gross Leasable Floor Area”. The Gross Leasable Floor Area definition of the Flamborough Zoning By-law No. 90-145-Z limits the total amount of floor space within a development that could count towards the total retail and service commercial uses. This amendment will provide a regulation consistent with the new City of Hamilton Zoning By-law No. 05-200, in that only Gross Floor Area is an applicable term for zoning purposes.</p> <p>Including this modification will allow for a uniform interpretation of the zoning regulations for all four</p>

			properties. Therefore, staff are supportive of the modification.
Commercial Use Parking		Notwithstanding Section 5.21, any commercial use at grade shall be exempt from the applicable parking requirement.	Section 17.13.3(q) – Zone Provisions of the existing Urban Commercial “UC-13” Zone references the incorrect Section (Section 5.12) and has been referenced within Amending By-law No. 14-099 (LPAT Decision No. PL061186). Section 5.12 under Flamborough Zoning By-law No. 90-145-Z are the “Landscaping” regulations and the parking space regulations are under Section 5.21.1. Therefore, staff are recommending that this provision be amended to reference the correct Section. Staff consider this an administrative correction and are supportive of the modification.

Specific Modifications to the Urban Commercial “UC-13” Zone for 39 Mallard Trail (Block 2b)

Regulation	Required	Modification	Analysis
Permitted Uses (Section 17.3.13)	Apartment Building.	Notwithstanding Section 17.1(b), apartment units shall be permitted however, they shall not be located within the first/ground floor, except for access, accessory office, utility areas and fitness rooms.	Mallard Trail is to function as a retail main street for the Waterdown South area by providing a mix of retail and service commercial uses. 39 Mallard Trail is a constrained site with an area of approximately 0.1 ha. The planned development is for a three storey mixed use building with commercial uses at grade and residential uses above. Given the development constraints of the site, the residential units will each have an individual access from the ground floor that are not connected to the commercial units at grade. Therefore, the modification to an apartment building and to allow accessory/associated residential uses on the ground floor such as ground floor residential access to the storeys above is required to implement the

			development at 39 Mallard Trail. As such, staff are supportive of the modification.
	N/A	That all uses permitted by Section 17.1, except residential, shall count towards the minimum retail and service commercial total gross floor area calculation built out on the first and second floor.	<p>Staff are recommending that all of the permitted uses in the Urban Commercial parent zone, other than residential uses, count towards the minimum floor space calculation.</p> <p>Currently not all the permitted uses of the Urban Commercial “UC-13” Zone count towards the minimum floor space calculation. These include, but are not limited to, restaurant, tavern, day nursery and offices. Staff want to ensure there are no interpretation issues with the new site specific zone. Therefore, staff are adding a provision to permit all retail and service commercial uses to count towards the total Gross Floor Area calculation.</p> <p>The Commercial Needs Assessment highlighted the importance of mix use developments providing key retail categories such as restaurants and services to succeed. The current zoning permissions need to be aligned to accommodate more service and commercial uses that will lead to the success of this retail main street. Therefore, staff are supportive of the modification.</p>
General Provisions – Planting Strips (Section 5.12.2 (a))	A planting strip shall be maintained along all lot lines adjacent to a street of a lot zoned for Commercial, Institutional, Public Use, Open Space with the exception of	Section 5.12.2(a) shall not apply.	The by-law requires a planting strip along all lot lines adjacent to a street which includes Mallard Trail and Valley Trail Place. The Mixed-Use Medium Density policies of the Waterdown South Secondary Plan requires the building to be oriented towards Mallard Trail in order to achieve the retail main street vision of the Secondary Plan.

	parks, Industrial, Medium Density Residential with the exception of street townhouses, and High Density Residential uses.		<p>The planting strip would only be required for a 0.506 metre wide area at the south of the building between the street and Mallard Trail and at the access to the site at Valley Trail Place.</p> <p>The building will adequately screen the parking area from Mallard Trail and that providing a planting strip near the access to the site will be difficult due to the size constraints of the property. A 3.0 metre wide planting strip will be provided at the east of the property and the proposed parking lot will face parking spaces to the development at the north. Based on the above, staff are supportive of the modification.</p>
Location of Parking on a Lot (Section 5.21.5(f))	In the Business District 'BD' and Urban Commercial 'UC' zones, no parking shall be permitted in any yard abutting a street.	Parking spaces shall be permitted in a yard abutting a street.	<p>39 Mallard Trail is a corner lot which fronts two streets including Mallard Trail and Valley Trail Place. The proposal implements the "retail main street" vision of the Waterdown South Secondary Plan by orienting the building towards Mallard Trail. This orientation will screen the parking spaces from the public view facing the retail main street. Staff note that the property is only 0.10 hectares and is limited to where parking can be located on site. There will be parking spaces abutting the street along Valley Trail Place. The future Site Plan Control application will require a landscape plan that will provide screening and plantings that will act as a buffer between the surrounding residential properties and the parking area.</p> <p>Therefore, staff are supportive of the modification.</p>
Access to Parking Spaces for	Driveways with two-way vehicular movement shall have	Permit a minimum driveway width of 6.0	The applicant is requesting a minimum driveway width of 6.0 metres whereas the By-law requires a minimum driveway width of 6.4 metres. The proposal is providing

Two-way Vehicular Movement (Section 5.21.6 (b))	a minimum unobstructed width of not less than 6.4 metres.	metres for two way vehicular movement.	a 7.5 metre access from Valley Trail Place and a 6.8 metre aisle width between the parking spaces at the south of the property. There is one area, at the north of site, with a 6.0 metre aisle width. Staff note that the majority of the aisle widths comply with the zoning regulations and consider the 0.4 metre difference to be a minor modification. As such, staff support the modification.
Loading Spaces (Section 5.13)	N/A	A Loading space shall also be used for waste collection.	The loading spaces will also be used for waste collection. The refuse containers will be stored inside the building and placed in the loading space twice a week for collection. They will be collected within an 18 hour period, which is consistent with the provisions of the by-law. Based on the above, staff are supportive of the modification.
Definition of Planting Strip (Section 3)	Planting Strip shall mean an area of a lot located adjacent to a lot line, or part thereof, which shall be used for landscaped open space to achieve buffering between uses and to enhance the appearance and shall contain one or more of the following: (a) a continuous row of trees; (b) a	A “transformer” shall be permitted within a planting strip.	Staff required the building to be oriented towards Mallard Trail in order to achieve the retail main street vision of the Waterdown South Secondary Plan. The subject lands are only 0.11 hectares in size and have limited room to accommodate all requirements. Staff recognize these limitations and are supportive of the modification as it is considered minor and the transformer will be partially screened by landscaping in the planting strip.

	continuous hedgerow of evergreens or shrubs; (c) a continuous solid fence or wall; (d) a discontinuous solid fence or wall, together with associated shrubs or tree planting.		
Interior Side yard (maximum) (Section 17.3.13 (g))	1.5 metres, except for the side yard related to the common wall of a Live-Work Unit, in which case a minimum side yard of 0.0 metres shall be provided.	3.5 metres, except for the side yard related to the common wall of a Live-Work Unit, in which case a minimum side yard of 0.0 metres shall be provided.	The by-law requires a maximum interior side yard of 1.5 metres between the side lot line and the south side of the building. The applicant is requesting a maximum side yard of 3.5 metres. Staff consider this to be a minor increase and are supportive of the modification.
Minimum Planting Strip (Section 17.2(i))	3.0 metres width across all lot lines adjacent to a street, except where the building or structure is less than 3 metres from the streetline.	A planting strip shall not be required between Mallard Trail and the parking spaces.	<p>The by-law requires a 3.0 metre planting strip between the parking spaces and the Mallard Trail street line at the south side of the building. The Mixed-Use Medium Density policies of the Waterdown South Secondary Plan requires the building to be oriented towards Mallard Trail in order to achieve the retail main street vision of the Secondary Plan.</p> <p>The planting strip would only be required for a 0.506 metre wide area at the south of the building. Staff feel that the building will adequately screen the parking from the public street and is considered a minor change. Staff are supportive of the modification.</p>
Gross Leasable	Minimum of 3,600 sq m retail and service	Minimum of 418 sq m of retail and service	The four properties will provide a minimum retail and commercial floor space of 1,980 sq m. The Commercial

Floor Area (Section 17.3.13 (l))	commercial floor space.	commercial floor space.	<p>Needs Assessment concluded that Waterdown is well serviced by several commercial areas throughout the community including Downtown Waterdown, Clappison Corners and the future mixed use and district commercial areas within the Waterdown South Secondary Plan.</p> <p>The Assessment highlighted that commercial trends are reducing the need for ground-oriented retail uses and retail growth is becoming more focused on specific retail categories such as health and wellness and food and beverage. Mixed use developments require key retail categories, such as restaurants and services to achieve an active urban environment.</p> <p>Therefore, staff are supportive of the recommendation to reduce the minimum retail and commercial floor space to 418 sq m for 39 Mallard Trail as it aligns with current commercial development demand while still achieving the retail main street function.</p>
Gross Leasable Floor Area (Section 17.3.13 (m))	N/A	Change to Gross Floor Area.	<p>The existing Urban Commercial “UC-13” Zone permits a Gross Leasable Floor Area minimum of 3,600 sq m of retail and service commercial uses for the properties located at 10 Mallard Trail, 39, Mallard Trail, 40 Mallard Trail and 488 Dundas Street East. This regulation is applied collectively to all four properties.</p> <p>The applicant proposes to amend the regulation to reference “Gross Floor Area” instead of “Gross Leasable Floor Area”. The Gross Leasable Floor Area definition of the Flamborough Zoning B-law No. 90-145-Z limits the total amount of floor space within a development that could count towards the total retail</p>

			<p>and service commercial uses. This amendment will provide a regulation consistent with the new City of Hamilton Zoning By-law No. 05-200, in that only Gross Floor Area is an applicable term for zoning purposes.</p> <p>Including this modification will allow for a uniform interpretation of the zoning regulations for all four properties. Therefore, staff are supportive of the modification.</p>
Commercial Use Parking (Section 5.21)		Notwithstanding Section 5.21, any commercial use at grade shall be exempt from the applicable parking requirement.	<p>Section 17.13.3(q) – Zone Provisions of the existing Urban Commercial "UC-13" Zone references the incorrect Section (Section 5.12) and has been referenced within Amending By-law No. 14-099 (LPAT Decision No. PL061186). Section 5.12 under Flamborough Zoning By-law No. 90-145-Z are the "Landscaping" regulations and the parking space regulations are under Section 5.21.1. Therefore, staff are recommending that this provision be amended to reference the correct Section. Staff consider this an administrative correction and are supportive of the modification.</p>