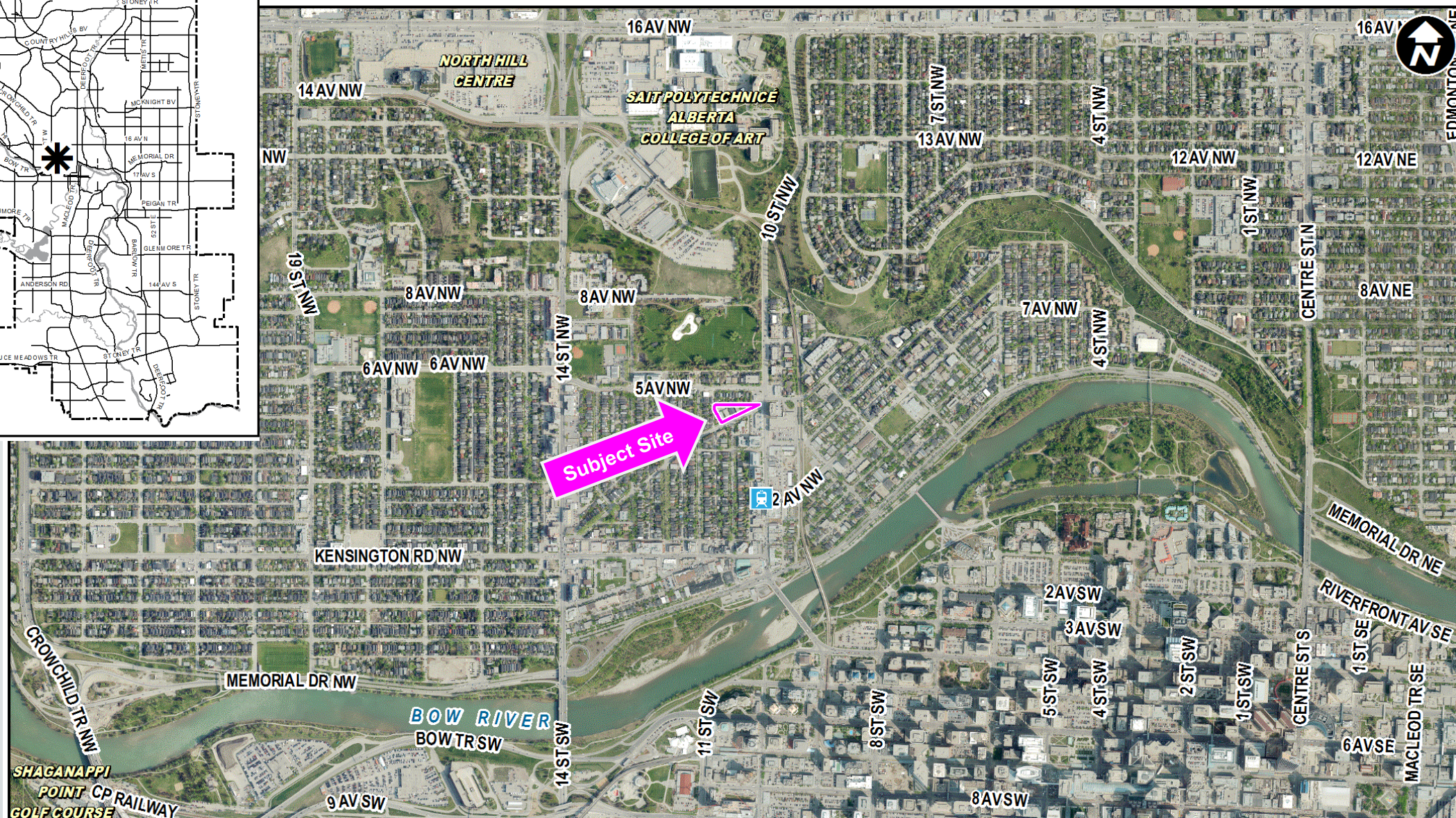
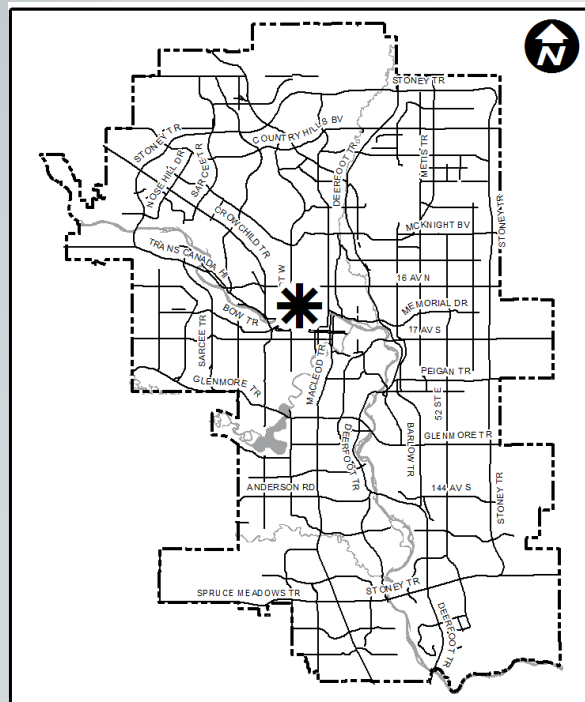
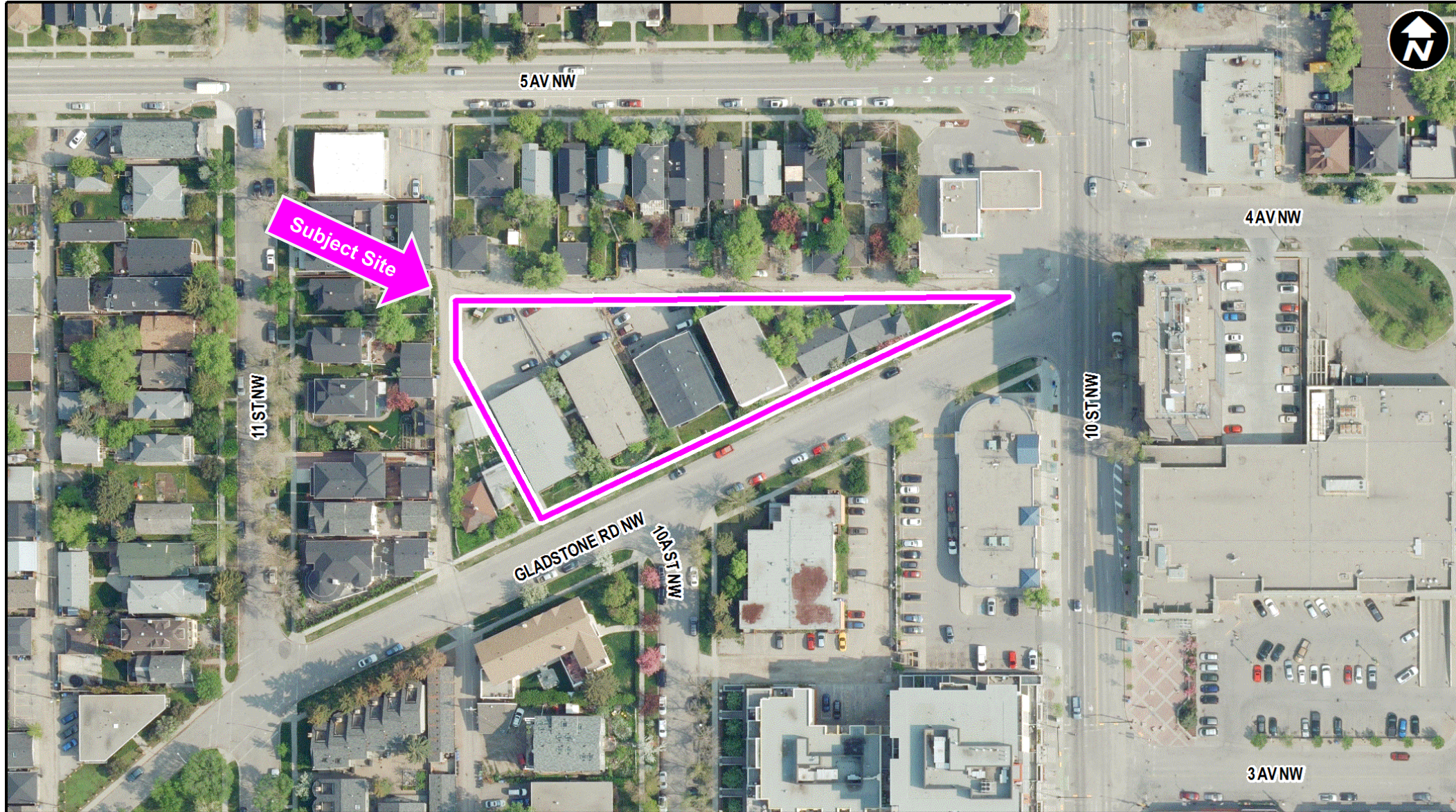


**LOC2020-0122**  
**Policy Amendment and**  
**Land Use Amendment**

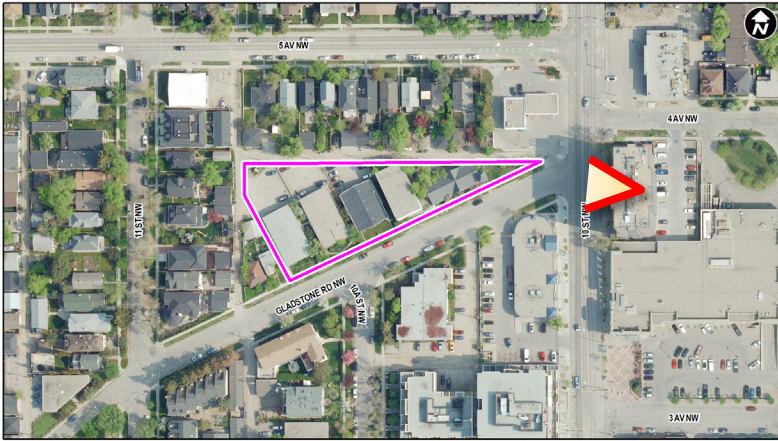




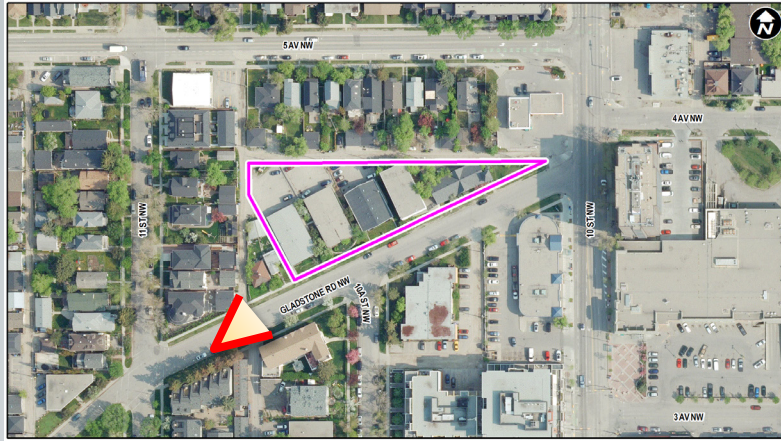








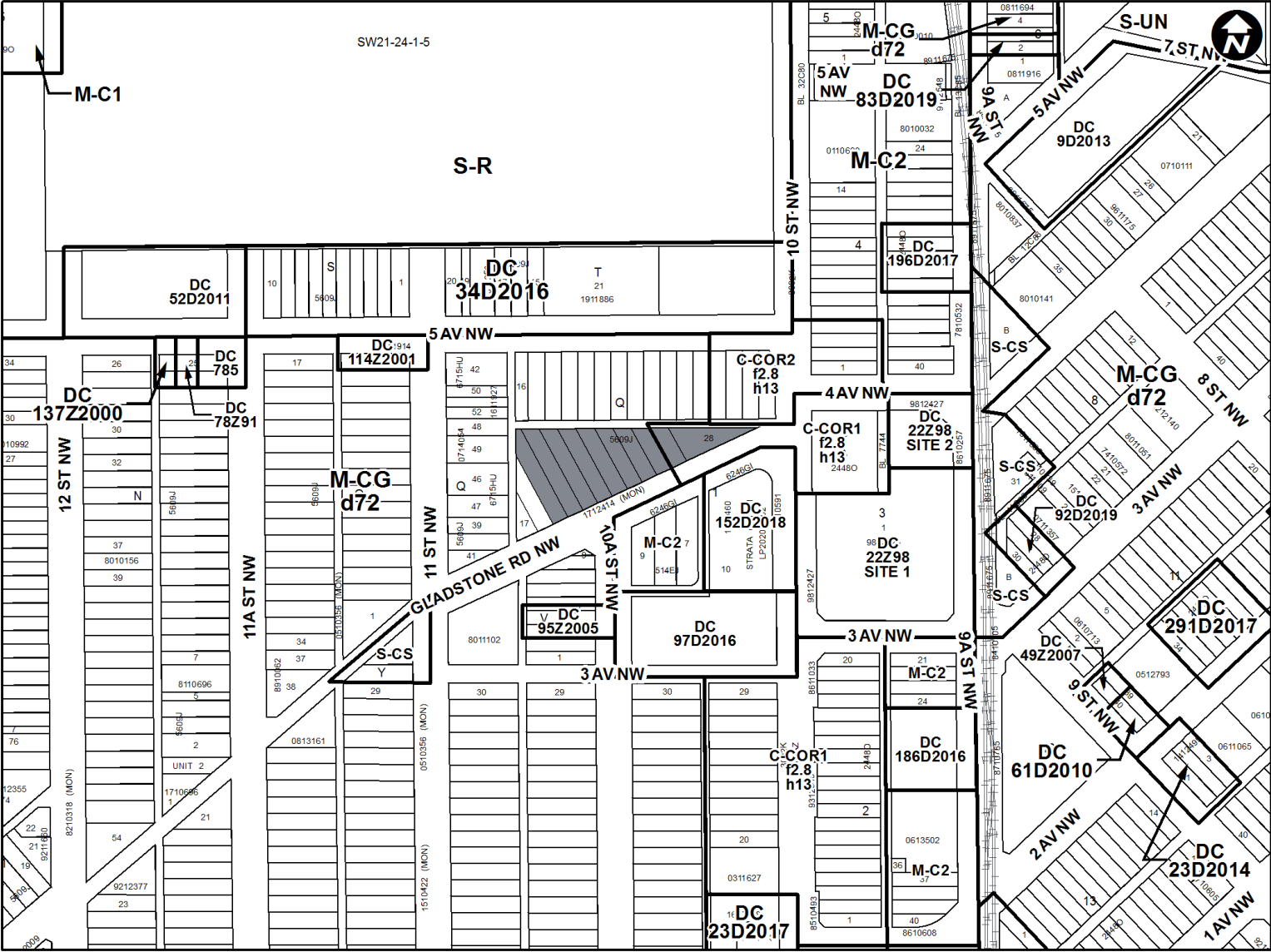




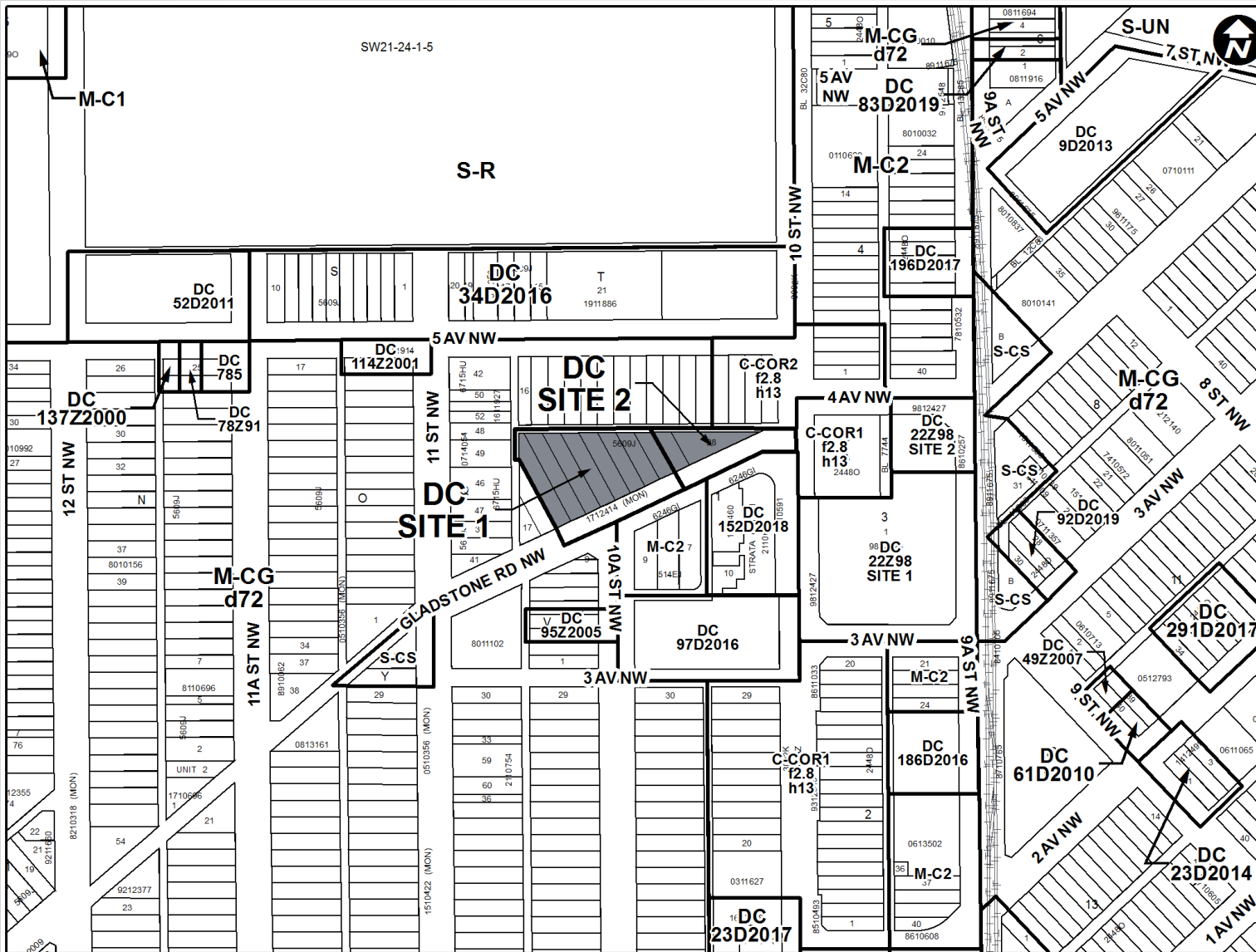












## Direct Control District

- Based on Mixed-use General (MU-1) District

## Site 1

Base FAR: 2.0

Max FAR with bonusing: 4.0

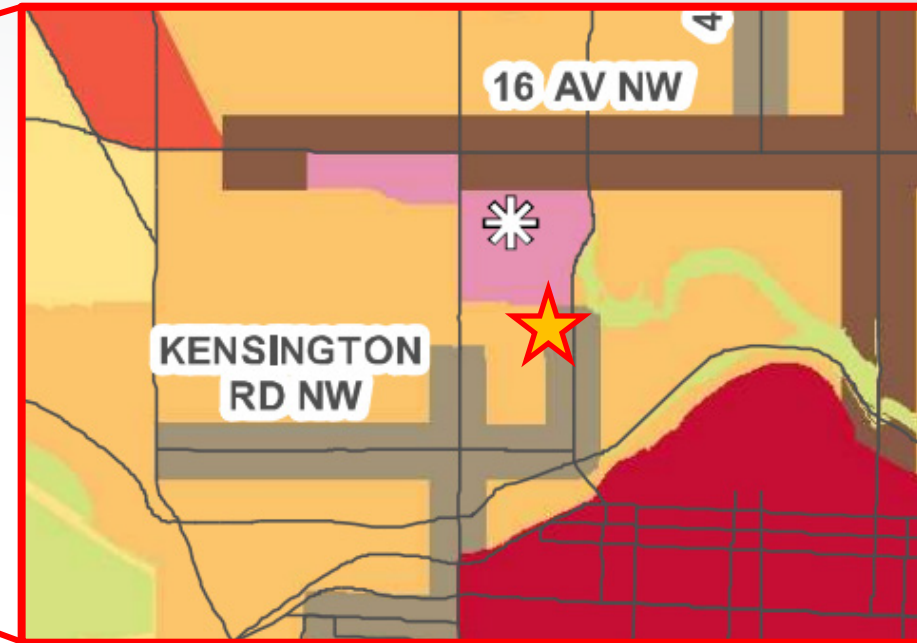
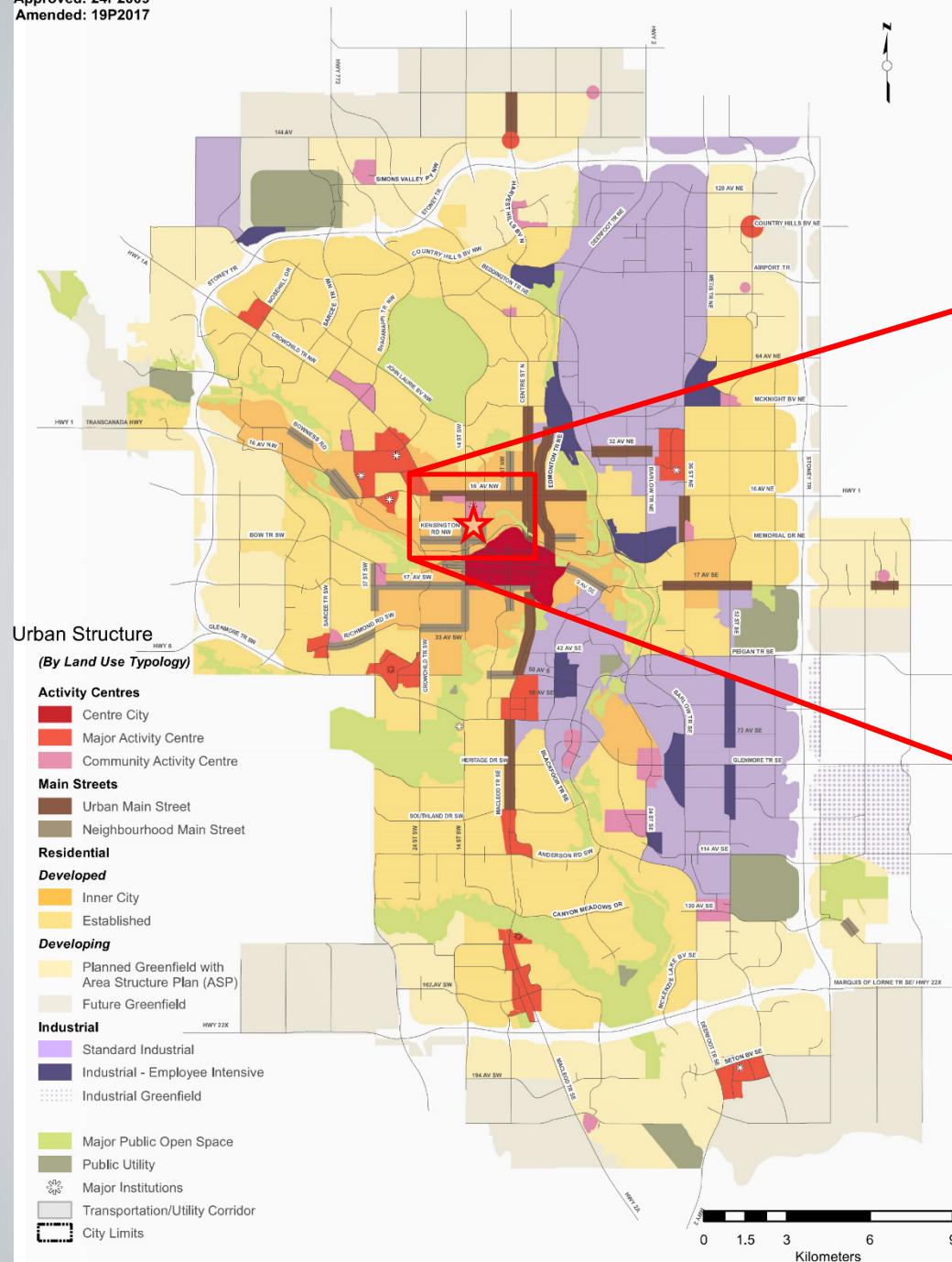
Max Height: 20 metres

## Site 2

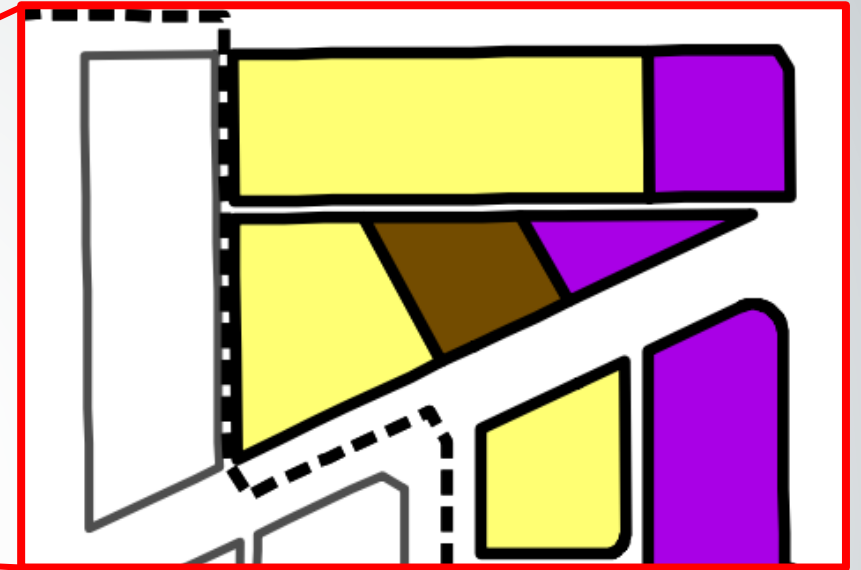
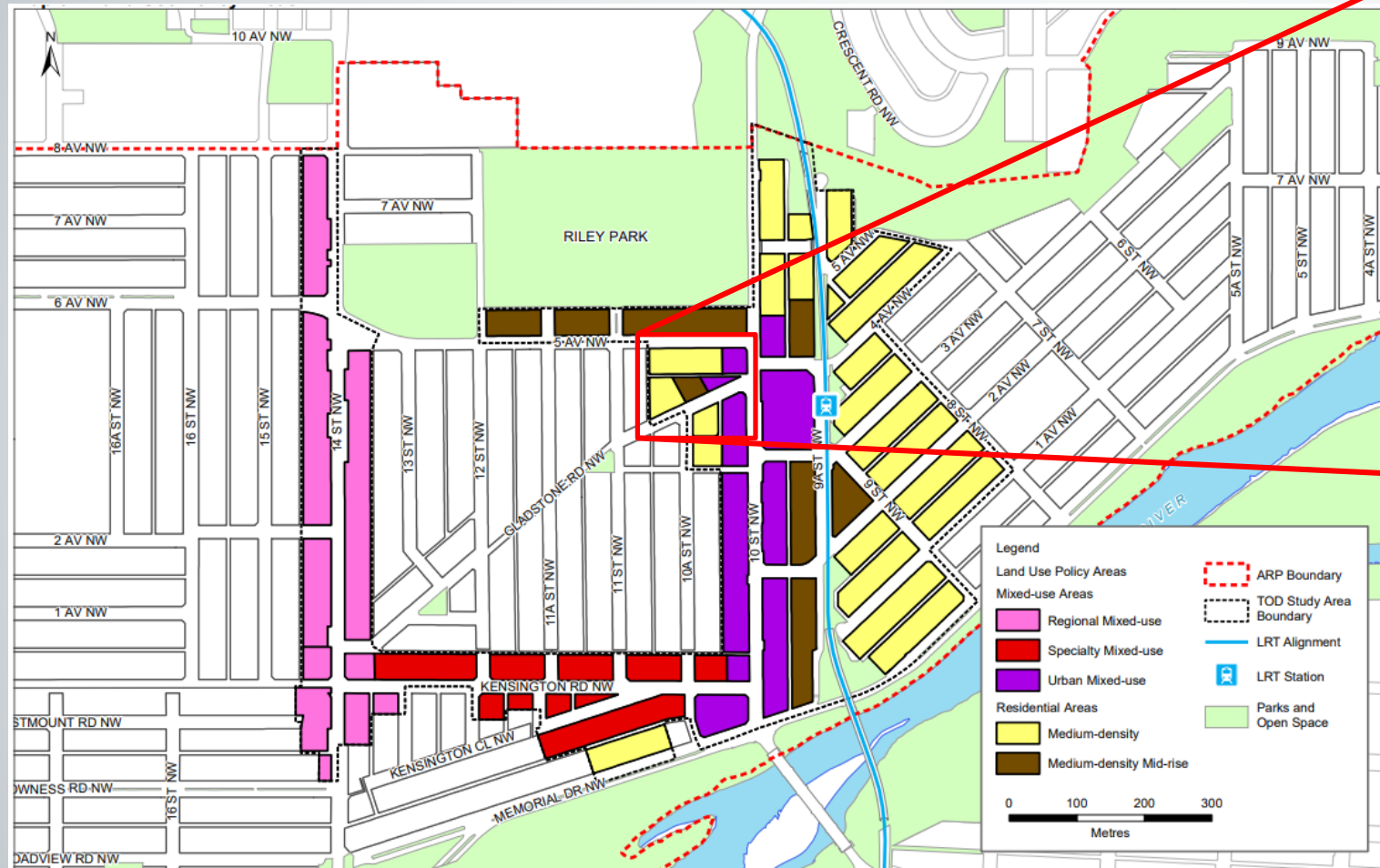
FAR: 1.0

Max Height: 13 metres

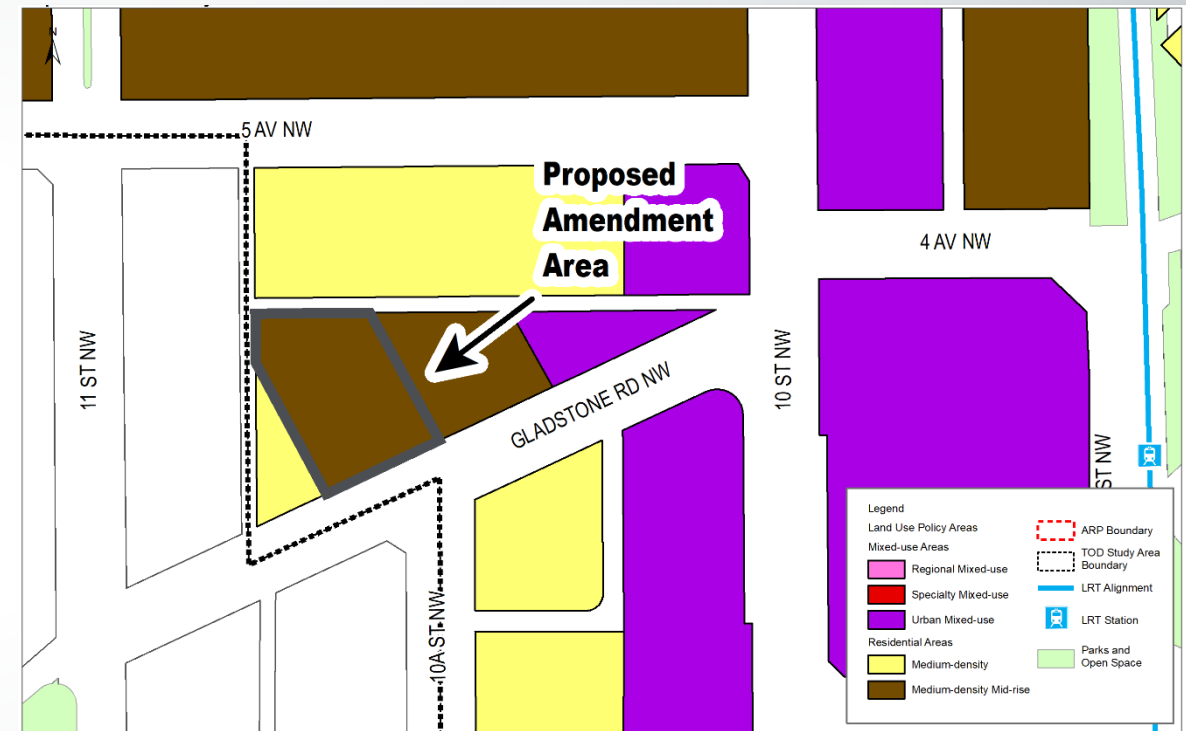
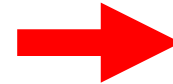
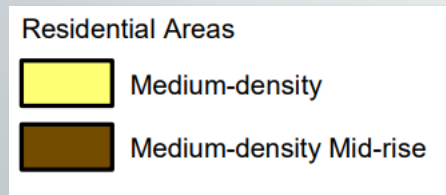
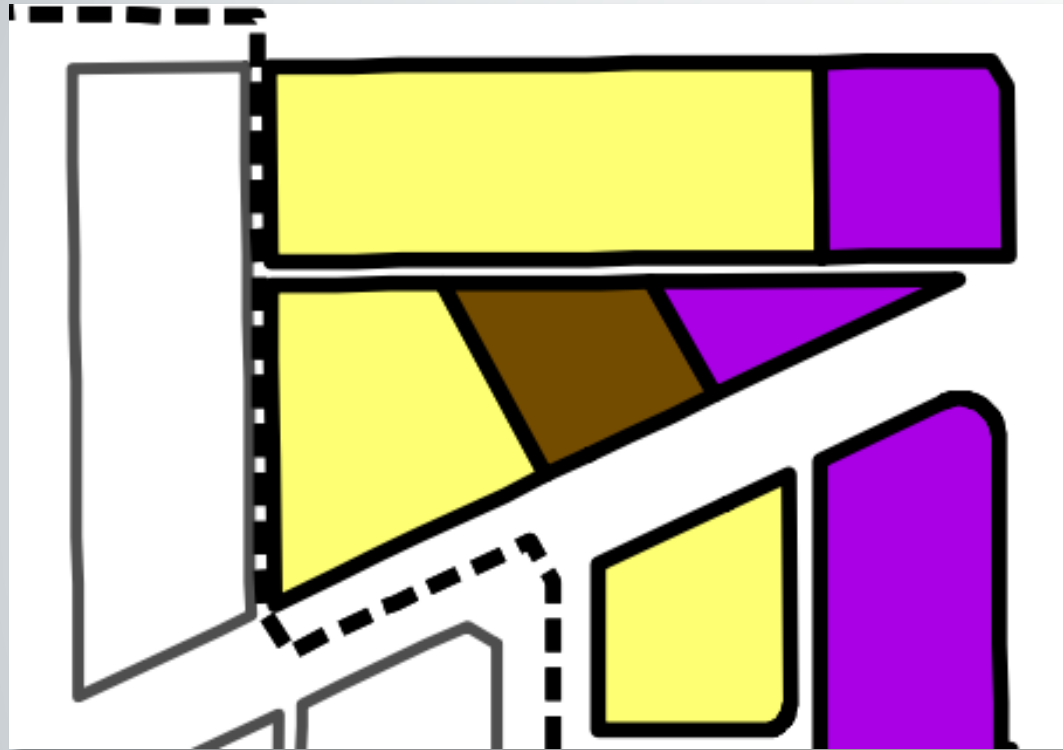




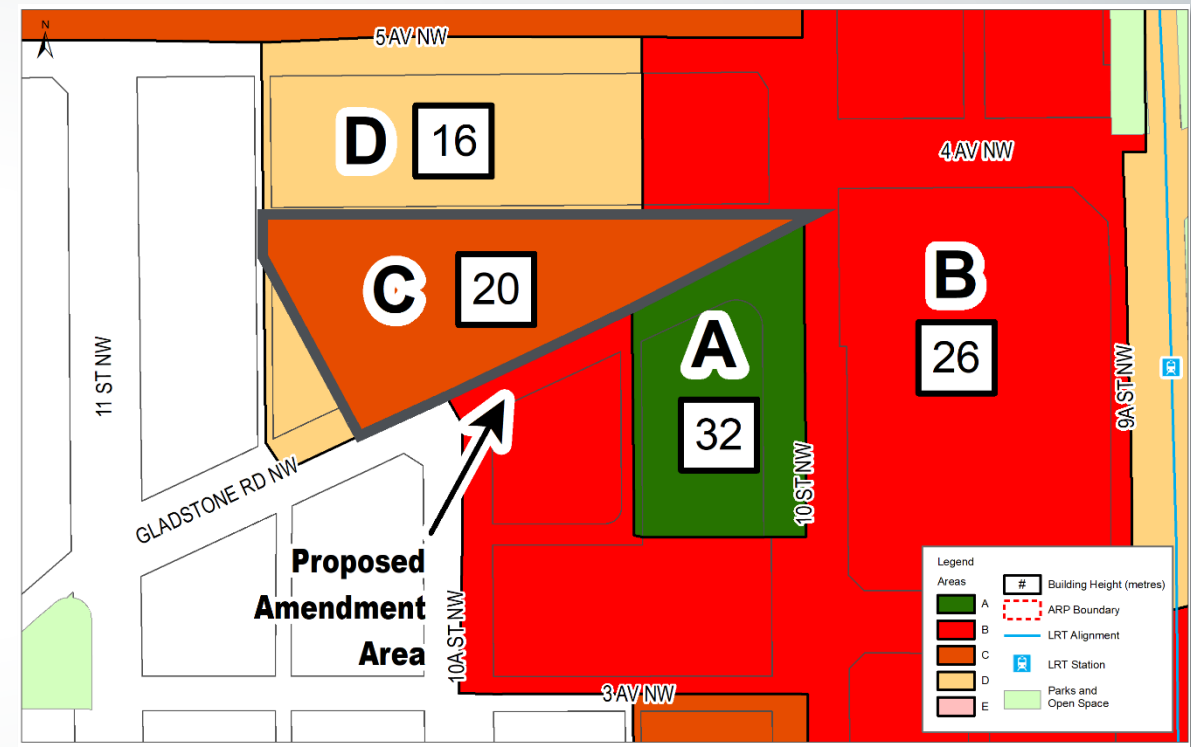
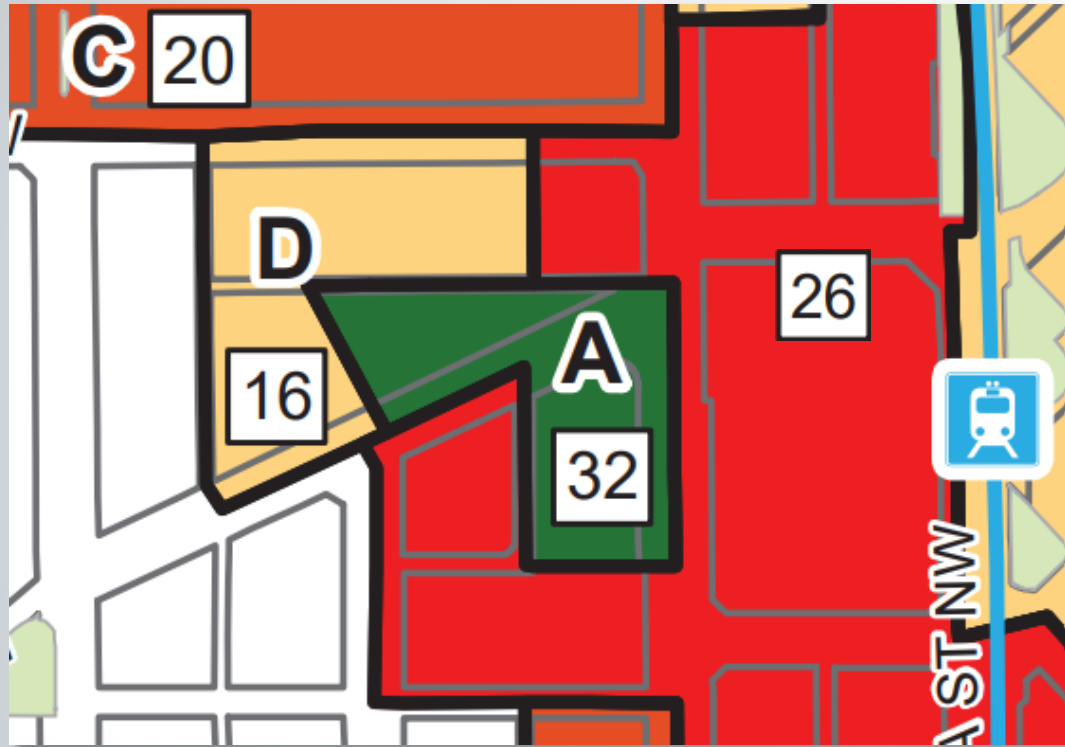




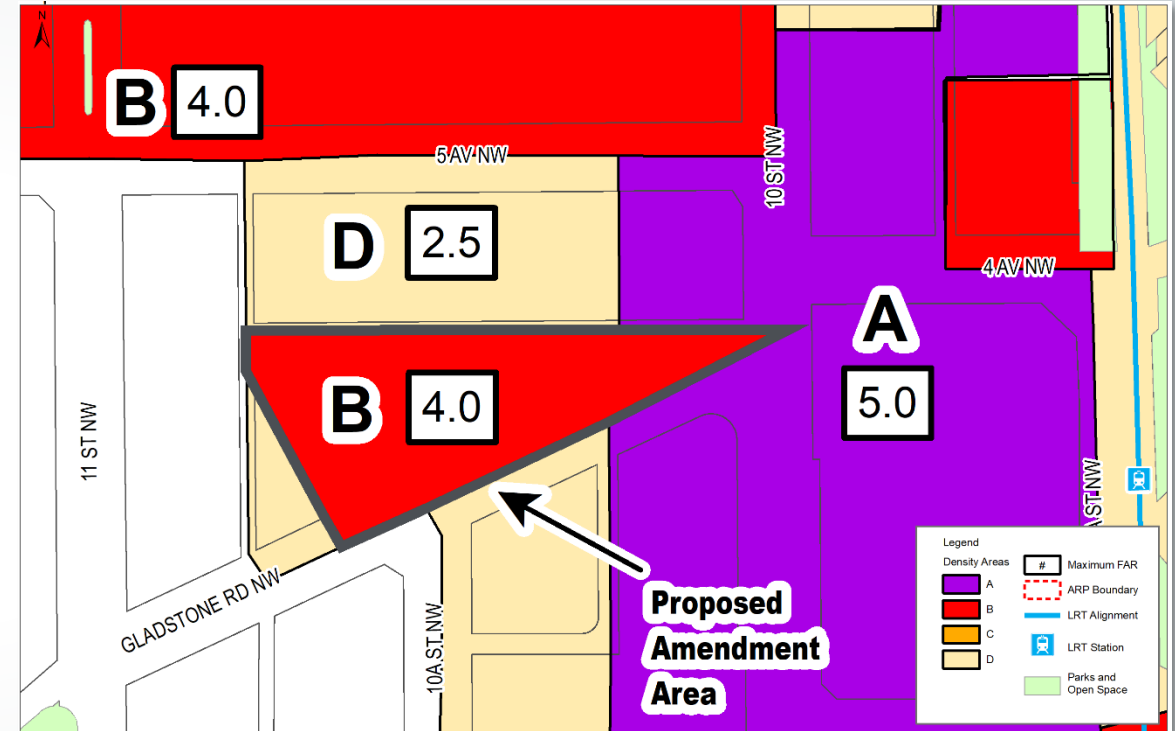
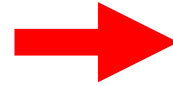
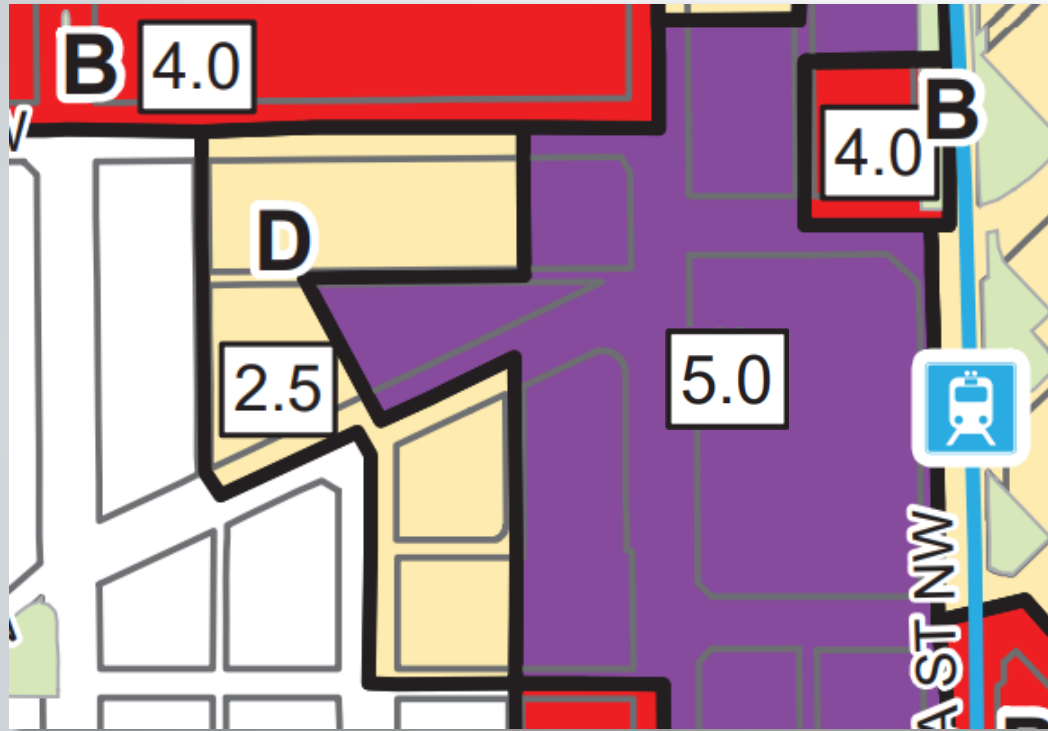






















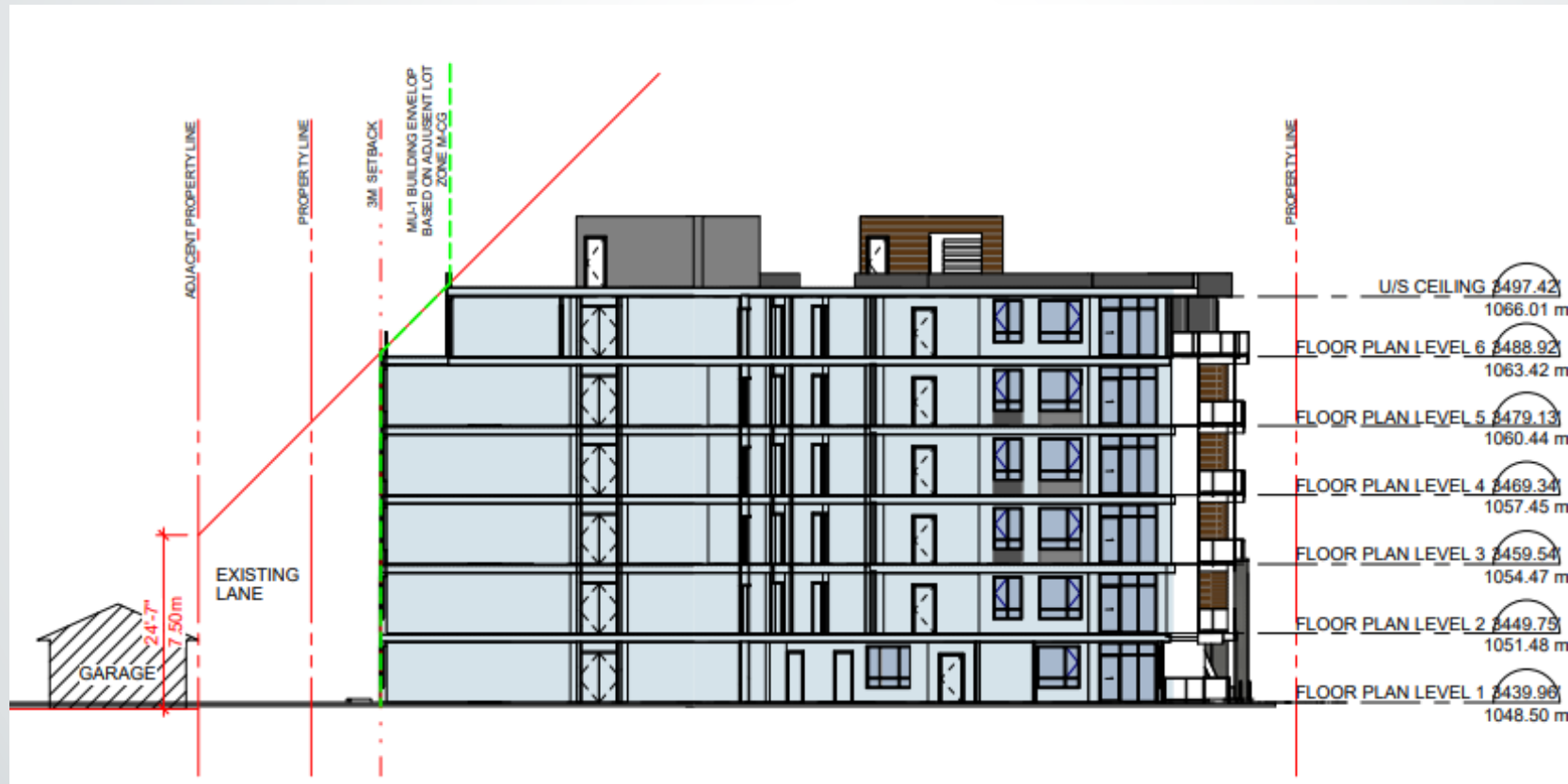
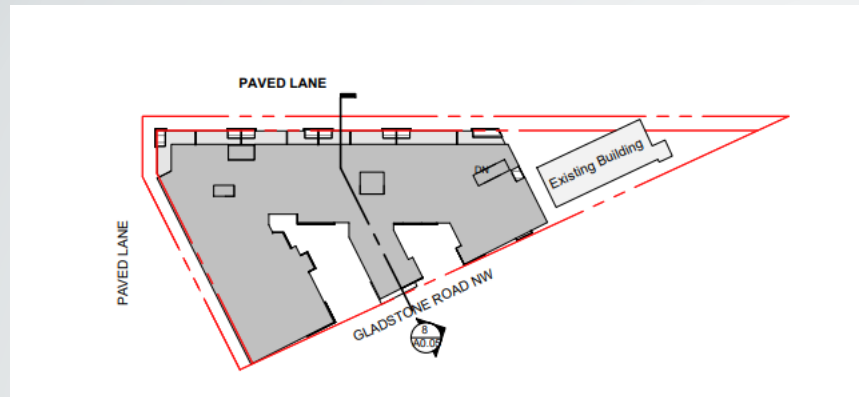
**Recommendation:**

1. Give first and second readings to the proposed bylaw for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 5);
2. Withhold third reading pending Municipal Historic Designation of the Hillhurst Baptist Church or until any other mechanism to ensure such designation is in place;
3. Give first and second readings to the proposed redesignation of 0.36 hectares  $\pm$  (0.91 acres  $\pm$ ) located at 1110, 1114, 1120, 1124, 1126 Gladstone Road NW (Plan 5609J, Block Q, Lots 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28) from Commercial – Corridor 1 (C-COR1f2.8h13) District and Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Direct Control District to accommodate multi-residential development and the preservation of a heritage building, with guidelines (Attachment 4); and
4. Withhold third reading pending Municipal Historic Designation of the Hillhurst Baptist Church or until any other mechanism to ensure such designation is in place.

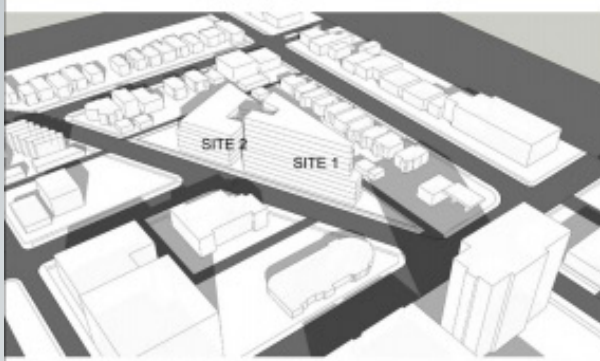


## Supplementary Slides









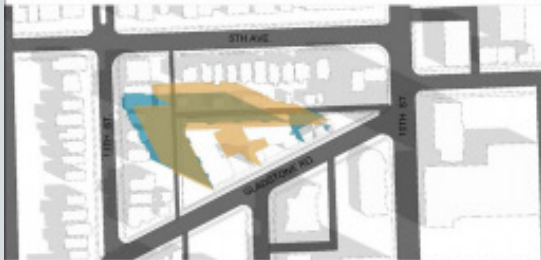
BUILDING MASSING BASED ON ARP POLICY

|        | Site Area (sf) | Max. Ht (m) | Max. FAR | Max. GFA (sf) | Ht per Level (m) | Max. Levels | Floor Area per Floor (sf) |
|--------|----------------|-------------|----------|---------------|------------------|-------------|---------------------------|
| Site 1 | 20,514         | 32          | 5        | 102,570       | 3.3              | 9           | 11,219                    |
| Site 2 | 19,800         | 16          | 2.5      | 49,500        | 3.5              | 5           | 9,900                     |

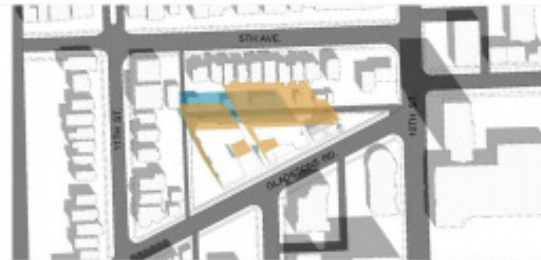


PROPOSED BUILDING MASSING

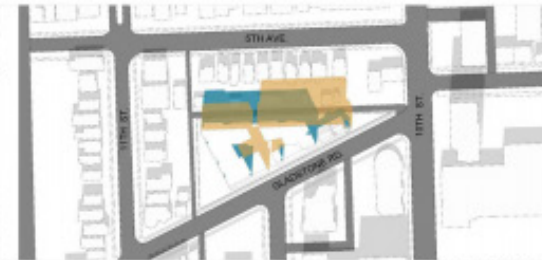
- BUILDING SHADOW BASED ON ARP POLICY
- PROPOSED BUILDING SHADOW



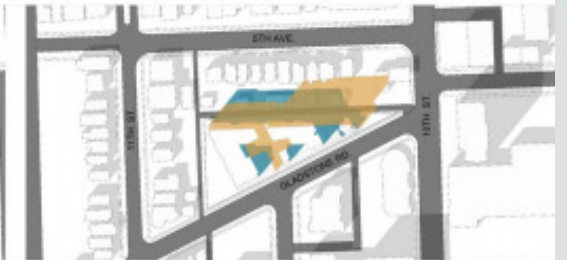
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MARCH/SEPT. 21 - 12:00PM



MARCH/SEPT. 21 - 2:00PM



MARCH/SEPT. 21 - 4:00P



JUNE 21 - 10:00 AM



JUNE 21 - 12:00 PM



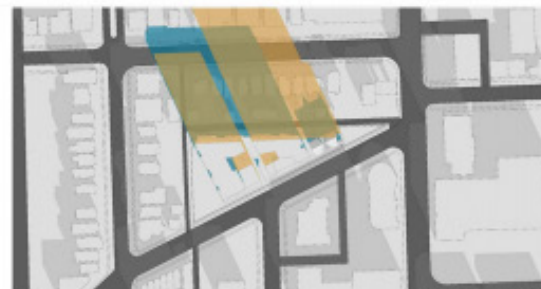
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JUNE 21 - 4:00 A



DEC. 21 - 10:00 AM



DEC. 21 - 12:00 PM





DEC. 21 - 2:00 AM



DEC. 21 - 4:00 A



 BUILDING SHADOW BASED ON ARP POLICY

 PROPOSED BUILDING SHADOW

