



ITEMS 3.11 & 3.12

Charter Bylaws
19483 & 19484

Downtown

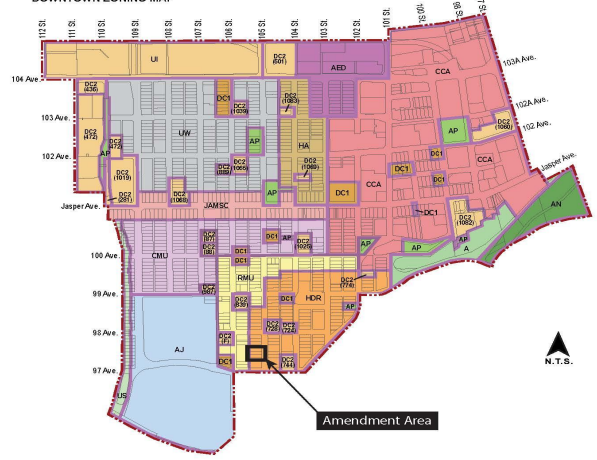
DEVELOPMENT
SERVICES
November 17, 2020



The Application - Section 910 Amendments

Appendix 1 - Special Area Downtown Zoning Map

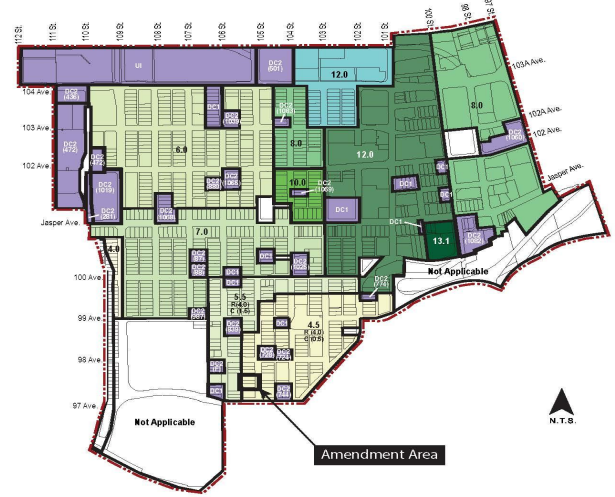
Charter Bylaw 19483
Amendment to Special Area, Downtown
 Appendix 1 to Section 910 of Bylaw 12800 as amended by Bylaw 15202 and subsequent appropriate Bylaws. (amended for Charter Bylaw 19483 on November 17, 2020)
DOWNTOWN ZONING MAP



- Legend**
- | | | |
|--------------------------------------|--------------------------|---|
| Special Area Zones | Standard Zones | Direct Control Provisions |
| Arena Entertainment District | Urban Services | Direct Development Control Provision |
| Core Commercial Arts | Metropolitan Recreation | Site Specific Development Control Provision |
| Commercial Mixed Use | Alternative Jurisdiction | |
| Heritage Area | River Valley Active Node | |
| High Density Residential | Public Parks | |
| Jasper Avenue Main Street Commercial | | |
| Residential Mixed Use | | |
| Urban Warehouse | | |

Appendix 2 - Special Area Downtown Maximum FAR Map

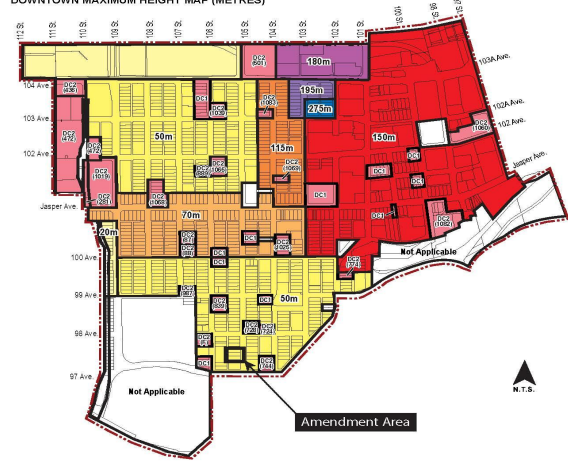
Charter Bylaw 19483
Amendment to Special Area, Downtown
 Appendix 2 to Section 910 of Bylaw 12800 as amended by Bylaw 15202 and subsequent appropriate Bylaws. (amended for Charter Bylaw 19483 on November 17, 2020)
DOWNTOWN MAXIMUM FLOOR AREA RATIO



- Legend**
- Total FAR → 8.0
 R (6.0)
 C (2.0)
- ← Residential FAR
 ← Commercial FAR
- DC1 & DC2 (Direct Development Control Provisions) FAR individually approved/established by City Council
- Not Applicable
- NB: Maximum F.A.R. shown does not include additional F.A.R. for specific uses or discretion, where granted by the Development Officer.

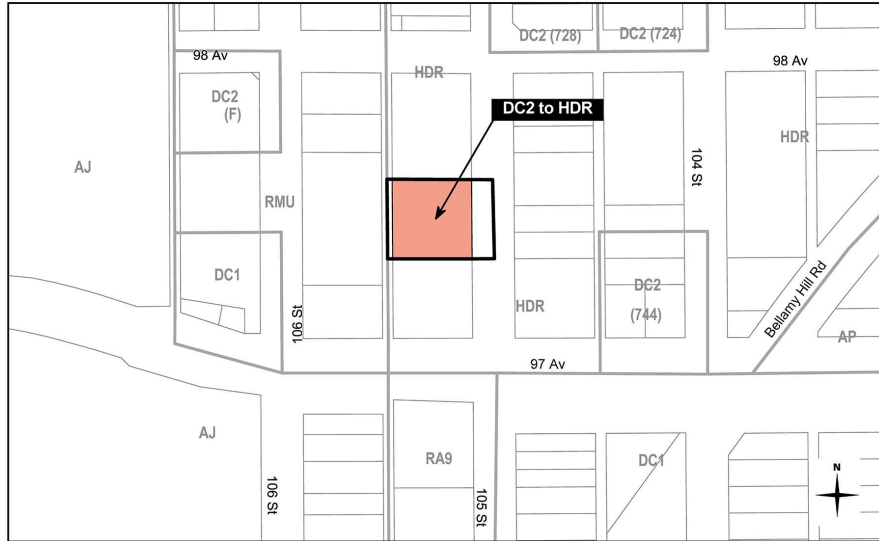
Appendix 3 - Special Area Downtown Maximum Height Map

Charter Bylaw 19483
Amendment to Special Area, Downtown
 Appendix 3 to Section 910 of Bylaw 12800 as amended by Bylaw 15202 and subsequent appropriate Bylaws. (amended for Charter Bylaw 19483 on November 17, 2020)
DOWNTOWN MAXIMUM HEIGHT MAP (METRES)



- Legend**
- DC1 & DC2 (Direct Development Control Provisions) Heights individually approved/established by City Council and remain unaltered
- Not Applicable
- NB: Maximum height shown does not include discretionary height, where granted by the Development Officer.

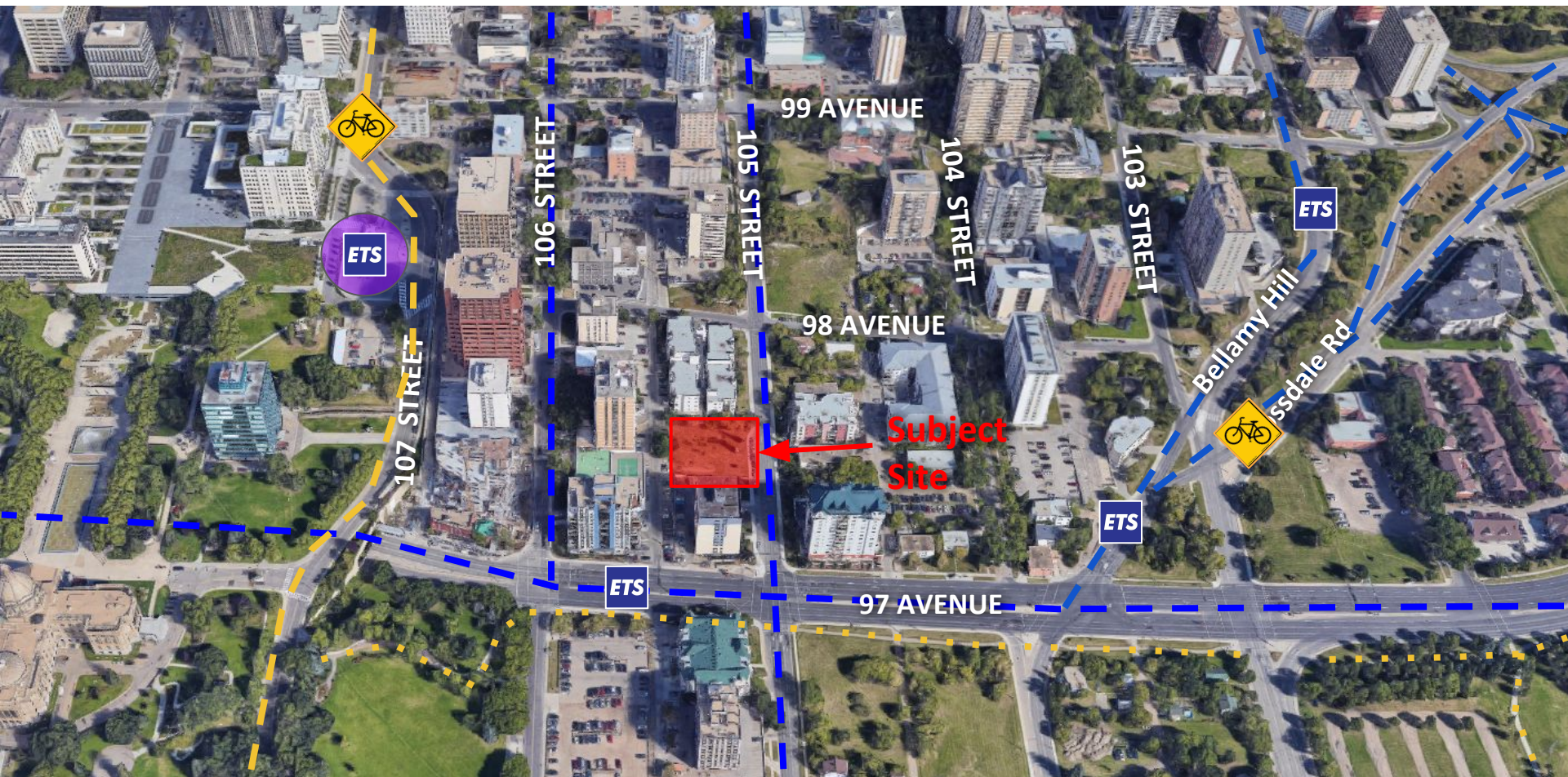
4 The Application

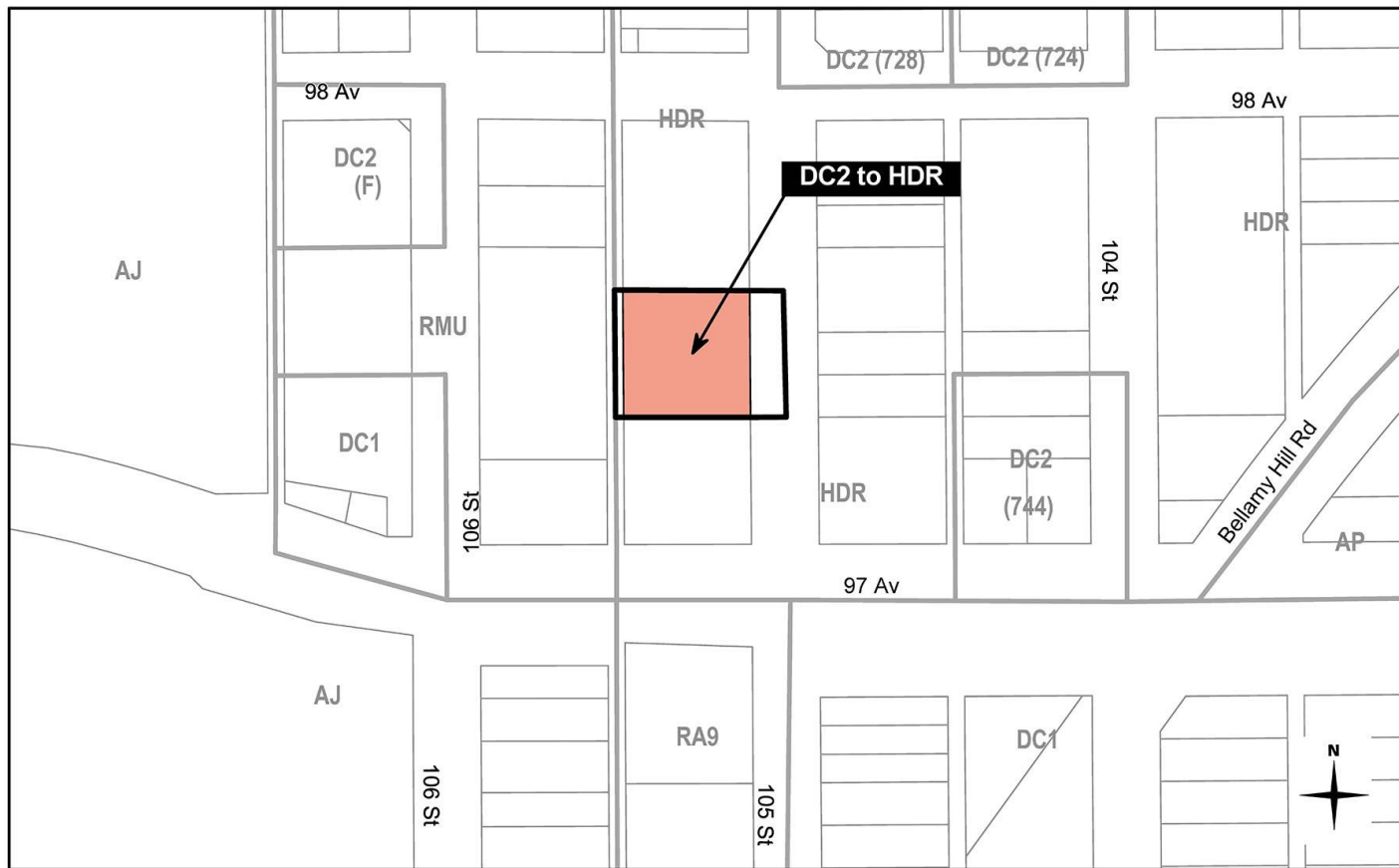


Regulation	DC2.753	HDR
Height	77.5 m	60.0m
Unit Count	169 Dwellings (845 DU/Ha)	100 Dwellings (500 DU/Ha)
Floor Area Ratio	7.83	4.5
North Setback (Side)	1.2 m	1.0-6.0 m
East Setback (Front)	3.0 m	3.0 m
South Setback (Side)	1.2 m	1.0-6.0 m
West Setback (Rear)	10.9 m	3.0 m

Site Context







ADMINISTRATION'S RECOMMENDATION: **APPROVAL**