

Site Specific Modifications to the Major Institutional (I3) Zone

Regulation	Required	Modification	Analysis
Location of Multiple Dwelling and Lodging House	Shall only be permitted on the same lot as an Educational Establishment, Retirement Home, or Long Term Care Facility	Shall not apply to the existing building for a three storey multiple dwelling	The proposed modification seeks to permit the adaptive reuse of the existing building for a multiple dwelling and will ensure that the existing heritage resource is protected in the future. All provisions relating to minimum parking, landscape buffers and planting strips will be provided on site with no other modifications proposed. The proposed modification to the I3 Zone will be temporary until the residential zoning work is completed and an appropriate residential zone is applied. Based on the foregoing, the modification can be supported by staff.