

REPORT TO COUNCIL



Date: September 28, 2011
File: TA11-0009/OCP11-0006 (LT)
To: City Manager
From: Land Use Management Department, Community Sustainability Division
Subject: Text Amendment to Zoning Bylaw related to Downtown Plan Charrette

Recommendation:

THAT Bylaw No. 10594 be amended at first reading, to include a revised "Diagram A" as shown in the report of the Land Use Management Department dated September 28, 2011;

AND THAT Bylaw No. 10568 be amended at first reading, to include "Diagram 5.1" as shown in the report of the Land Use Management Department dated September 28, 2011;

Summary:

On September 19, 2011, Council gave First Reading to amendments to the C7 zone to forward recommendations of the Downtown Plan Charette. One of the changes included adding "Area 3" to the existing Diagram A in the C7 zone, which is to specify the area where vehicular parking requirements would be waived for development of four storeys or less. The intent of this change was to include all properties fronting Bernard Avenue from Abbott St to Ellis St; however, the map presented to Council on September 19 only extended east to Pandosy Street. A revised Diagram A is attached which includes the expanded boundary.

In addition, following Council discussion at the September 19 meeting, it is recommended that the following "Diagram 5.1" be added to the proposed Building Height Policy (5.5.1):

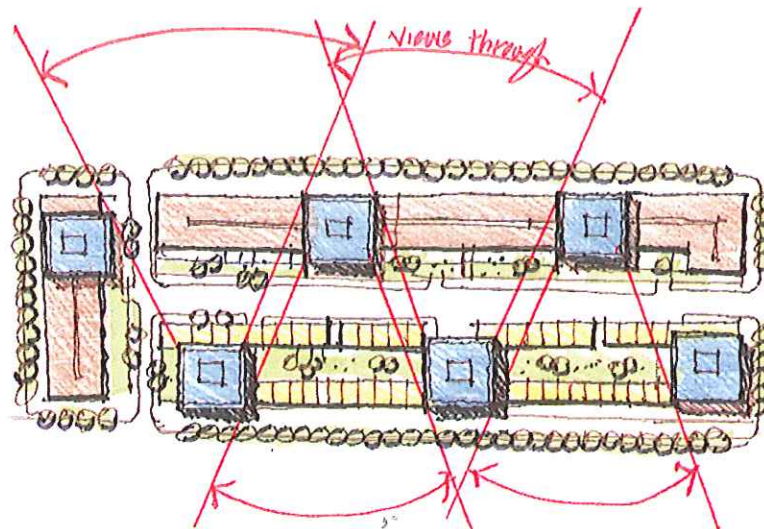
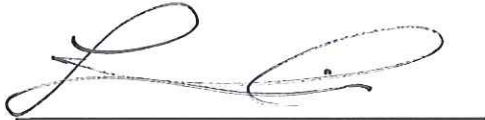


Diagram 5.1

The above diagram illustrates the desired "checkerboard" pattern and sightline angles to be achieved for tall buildings through the revised wording of the Building Height Policy.

A handwritten signature in blue ink, located in the bottom right corner of the page.

Report prepared by:



Luke Turri, Urban Land Use Planner

Approved for inclusion:



Shelley Gambacort, Director, Land Use Management

Attachments:

Revised "Diagram A"

Diagram A

