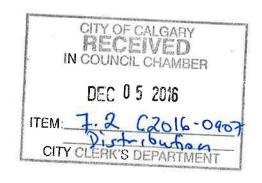
Proposed Amendments to the DC District (Bylaw 179D2015)

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:
- 9 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:
- (2) 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:
- (4) 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:
- (4) 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;



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- (g) Residential Care; and
- (h) Utility Building.
- 6. Delete and replace Section 13 with:
- 13 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*.
 - 7. Delete and replace Section 14(2)(a) with:
 - (a) 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

- 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; and
 - (ii) Tong House; and
 - (b) with the exclusion of:
 - (i) Beverage Container Quick Drop Facility:
 - (ii) Hotel;
 - (iii) Medical Marihuana Counselling;
 - (iv) Pawn Shop; and

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Proposed Amendments to the DC District (Bylaw 179D2015) (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:
- (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:
 - (i) Place of Worship Small;
 - (i) Radio and Television Studio; and
 - (k) Service Organization.
 - 4. Delete and Replace section 11(1):
- (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.

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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 4 storeys.
- 8. Add new Section 18 as follows:

Podium Design

- 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

- 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

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.

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