

**Proposed Site Specific Modifications to the Community Institutional (I2, 925) Zone**

Provision	Required	Requested Amendment	Analysis
<p>Section 8.2.1 – Permitted Uses</p>	<p>A Private Club or Lodge is not a permitted use.</p>	<p>A Private Club or Lodge is a permitted use.</p>	<p>The proposed addition of a Private Club or Lodge through the adaptive reuse of a former school as another public service facility supports healthy, integrated, and complete communities that optimize existing infrastructure and public service facilities and supports convenient access to services and recreation for neighbourhood residents. The applicant has also demonstrated that the proposed use is compatible with the surrounding neighbourhood through the submitted technical materials.</p> <p>Staff support this modification.</p>
<p>Section 8.2.3.2 – Educational Establishment, Museum and Recreation Regulations</p>	<p>Minimum Yard – 6.0 metres where lot line abuts a Residential Zone lot line.</p> <p>Maximum Building Height – 10.5 metres; may be equivalently increased as yard increases beyond minimum yard requirement.</p> <p>Parking and Accessory Buildings in accordance with the requirements of this By-law.</p>	<p>Shall apply to a Private Club or Lodge.</p>	<p>As a Private Club or Lodge is not currently a permitted use in the I2 Zone, there are currently no performance standards in the I2 Zone regulating the use. This modification applies the regulations applicable to Educational Establishments, Museums and Recreation Facilities to a Private Club or Lodge. This will ensure that should the lands be redeveloped as a Private Club or Lodge in the future, or should an expansion be proposed, there will be zoning performance standards in place to regulate the use.</p> <p>Staff support this modification.</p>