

Highland Park DC Bylaw Changes

At time of 2nd reading propose the following amendments to the DC bylaws.

Bylaw 29D2017 (Attachment 1)

1. Delete Section 1 and replace with the following:

Purpose

1 This Direct Control District is intended to:

- (a) provide for a combination of a mixed-use and **street oriented development**;
- (b) provide a **building** form with opportunity for store fronts along a continuous block face; and
- (c) adhere **building development** to slope adaptive principles as topography dictates.

2. Delete Section 18, titled 'Relaxation'

Bylaw 30D2017 (Attachment 2)

1. Delete Section 1 and replace with the following:

Purpose

1 This Direct Control is intended to:

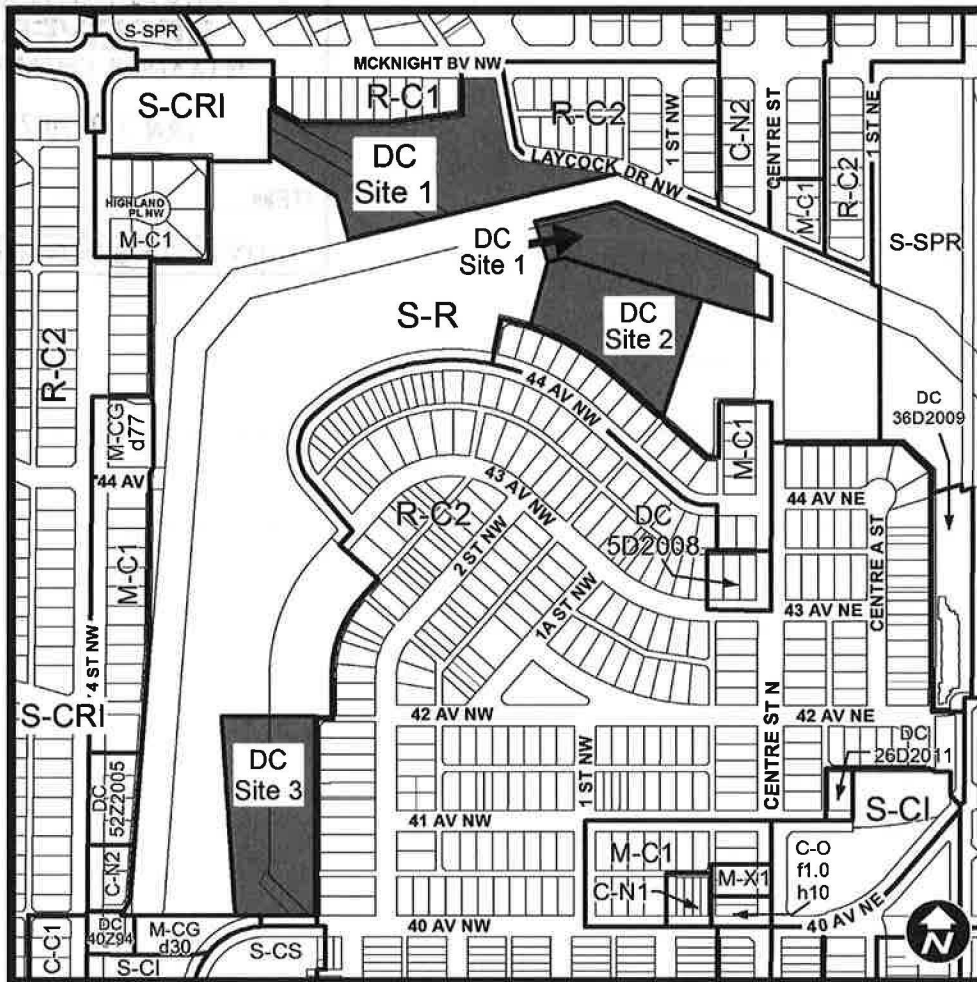
- (a) provide for **Multi-Residential Development** that allows for higher **density** and taller **buildings**;
- (b) provide for **Multi-Residential Development** that will accommodate varying **building densities** and **heights** within a block;
- (c) prescribe a built form that is **street** oriented;
- (d) provide the opportunity for a mix of **uses** located on the ground floor; and
- (e) adhere **building development** to slope adaptive principles as topography dictates.

2. Delete Section 14, titled 'Relaxation'



Bylaw 31D2017 (Attachment 3)

1. Delete the map in Schedule B and replace with a new map as follows:



2. Delete Section 1 and replace with the following:

Purpose

2 This Direct Control is intended to:

- (a) prescribe a **building** form that is **street** oriented;
- (b) allow for a limited range of support commercial **uses**;
- (c) impose **building height** and **setback area** restrictions that are sensitive to adjoining **low density residential districts**;
- (d) provide medium **density Multi-Residential Development** with reduced **building height** and **building** mass to respect the **adjacent low density residential districts**; and

- (e) adhere **building development** to slope adaptive principles as topography dictates.

3. Delete Section 10 and replace with the following;

Building Height

10 (1) Unless otherwise referenced in subsection (2), the maximum **building height** on site 1 is 26.0 metres.

(2) Where a **parcel** shares a **property line** with a **street** the maximum **building height** is:

(a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and

(b) 26.0 metres measured from **grade** at a distance greater than 3.0 metres from that shared **property line**.

(3) The maximum **building height** on site 2 and 3 is 20.0 metres.

4. Delete Section 13, titled 'Relaxation'

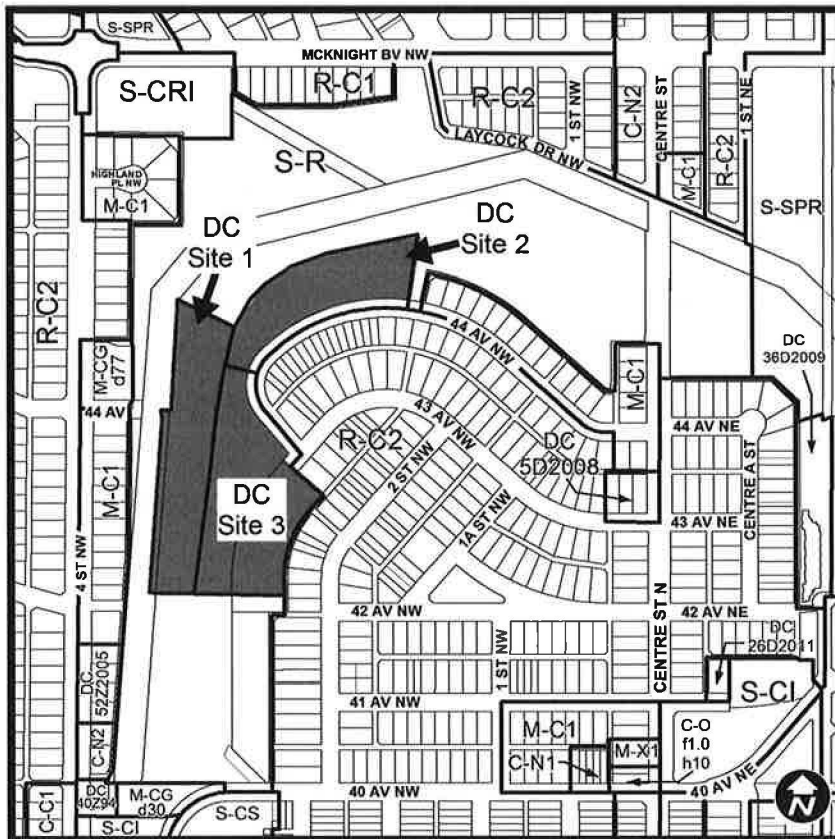
5. At the end of this Direct Control District add the follow section and number accordingly:

Access

No access is permitted from a **lane**.

Bylaw 32D2017 (Attachment 4)

1. Delete the map in Schedule B and replace with a new map as follows:



3. Delete Section 1 and replace with the following:

Purpose

1 This Direct Control District is intended to:

- (a) provide for midrise **street oriented multi-residential buildings** that are sensitive to **adjacent low density residential districts**;
- (b) provide appropriate transitions in **building heights** and **setbacks** from the **adjacent low density residential districts**; and
- (c) adhere **building development** to slope adaptive principles as topography dictates.

2. Delete Section 4 and replace with the following:

Permitted Uses

4 The **permitted uses** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:

(a) **Multi-Residential Development - Minor.**

3. Delete Section 5 and replace with the following:

Discretionary Uses

5 The **discretionary uses** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

(a) **Multi-Residential Development - Minor.**

4. Delete Section 8 and replace with the following:

Building Setbacks

- 8**
- (1) Unless otherwise referenced in subsections (2) and (3), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
 - (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.
 - (3) Notwithstanding subsection (2), the minimum **building setback** from a **property line** shared with a **street adjacent to low density residential districts** is 3.0 metres.
 - (4) The maximum **building setback** from a **property line** shared with a **street** is 4.5 metres.
 - (5) The minimum **building setback** from a **property line** shared with a **lane** is 13.0 metres.
 - (6) The minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.

5. Delete Section 9 and replace with the following:

Building Height

- 9**
- (1) Unless otherwise referenced in subsection (2) the maximum **building height** on site 1 and site 3 is 20.0 metres.
 - (2) Where a **parcel** shares a **property line** with a **street**, the maximum **building height** is:
 - (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
 - (b) 20.0 metres measured from **grade** at a distance greater than 3.0 metres of that shared **property line**.

(3) The maximum **building height** on site 2 is 12.0 metres measured from the top of the curb along 44 Avenue NW **adjacent** to site 2.

6. At the end of this Direct Control District add the following section at the end of the bylaw and renumber accordingly:

Access

No access is permitted from a **lane**.

7. Delete Section 12, titled 'Relaxation' in its entirety.

Bylaw 33D2017 (Attachment 5)

1. Delete Section 1 and replace with the following:

Purpose

3 This Direct Control is intended to:

- (a) prescribe a **building** form that is **street** oriented **development**;
- (b) allow for a limited range of support commercial **uses** and;
- (c) adhere **building development** to slope adaptive principles as topography dictates.

2. Delete Section 12, titled 'Relaxation'

Issue #8 – Proposed changes to the Highland Village Green Design Guidelines

At the end of Section 3.1, title 'General Policies' add the following:

- j. Where applicable, all new building development should adhere to slope adaptive development principles.
- k. Where possible, the amount of fill necessary to service the site should be minimized.

- l. Construction and stripping and grading in the area west of Centre Street will not commence until appropriate solutions for the entire catchment have been identified and implemented to the satisfaction of Water Resources.
- m. The developer in conjunction with The City should inform the community of timing of stripping and grading.
- n. Final grading should provide a contouring similar to the current landscape, for example, maximizing grassed stable slopes and minimizing the use of retaining walls.