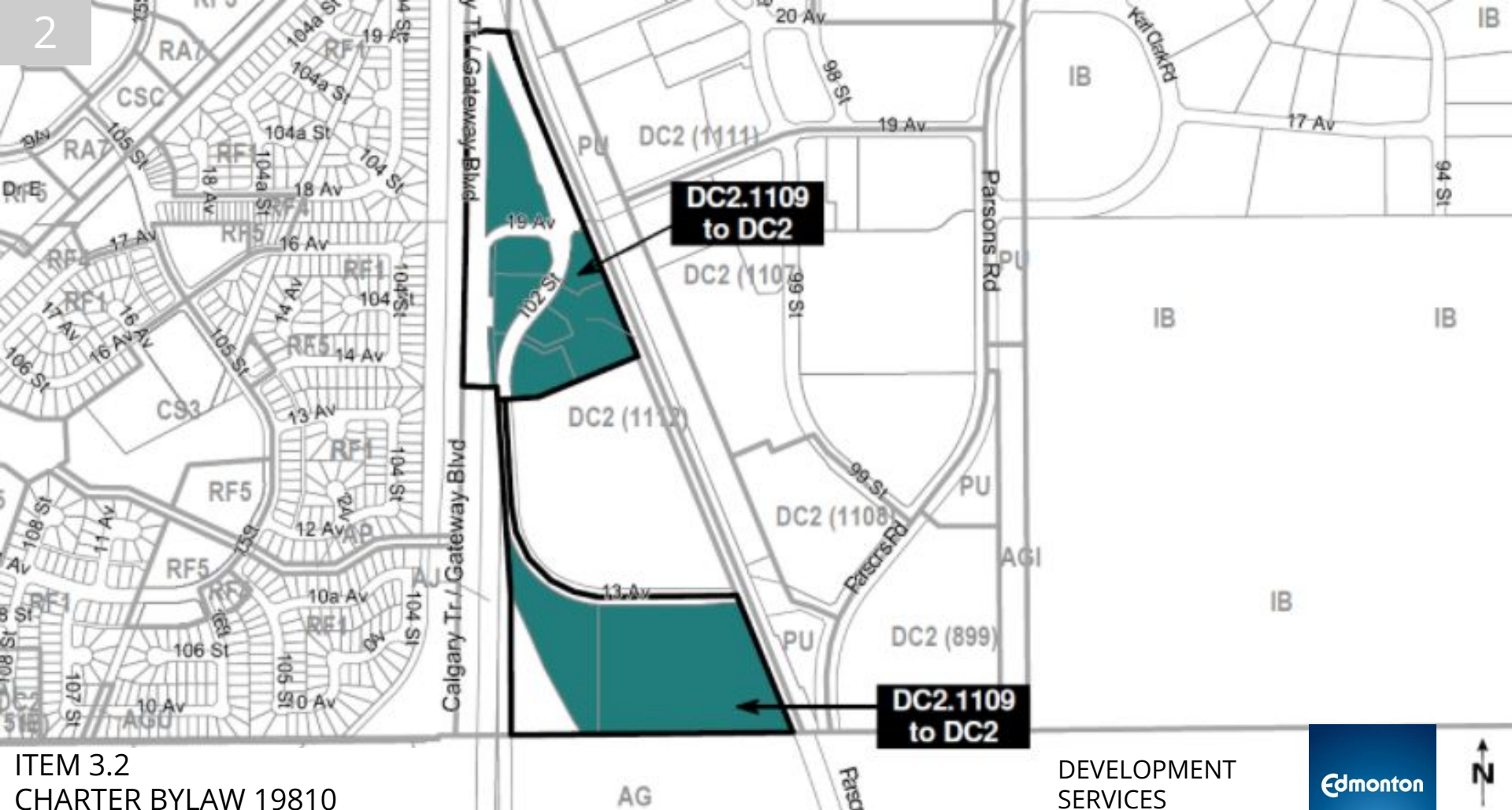


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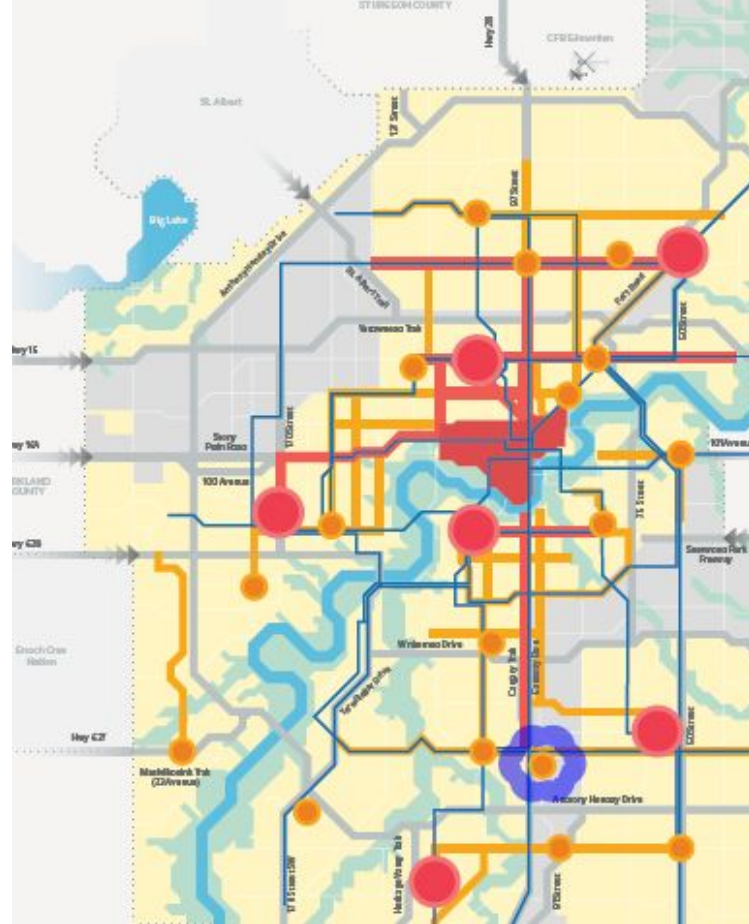


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Map 1

THE CITY PLAN
CONCEPT

LAND USE ELEMENTS

- Municipal Boundary
- North Saskatchewan River Valley and Ravine System
- Residential
- Non-residential
- Agricultural/Residential
- Agricultural/Non-Residential
- Centre City
- Major Node
- District Node
- Primary Corridor
- Secondary Corridor
- City-Wide Mass Transit
- City Entrance

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ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

6 PROPOSED ZONING



REGULATION	DC2.1109 Current Zone	DC2 Proposed Zone
Principle Buildings	Commercial	Commercial
Height	15.0 m * 30 m for a Hotel	15.0 m * 30 m for a Hotel
Density	n/a	n/a
Setbacks North South East West	0 m 14 m 14 m 14 m	0 m 14 m 14 m 14 m (south parcels) 7.5 m (north parcels)
Commercial Uses Permitted	General Commercial uses	General Commercial uses