

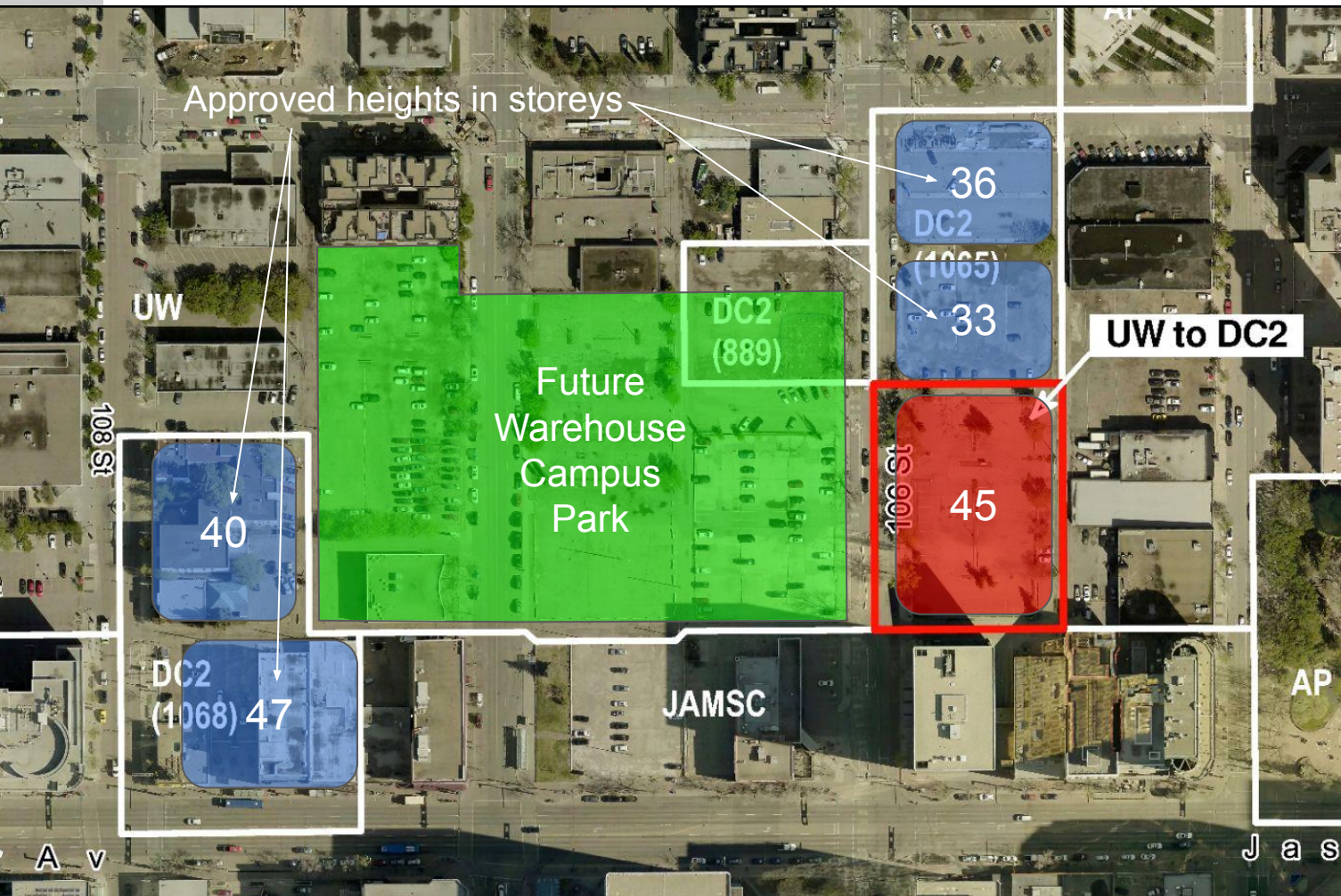


ITEM 3.18
CHARTER BYLAW 19785
DOWNTOWN

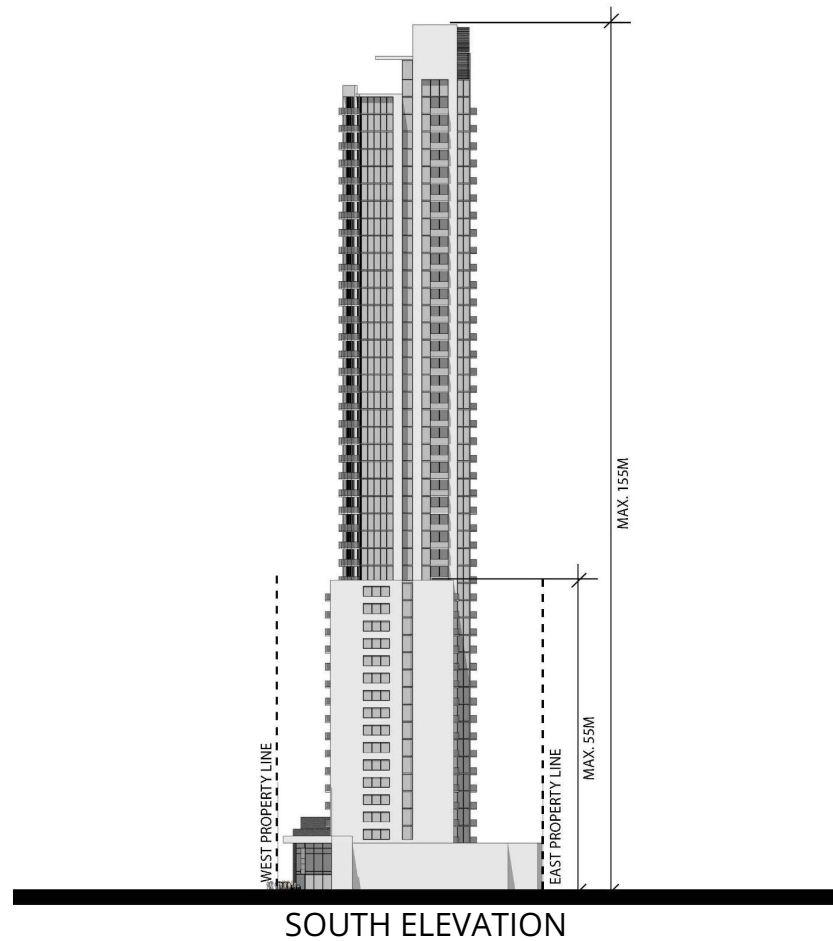
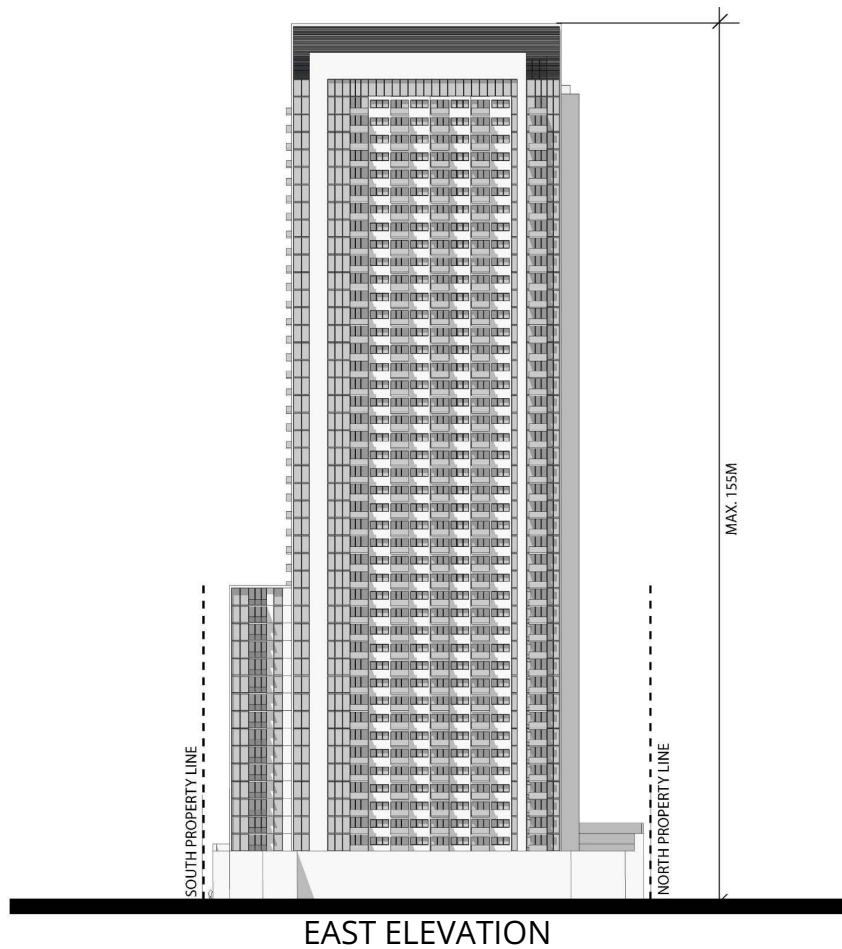
DEVELOPMENT
SERVICES
DEC 7, 2021



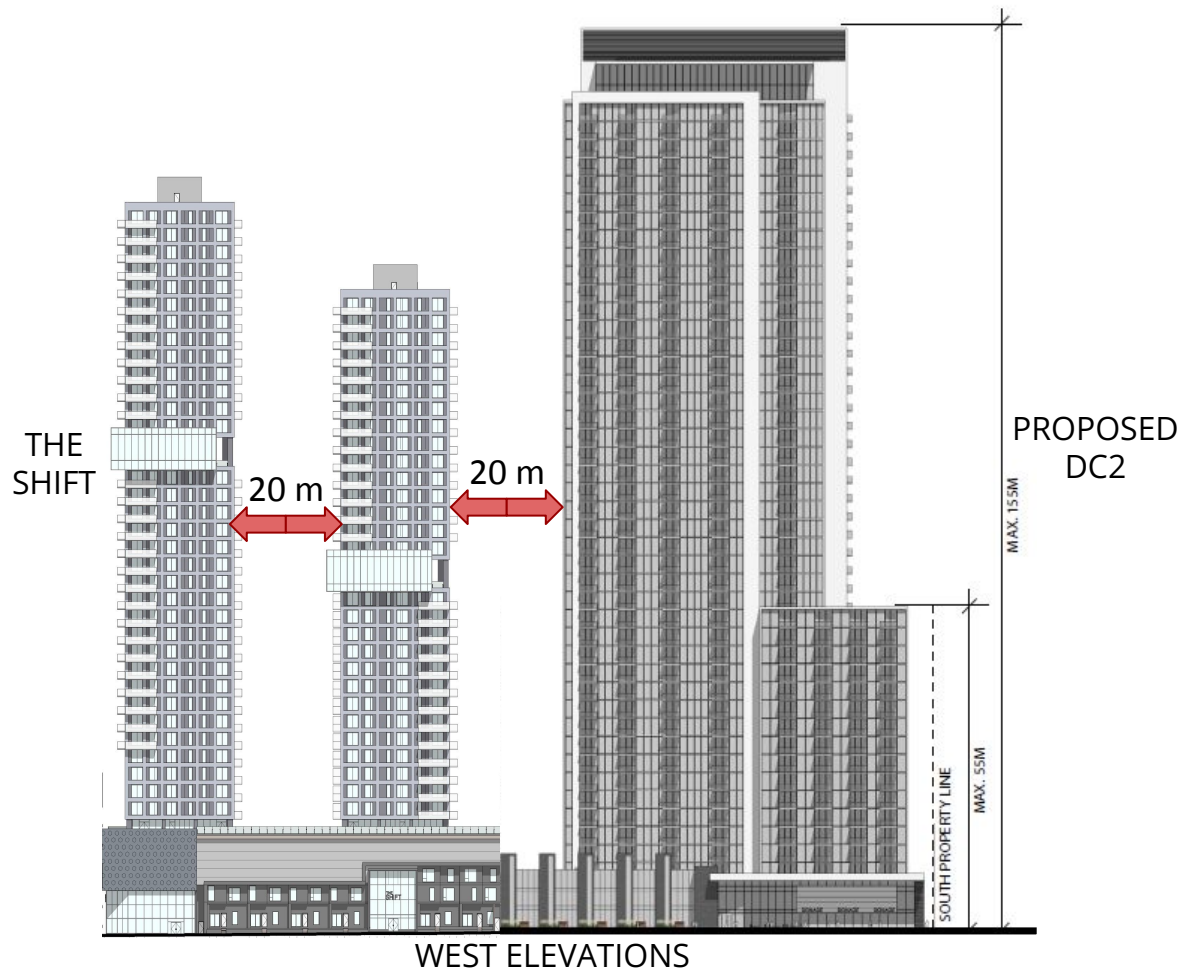
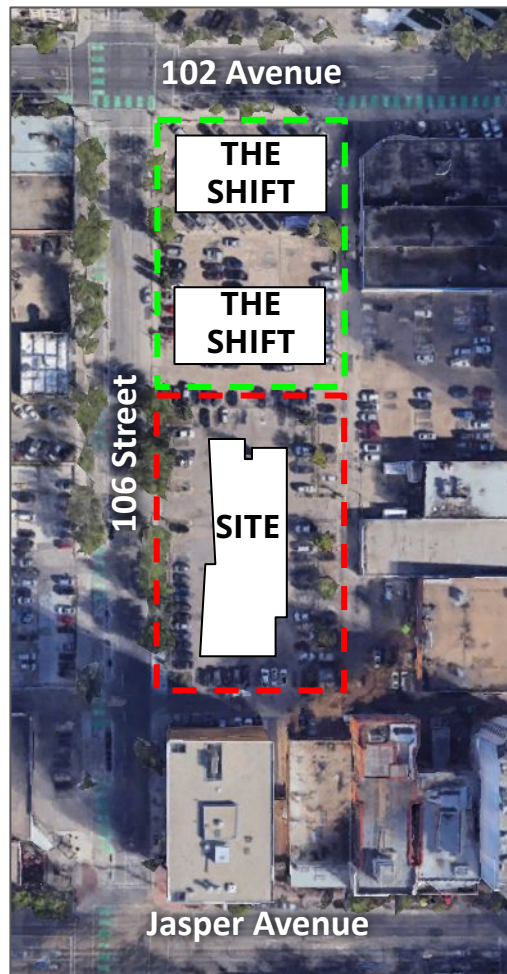
APPROVED NEARBY TOWER HEIGHTS

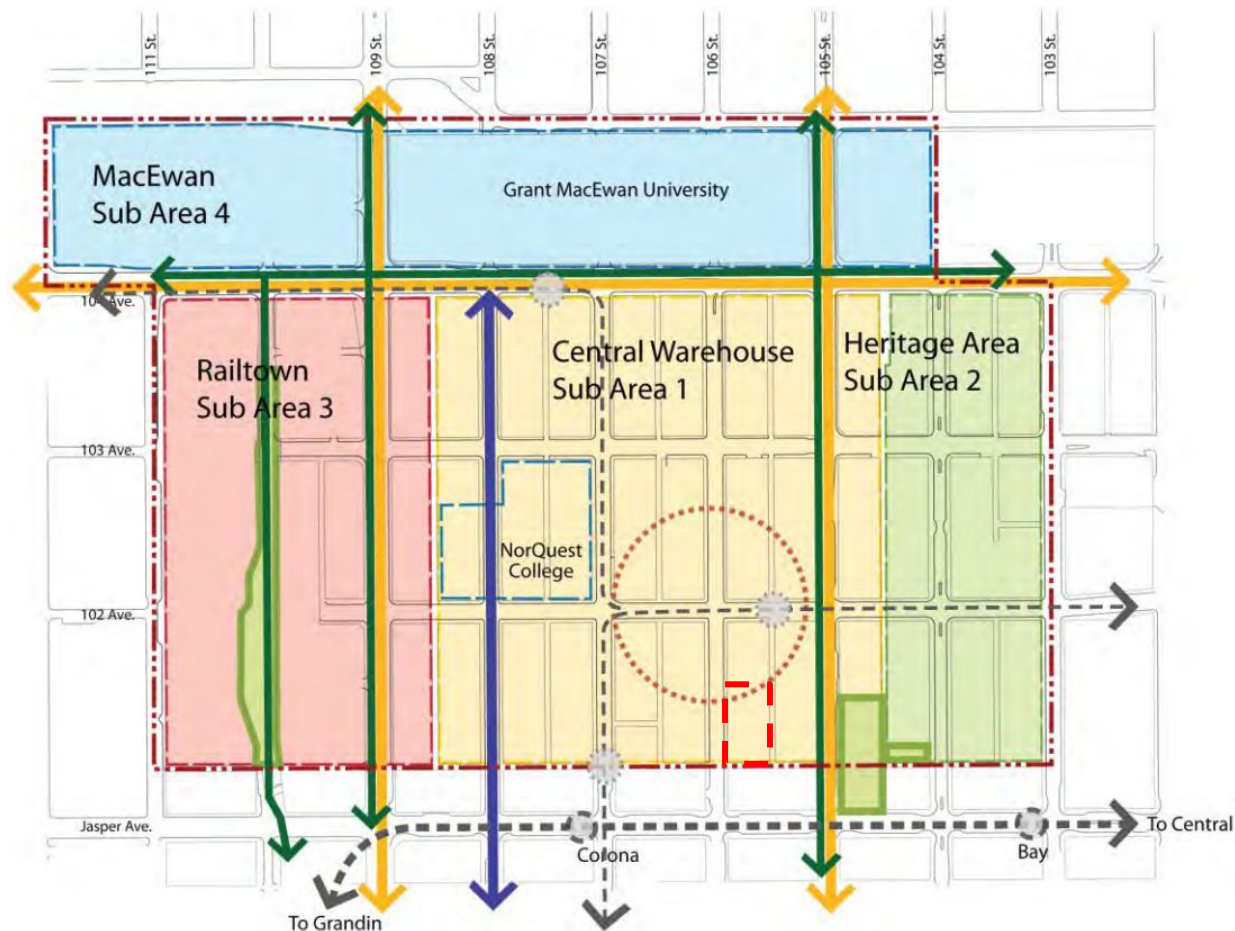


BUILDING	HEIGHT
The Shift 1	127 m
The Shift 2	117 m
Parkview 1	165 m
Parkview 2	140 m
Proposed	155 m



5 TOWER SEPARATION





CAPITAL CITY DOWNTOWN PLAN



THE CITY PLAN



Policy C599 Developer Sponsored Community Amenity Contributions:

Required contribution of
\$1,016,478.15

- Family Friendly - 24 three bedroom family oriented units (\$35,000 credit per unit)
- Public Realm - improvements to 106 Street NW
- Public Art - \$50,124 toward the acquisition of publicly visible art



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

ZONE COMPARISON

Regulation		UW Zone	The Shift (2-tower zone to north)	Proposed DC2 Provision
Height	Podium	12.0 m - 26.0 m	6.0 - 16.8 m	6.0 - 14.0 m
	Mid-Tower	-	-	55.0 m
	Tower	50 m	117.0 - 127.0 m	155.0 m
Floor Area Ratio (FAR)		6.0	18.0	13.5
Maximum # Dwellings		174	780	550
Tower Floor Plate		-	800 m ²	Mid-Tower: 1198 m ² Tower: 892 m ²
Podium Setbacks	North	0.0 m	0.0 - 2.0 m	0.0 m
	East	0.0 m	0.0 m	0.0 m
	South	0.0 m	0.0 m	0.0 m
	West	1.5 - 3.0 m	0.8 m	2.5 - 7.5 m
Tower Setbacks	North	4.5 m	4.2 m	10.0 m
	East	4.5 m	4.2 m	10.0 m
	South	4.5 m	10.0 m	6.4 m
	West	6.0 - 7.5 m	2.5 m	9.0 m