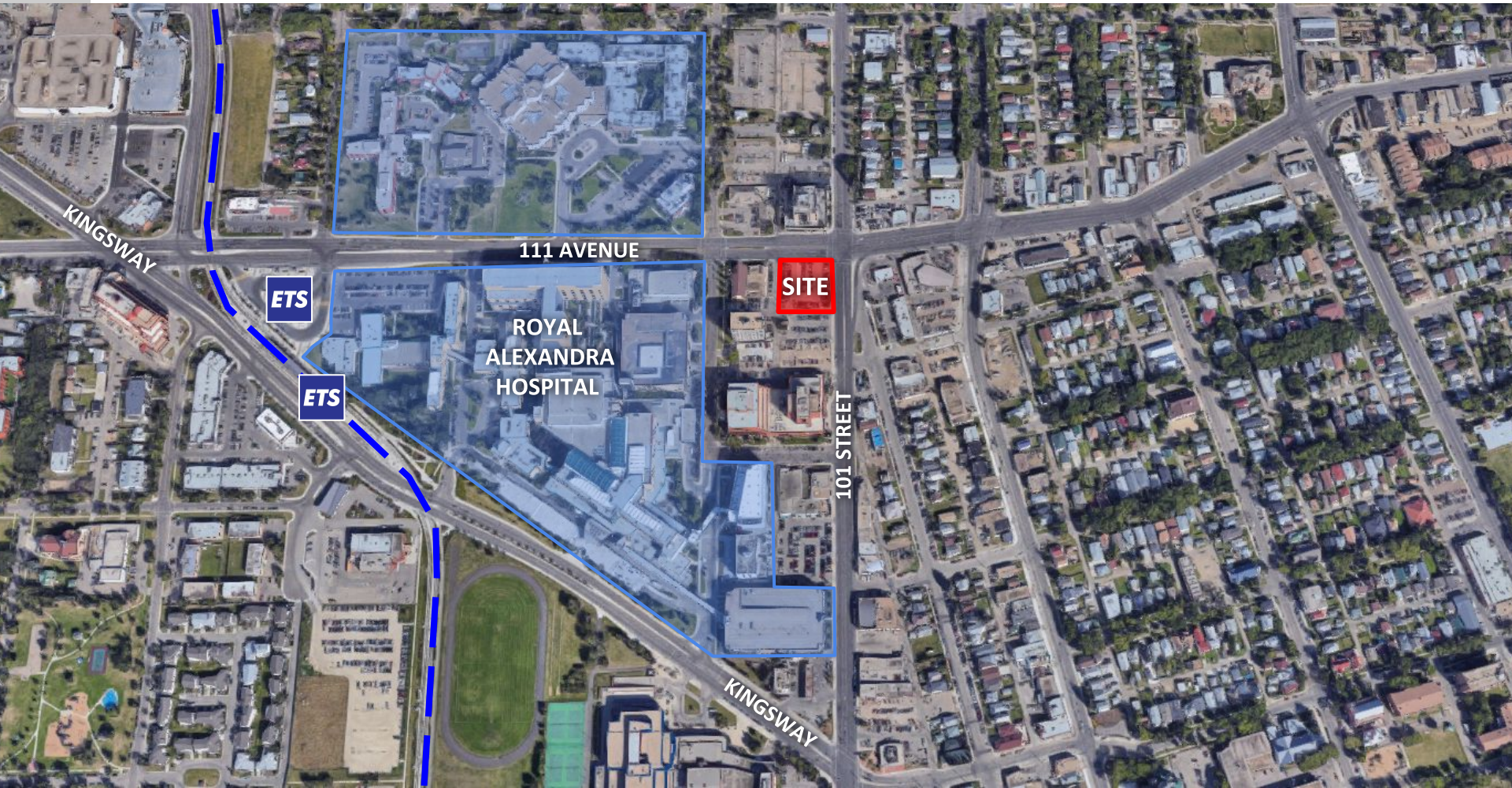




ITEM 3.12
CHARTER BYLAW 19414
CENTRAL McDOUGALL

DEVELOPMENT
SERVICES
September 22, 2020



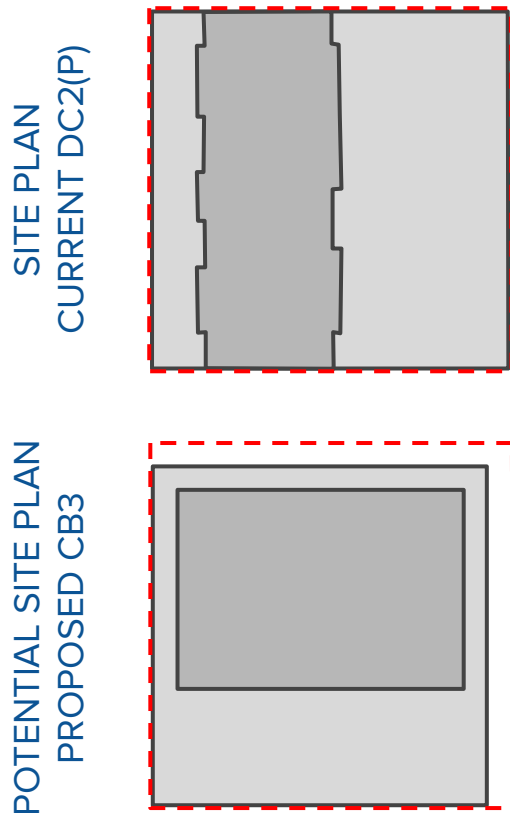


HYS CENTRE EXPANSION

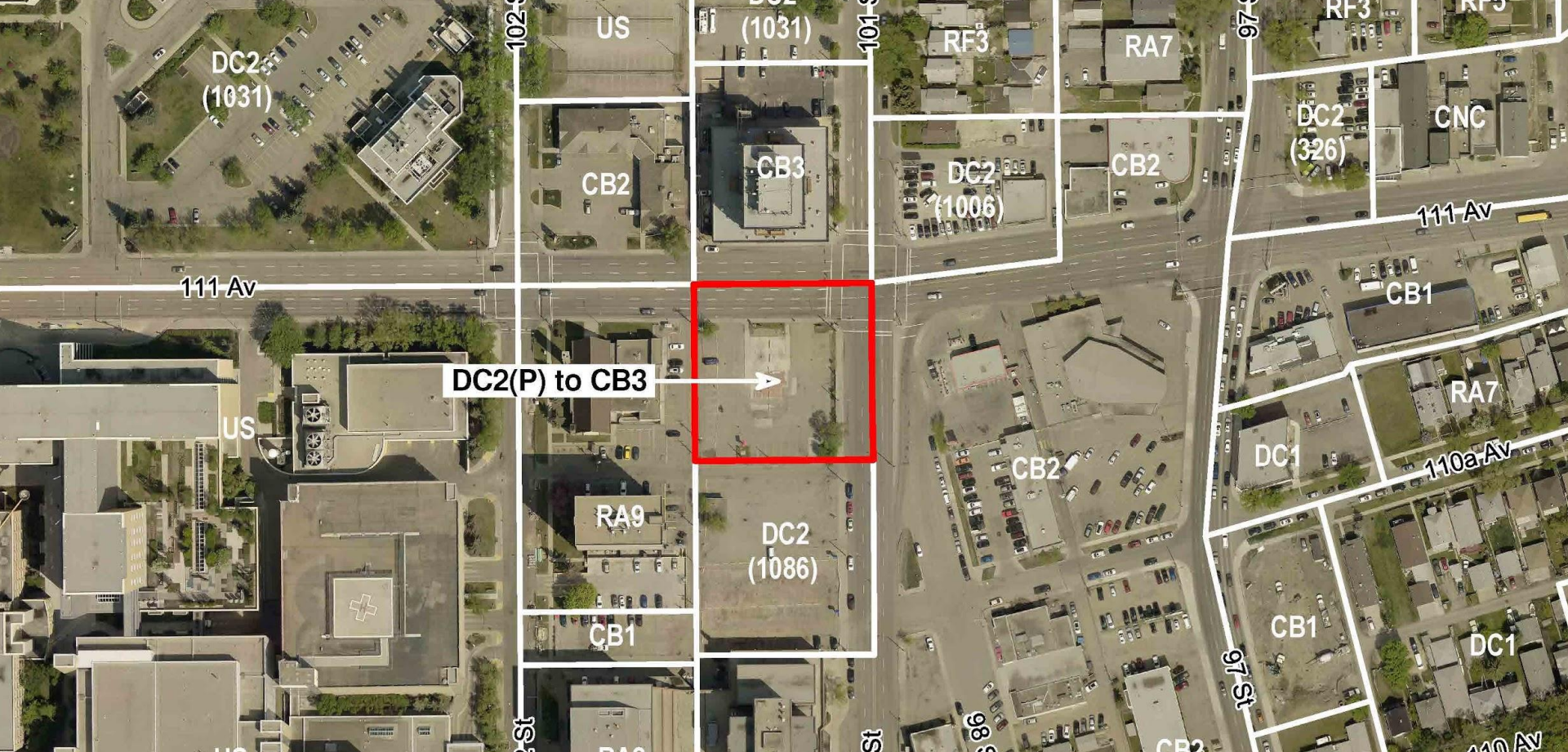


101 STREET





REGULATION	DC2(P) Current Zone	CB3 Zone Proposed Zone
Max. Tower Height Max. Podium Height	42.0 m / 10 Storeys 2 Storeys	45.0 m 13.0 m / 3 Storeys
Floor Area Ratio (FAR) Residential FAR Commercial FAR	No Max. No Max. No Max.	7.0 6.0 4.0
Density	100 Dwellings	No Max.
Tower Floor Plate	No Max.	No Max.



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**