

Proposed Amendments to the DC District (Bylaw 179D2015)

Amendments Part 1.

Remove all references to **Hotel** as follows:

1. *Delete and replace Section 8(a)(ii) with:*

(ii) the maximum **floor area ratio** in subsection (i) may be increased by up to an additional **floor area ratio** of 9.0 when this additional floor area is used for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development and Tong House uses**; and

2. *Delete and replace Section 9 with:*

Each floor of a **building** located partially or wholly above 36.0 metres above **grade** and containing one or more of **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development, and Tong House uses** must not exceed a maximum:

- (a) **floor plate area** of 930.0 square metres; and
- (b) horizontal dimension of 44.0 metres.

3. *Delete and replace Section 10(2) with:*

Only those **uses** listed in the Residential Group of Schedule A to Bylaw 1P2007, with the inclusion of **Tong House**, may share a hallway with any other **use** in the Residential Group of Schedule A to Bylaw 1P2007 or **Tong House**.

4. *Delete and replace Section 10(4) with:*

Only those **uses** listed in the Residential Group of Schedule A to Bylaw 1P2007, with the inclusion of **Tong House**, may share an area of a parking structure with any other **use** in the Residential Group of Schedule A to Bylaw 1P2007 or **Tong House**.

5. *Delete and replace Section 11(4) with:*

The following **uses** do not have a **use area** restriction:

- (a) **Addiction Treatment**;
- (b) **Assisted Living**;
- (c) **Custodial Care**;
- (d) **Place of Worship – Medium**;
- (e) **Place of Worship – Small**;
- (f) **Protective and Emergency Service**;
- (g) **Residential Care**; and
- (h) **Utility Building**.

6. *Delete and replace Section 13 with:*

Windows for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development and Tong House uses** must provide a minimum horizontal separation of:

- (a) 9.0 metres from a **property line** shared with another **parcel**; and
- (b) 6.0 metres from a **property line** shared with a **lane**.

Proposed Amendments to the DC District (Bylaw 179D2015)

7. *Delete and replace Section 14(2)(a) with:*

the **building** contains a **Dwelling Unit, Multi-Residential Development, or Office** located above the ground floor; or

8. *Delete Section 14(3) and renumber accordingly.*

Amendments Part 2

1. *Delete and replace section 6:*

Uses

6 The **discretionary uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District;

(a) with the addition of:

(i) **Residential Sales Centre;**

(ii) **Tong House;** and

(b) with the exclusion of:

(i) **Beverage Container Quick Drop Facility;**

(ii) **Hotel;**

(iii) **Medical Marijuana Counselling;**

(iv) **Pawn Shop;** and

(v) **Payday Loan.**

2. *New Section 8.1*

Mandatory Residential

8.1 A minimum of 60% of the **floor area ratio** for any **building** must be comprised of one or more of the following **uses**: **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development or Tong House.**

3. *Delete and replace Section 10 (1) with:*

10 (1) The following **uses** must not be located on the ground floor of **buildings**:

(a) **Catering Service – Minor;**

(b) **Community Recreation Facility;**

(c) **Counselling Service;**

(d) **Health Services Laboratory – With Clients;**

(e) **Indoor Recreation Facility;**

(f) **Instructional Facility;**

(g) **Medical Clinic;**

(h) **Office;**

Proposed Amendments to the DC District (Bylaw 179D2015)

- (i) **Place of Worship – Small;**
- (j) **Radio and Television Studio;** and
- (k) **Service Organization.**

4. *Delete and Replace section 11(1):*

11(1) Unless otherwise referenced in this section, the maximum **use area** on the ground floor of a **building** is 465.0 square metres.

5. *Delete Section 11(5)*

6. *Add new Section 16 as follows:*

Building Height

16 (1) Unless otherwise specified in subsection (2), the maximum **building height** is 97 metres.

(2) Within 20 metres of 2 Avenue SW, the maximum **building height** is 46 metres.

7. *Add new Section 17 as follows:*

Podium Height

17 (1) Unless otherwise specified in subsection (2), the maximum podium height is 6 storeys.

(2) Within 20 metres of 2 Avenue SW, the maximum podium height is 46 metres.

8. *Add new Section 18 as follows:*

Podium Design

18 The podium design must accommodate one or more of the following: at-grade pedestrian connectivity between 2 and 3 Avenues or from those streets individually into the site; sunlight penetration to the south side of 2 Avenue SW; or significant at-grade gathering space for public use.

9. *Add new section 19*

Architectural Motifs

19 All buildings must incorporate Chinese or Asian motifs or architectural elements into the façade, landscaping, or signage.

10. *Add new section 20*

Articulation of the Building

20 Where facades face 2 Avenue SW or 3 Avenue SW, and are located at or below the sixth storey, the façade must incorporate a recess or projection every 7.5 metres of horizontal distance.