



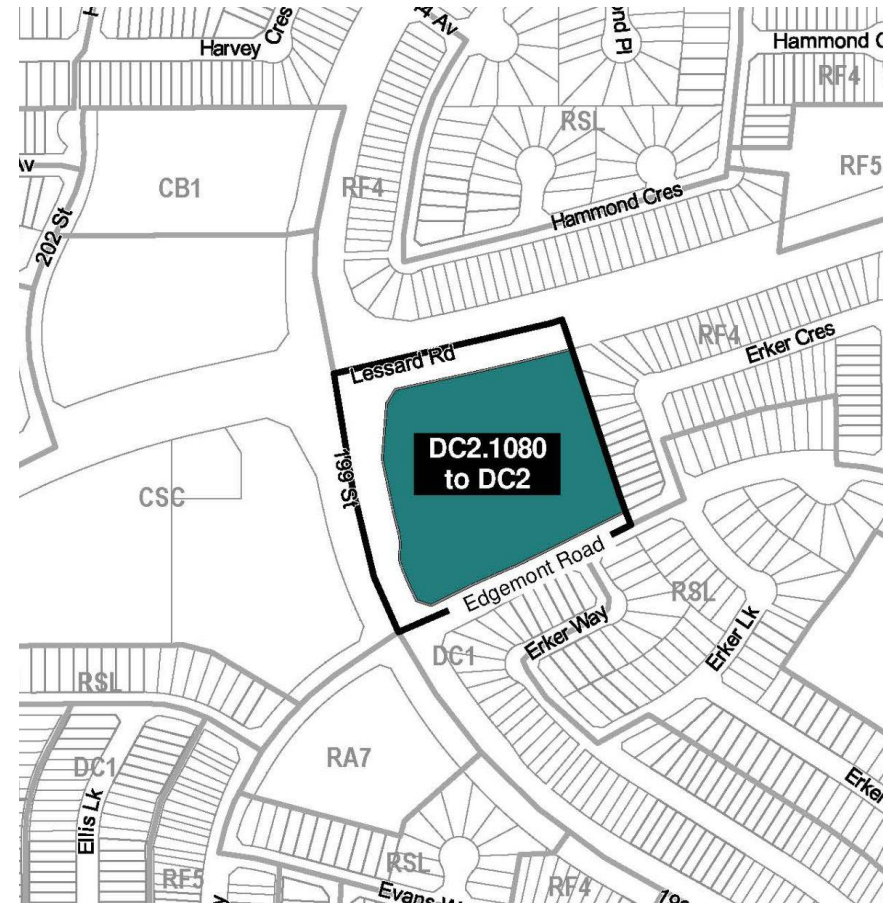
ITEM 4.12

CHARTER BYLAW 20197

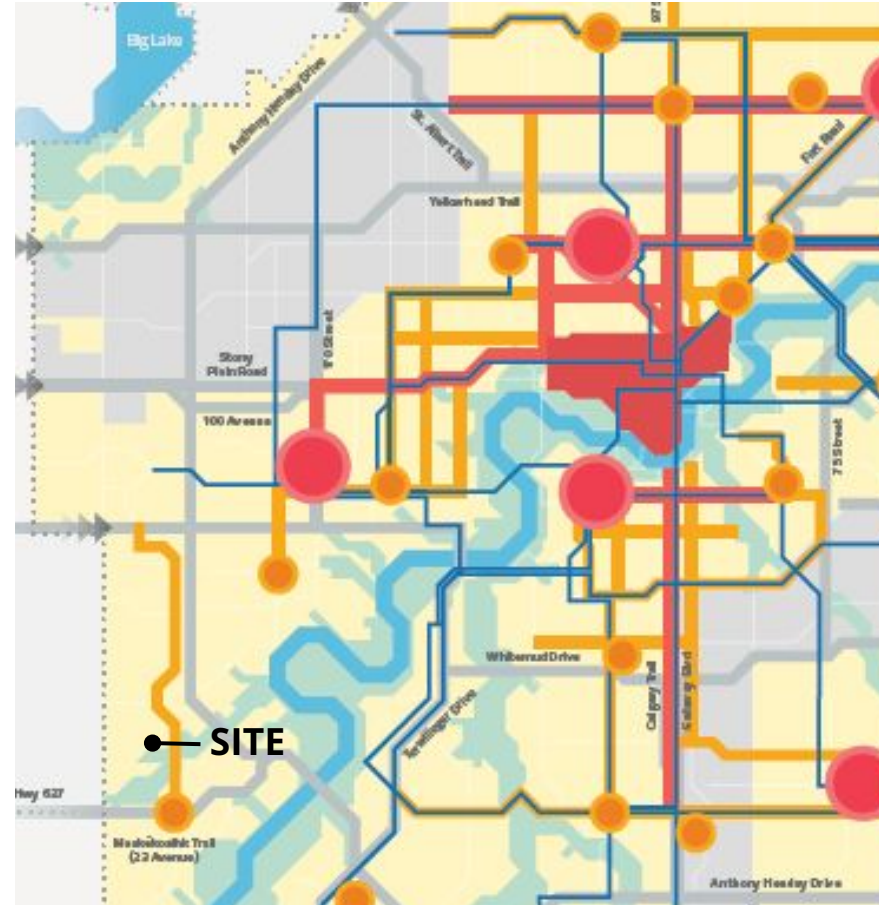
EDGEMONT

DEVELOPMENT
SERVICES
August 16, 2022



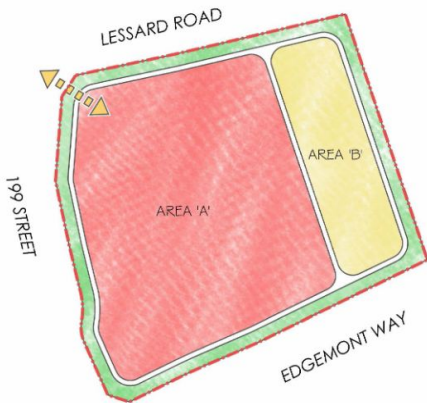


REZONING MAP

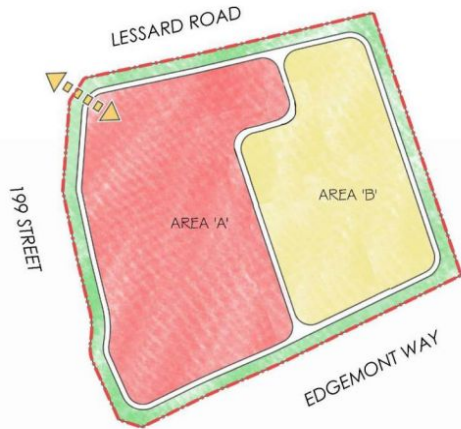


THE CITY PLAN

3 PROPOSED ZONING



CURRENT ZONING



PROPOSED ZONING

REGULATION	DC2.1080 Current Zoning	DC2 Proposed Zoning
Principle Building Area A	Commercial Uses	Commercial Uses
Principle Building Area B	Multi-unit Housing	Multi-unit Housing
Height	23.0 m	23.0 m
Floor Area Ratio (FAR)	2.5	2.5
Maximum Density	90 Dwellings/ ha (Area A) 224 Dwelling/ ha (Area B)	90 Dwellings/ ha (Area A) 224 Dwelling/ ha (Area B)



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**