

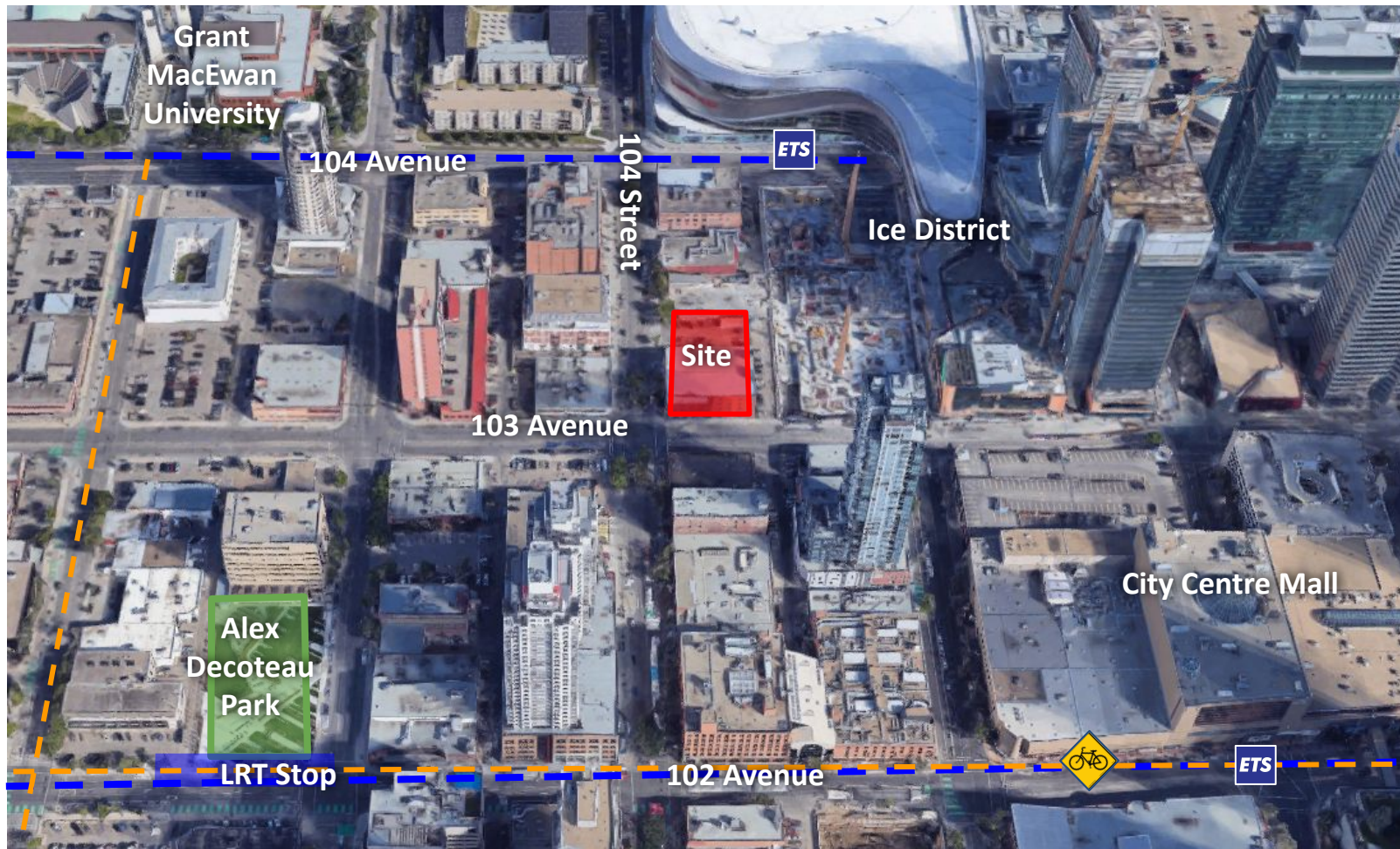


ITEM 3.30  
DOWNTOWN  
CHARTER BYLAW  
19860  
BYLAW 19859

DEVELOPMENT  
SERVICES  
September 8, 2021



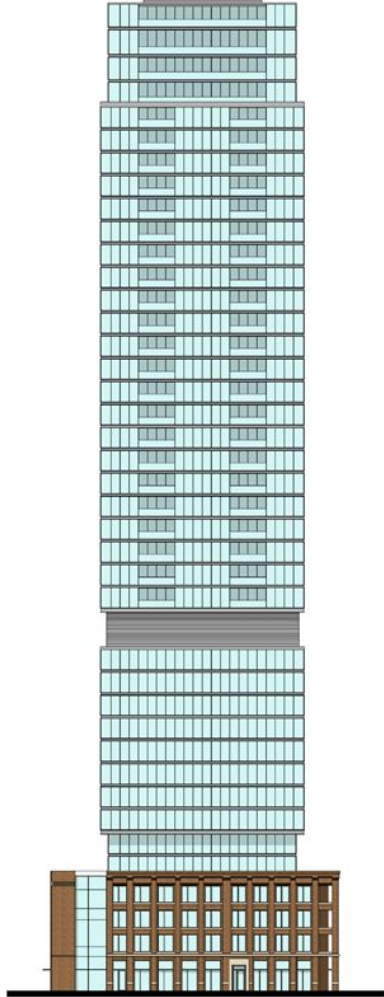
# Site and Surrounding Context



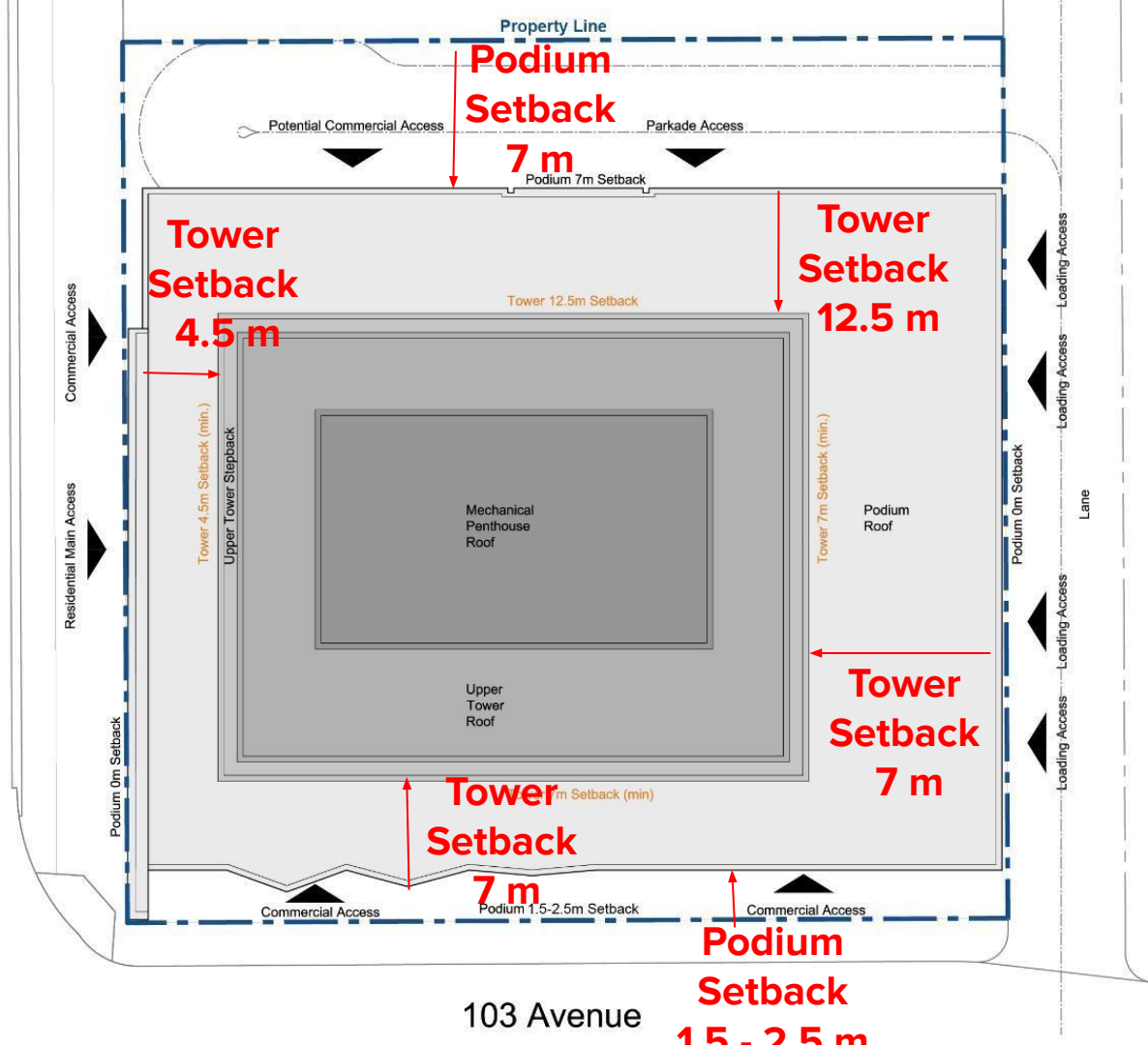


Horne and Pitfield Building

# Urban Design



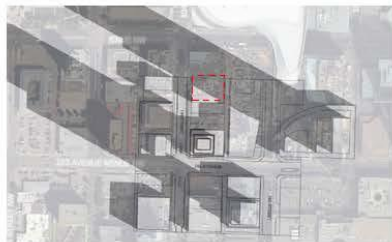
104 Street



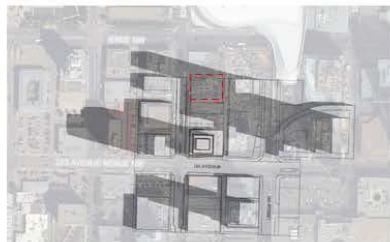
<b>Regulation</b>	<b>Existing: Heritage Area Zone</b>	<b>Proposed: DC1 Provision</b>
<b>Max. Building Height (m)</b>	115	160
<b>Max. Podium Height (m)</b>	20	18
<b>Max. Building Floor Plate (m2)</b>	900	850
<b>Max. Floor Area Ratio</b>	12	16
<b>Min. Tower Setback from 104 Street NW (m)</b>	4.5	4.5
<b>Min. Tower Setback from 103 Avenue NW (m)</b>	4.5	7.0



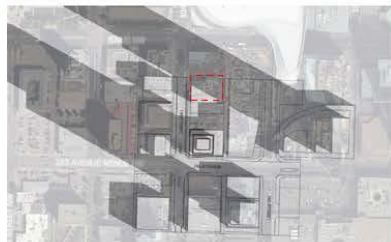
# Sun Shadow Models



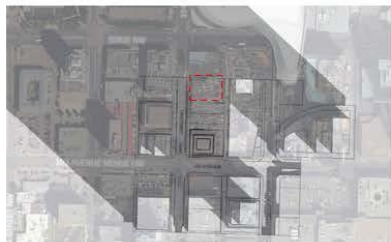
March 21 | 9:00 (UTC -7)



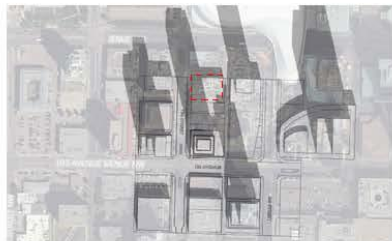
June 21 | 9:00 (UTC -7)



September 21 | 9:00 (UTC -7)



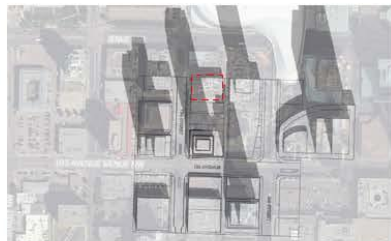
December 21 | 9:00 (UTC -7)



March 21 | 12:00 (UTC -7)



June 21 | 12:00 (UTC -7)



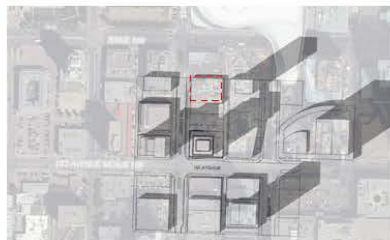
September 21 | 12:00 (UTC -7)



December 21 | 12:00 (UTC -7)



March 21 | 15:00 (UTC -7)



June 21 | 15:00 (UTC -7)



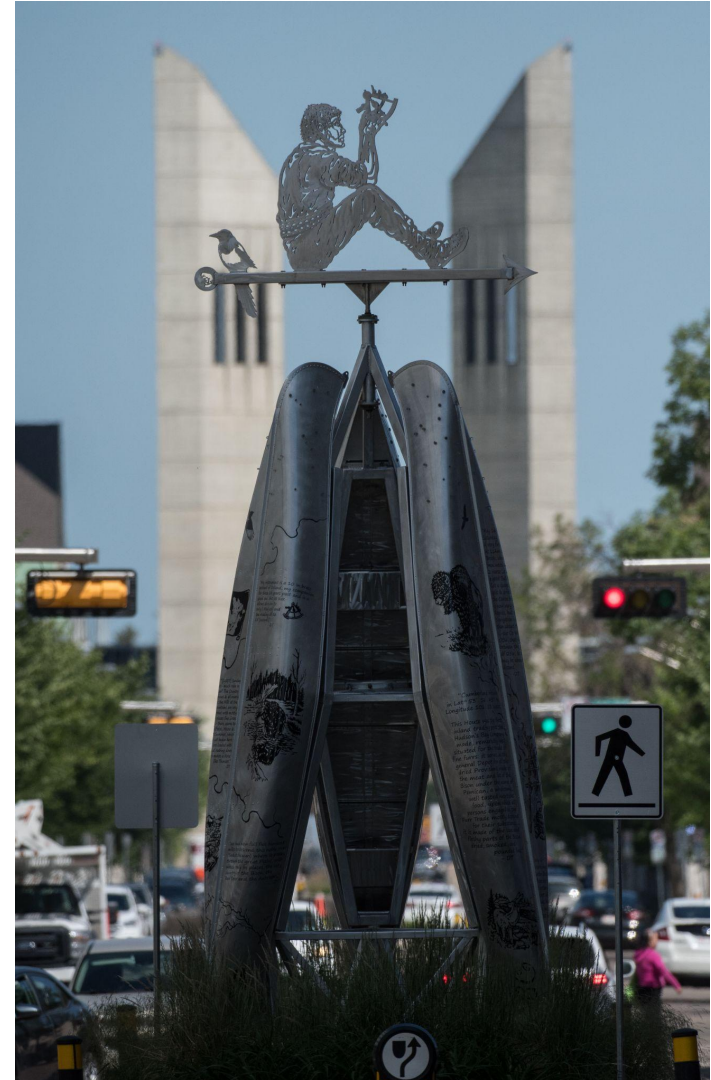
September 21 | 15:00 (UTC -7)



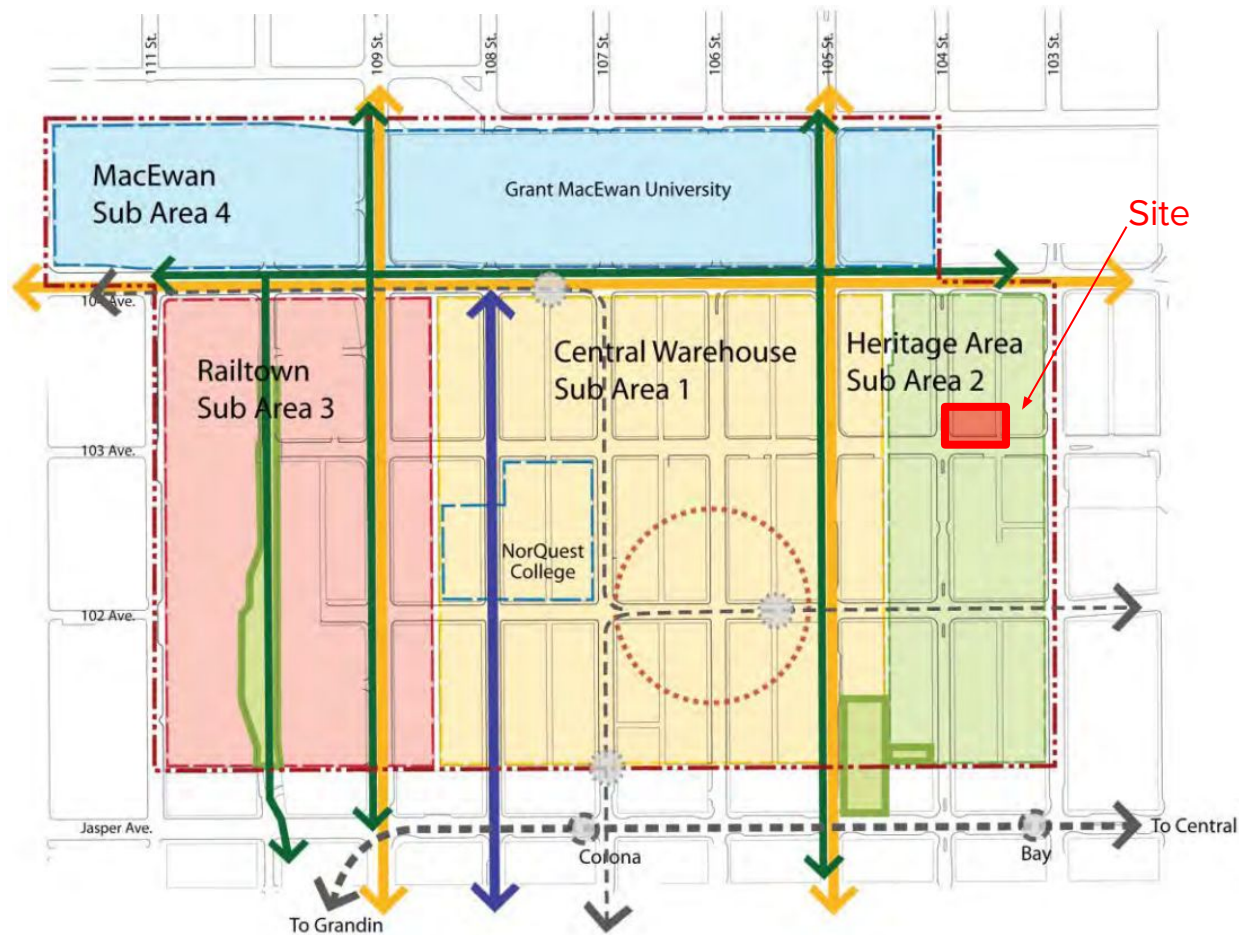
December 21 | 15:00 (UTC -7)

# 7 Community Contributions

- Policy C599 - Community Amenity Contributions in Direct Control Provisions
- Public Realm - streetscape improvements
- Public Art
- Preservation of the west façade of the historic Horne & Pitfield building.



# Policy Context



Capital City Downtown Plan - Areas





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**