

Proposed Amendment to the Eau Claire Area Redevelopment Plan

1. The Eau Claire Area Redevelopment Plan attached to and forming part of Bylaw 2P95, as amended, is hereby further amended as follows:
 - (a) Delete the existing Figure 6 entitled 'Potential Major Land Uses, Densities and Building Heights' and replace with the revised Figure 6 entitled 'Potential Major Land Uses, Densities and Building Heights', attached as Schedule A.

TEXT FOR DISCUSSION

SCHEDULE A

Eau Claire Area Redevelopment Plan

Figure 6

Potential Major Land Uses,
Densities and
Building Heights

0 50 100 150
Metres



Legend

Study Area Boundary

L.R.T. Alignment

Residential

Commercial

Mixed Use

Public Open Space

Eau Claire Plaza

P Public Open Space

I Institutional

4.0 Maximum Floor Area Ratio

25 Maximum Building Storeys

* Require Use of Density Pool or Bonus,
See Section 6.4.2

** 25 Storeys Maximum for One Tower

23 and 15 Storeys if Two Towers

NOTE: Maximum building storeys on sites adjacent to the riverbank may be affected by sun shadow guidelines

This map is conceptual only. No measurements of distances or areas should be taken from this map.

