

## 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**

**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;** 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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**(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;**
  - (j) 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**

- 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.