

Proposed Amendment to the Cliff Bungalow Area Redevelopment Plan

1. The Cliff Bungalow Area Redevelopment Plan attached to and forming part of Bylaw 2P93, as amended, is hereby further amended as follows:
 - a) Amend Figure 3 entitled 'Land Use Policy Areas' by changing 0.16 hectares \pm (0.39 acres \pm) located 1714, 1716, and 1718 5A Street SW and closed road (Plan 1911117, Area 'A') from road right-of-way and 'Medium Density' to 'General Commercial' as generally illustrated in the sketch below:

FIGURE 3
LAND USE POLICY AREAS



- b) In section 3.3.3 17 Avenue S.W., after subsection 3.3.3.4.6 Parking, add the following:

3.3.3.4.7 615 - 17 Avenue SW and 1714, 1716, and 1718 - 5A Street SW

For sites located 615 - 17 Avenue SW and 1714, 1716, and 1718 -5A Street SW, the following policies apply:

- a. Development should include a mix of uses including residential and commercial uses.
- b. Commercial uses should front onto 17 Avenue SW along the ground floor of buildings.
- c. Residential uses should front onto 5A Street SW along the ground floor. Commercial uses may wrap the corner with 17 Avenue SW and provide limited frontage on 5A Street SW.
- d. Development should not exceed a maximum building height of 50 metres.
- e. Development should have a maximum floor plate of 750 square metres above 24 metres.
- f. Development should have a maximum floor area ratio of 3.0. Where a development application exceeds a floor area ratio of 3.0, to a maximum floor area ratio of 6.0, the additional floor area ratio can be achieved through the provisions of community benefits on and/or off-site improvements as determined by the Development Authority.
- g. To minimize the impacts of the building height on the surrounding area, development should demonstrate how the building design and massing responds to the adjacent development context. Design strategies may include, but are not limited to:
 - building stepbacks;
 - increased setbacks; and
 - building articulation.
- h. Development should respect the 5A Street SW Historic Landscaped Boulevard. To protect the existing boulevard trees and their root systems, the development should limit soil disturbance adjacent to the boulevard trees and provide adequate setback above and below grade, to the satisfaction of Urban Forestry.