

Summary of Changes to Amended DC Guidelines

SECTION under bylaw reviewed by Council	Change under new DC guidelines	Subject Matter/Notes
Section 4(a)	moved to 4 (d)	definition of residential uses
section 4(b)	Moved to 4(a)	Definition of commercial uses
Section 4(b)(xxi)	“Temporary residential sales centre” now “temporary marketing centre” and now section 4(a)(xxi)	Definition altered
NEW	New section 4(b) defines “Eau Claire plaza”	NEW
NEW	New section 4 (c) defines “podium	NEW
NEW	New section 4(e) defines “tower”	NEW
Section 5	removes requirement for car and bike parking; remaining items renumbered	defined use for temporary marketing centre
Section 6	Now applicable to sections 7-19 instead of sections 7-26	
Section 8(kkk)	“Temporary residential sales centre” now “temporary marketing centre”	
Section 9	Removed & replaced with general reference to the General Rules of Part 13 Division 1	General Landscaped Area Rules. The stock rules from Part 13, Division 1 are more restrictive than those in the original drafted Section 9 of the DC.
Section 10	Removed	Planting requirements. Covered by reference to Part 13, Div 1
Section 11	Removed	Low Water rules. Covered by Part 13, Div 1
Section 12	Removed	Additional Landscaping Rules. Covered by Part 13, Div 1
Section 13	Removed	Residential Amenity Space; covered by Part 13, Div 1
Section 14	Removed	Garbage; covered by Part 13, div 1
Section 15	Removed	Recycling Facilities; covered by Part 13, Div 1
Section 16	Removed	Mechanical Screening; covered by Part 13, Div 1
Section 17	Removed	Visibility Setback; covered by Part 13, Div 1
Section 18	Now Section 10; directions	Shadowing rules

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	provided in sections 10(a),(b) and (c) for further clarity	
Section 19	Now Section 11; subsection 2 removed	Subsection 2 is a “tied to plans” statement and is referenced elsewhere. No need to repeat here.
Section 20	Now Section 12; subsection 1 removes references to other sections of DC; subsections 3 and 4 added (subsection 4 moved from old Section 33)	Use Area
Section 21	Now Section 13; subsection 3 now refers only to motor vehicle stalls. Bike stall rules moved to section 16(5); subsection 4(c) moved from subsection 7 to provide clarification on cash-in-lieu; subsection 5 added (no parking requirement for Temporary Marketing Centre)	Parking Rules
Section 22	Now Section 14; wording changed to simplify section; subsection 2 added to exempt from rules in section 13	Short Stay Parking
Section 23	Now Section 15; subsection 3 removed as it was redundant	Use of Parking Areas
Section 24	Now Section 16; subsection 4 added to exempt Temporary Marketing Centre from requirement; subsection 5 moved from former section 21	Bike Parking Stalls
Section 25	Now Section 17	Location of Bike Parking Stalls
Section 26	Now Section 18; reference to height of podium removed	Roof. Removed reference covered by new definition of podium
	Section 19 added, allowing relaxation of DC rules	As per Council direction
Section 27	Now Section 20. Renumbered to reflect changes throughout	
Section 28	Now Section 21	
NEW	Section 22	NEW – lays out rules for expiration of temporary surface parking use

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Section 29	Now Section 23; subsection 1 reduced from FAR 11 to FAR 10; subsection 2 raises residential FAR from 3.5 to 4.0;	Floor Area Ratio
Section 30	Now Section 24; subsections 1 & 2 remove a reference to bonusing for transit enhancements; subsection 3 added to define "Eau Claire Improvement Fund"	Incentive Density Calculation
Section 31	Now Section 26	Location of office use
Section 32	Now Section 25; podium height limit removed as this is now part of podium definition; overall height reduced from 135 to 127 metres	Maximum height
Section 33	Section moved to Section 12(4) of use area	Limit on Retail use area
Section 34	Now Section 28; Wording changed to reflect new definition of podium	Tower Separation
Section 35	Now Section 29; structure changed for clarity and to adjust to new definition of podium	Floor Plate
Section 36	Now Section 30	Riverfront Avenue
Section 37	Now Section 31; Wording changed – now tied to DCP	Phasing
NEW	Section 32 added – tied to plans via Schedule C	DP tied to plans
Section 38	Now Section 33	
Section 39	Now Section 34; subsection 2 increases residential FAR from 1.75 to 2.	Site 2 FAR
Section 40	Now Section 36; subsection 2 added to ensure only residential uses are located in a tower	Site 2 Location of Uses
Section 41	Removed, but subject covered under new Section 12(4)	Site 2 Use Area Rule
Section 42	Now Section 37; subsection (a) adds setback reference to "street"	Setbacks
Section 43	Now Section 35; removed	Maximum Height

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	unneeded reference to podium height	
Section 44	Now Section 38; Wording changed to reflect new definition of podium	Tower Separation
Section 45	Now Section 39; structure changed for clarity and to adjust to new definition of podium	Floor Plate
Section 46	Now Section 40, renumbered references	SITE 3
Section 47	Now Section 41	Permitted uses
Section 48	Now Section 42;	Discretionary uses
Section 49	Now Section 43	