

**LAND USE REDESIGNATION (DOWNTOWN COMMERCIAL CORE)  
BYLAW 5D2014**

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**SUMMARY/ISSUE**

To redesignate 0.59 ha  $\pm$  (1.45 ac  $\pm$ ) located at 100, 114, 120, 124 and 130 – 7 Avenue SW (Plan A, Block 43, Lots 21 to 40) from CM-2 Downtown Business District to DC Direct Control District to accommodate mixed use development.

**PREVIOUS COUNCIL DIRECTION**

None

**RECOMMENDATION OF THE  
ADMINISTRATION:**

That Council hold a Public Hearing on Bylaw 5D2014.

**RECOMMENDATION(S) OF CPC:**

That Council:

1. **ADOPT** the proposed redesignation of 0.59 hectares  $\pm$  (1.45 acres  $\pm$ ) located at 100, 114, 120, 124 and 130 – 7 Avenue SW (Plan A, Block 43, Lots 21 to 40) from CM-2 Downtown Business District to DC Direct Control District to accommodate mixed use development, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw 5D2014.

density table to include additional public benefits.

The DC would also secure the existing obligations on the site, relating to the development of the Len Werry building comprising parking, Colonel Walker Park and a +15 Bridge across 7 Avenue.

The Direct Control District would be divided into 3 sites comprising the Len Werry office building, the former A.G.T exchange building and Arts Central. According to the applicants, Site 1 of the subject lands (Arts Central) would be developed, for primarily residential purposes. No redevelopment of Sites 2 or 3 is contemplated at this time.

The specific land use provisions of the proposed Direct Control District are based on the CM-2 Downtown Business District of Part 10 of Land Use Bylaw 1P2007. The applicant seeks to utilize the general rules of CM-2, including the maximum 20 FAR, but seeks to provide additional bonus incentives to provide greater flexibility to support this particular project.

Additional initiatives for bicycle parking stalls, community support space, district energy connection, dwelling unit mix, environmental roof, electric vehicle charging, exceptional design, green wall, public art and transit enhancements have been added to the DC Bylaw to achieve the maximum density of 20.0 for ultimate development.

**APPLICANT(S)**

Dialog

**OWNER(S)**

Telus Communications Inc  
100 - 7 Avenue SW (Art Central) Inc

**INVESTIGATION**

This application seeks to re-designate the existing CM-2 land use designation for the south section of this city block to a Direct Control District to accommodate office, residential and amend the CM-2 bonus

**ATTACHMENT(S)**

1. Proposed Bylaw 5D2014
2. CPC Report LOC2013-0053