

SUMMARY AND RECOMMENDATION

7. TEXT AMENDMENT: Heritage Density Bank Update and Zoning Amendments to Support Heritage Conservation

Summary: To amend the Zoning and Development By-law and the Downtown Official Development Plan to support heritage conservation, in zoning districts where density transfers are currently permitted through development permits (Downtown, West End, and Central Broadway), by allowing increases to the permitted floor area up to a maximum of 10 per cent to be available through amenity shares for heritage conservation.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Regular Council Meeting of July 25, 2017

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT the application to amend the Zoning and Development By-law No. 3575, generally as outlined in Appendix A of the Policy Report dated July 13, 2017, entitled "Heritage Density Bank Update and Zoning Amendments to Support Heritage Conservation", to support heritage conservation by amending the C-3A, C-5, C-5A, C-6, RM-5, RM-5A, RM-5B, RM-5C, RM-5D Zoning District Schedules to allow increases to the permitted floor area up to a maximum of 10 per cent to be available through amenity shares for heritage conservation, be approved.
- B. THAT the application to amend the Downtown Official Development Plan generally as outlined in Appendix B of the Policy Report dated July 13, 2017, entitled "Heritage Density Bank Update and Zoning Amendments to Support Heritage Conservation", to support heritage conservation to allow increases to the permitted floor area up to a maximum of 10 per cent to be available through amenity shares for heritage conservation, be approved.

[TA - Heritage Density Bank Update and Zoning Amendments to Support Heritage Conservation]