

Existing Land Use and Zoning

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Subject Lands:	Commercial building, vacant land, and single detached dwellings.	Mixed Use Medium Density (C5) Zone, Mixed Use Medium Density (C5, 589) Zone and Mixed Use Medium Density (C5, 604, H98) Zone.
Surrounding Lands:		
North	Two and three storey townhouse dwellings.	Multiple Residential "RM3-67" Zone, Modified, Multiple Residential "RM2-43" Zone, Modified, and Single Residential "R3-41" Zone, Modified.
South	Bishop Ryan Catholic Secondary School and Commercial Plaza.	Community Commercial (C3, 598) Zone, Major Institutional (I3) Zone, and Arterial Commercial (C7, H142) Zone.
East	Vacant.	Mixed Use Medium Density (C5, 589) Zone.
West	Single detached dwelling	Mixed Use Medium Density (C5, 589) Zone.