

Zoning By-law Amending By-law re:
C3-A and C-5, C-5A and C-6 Districts Schedules,
Heritage Conservation Amenity Shares
And Housekeeping

Draft for public hearing

BY-LAW NO. _____

**A By-law to amend the
C3-A and C-5, C-5A and C-6 Districts Schedules
Regarding Heritage Conservation Amenity Shares and the FC-2 District Schedule regarding
Schedule G and Housekeeping**

1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
2. In the C-3A District Schedule, in subsection 4.7.8, at the end of the first paragraph, Council strikes out "." and adds ", except that this provision shall not apply to a development where there has been an increase in floor space ratio pursuant to section 4.7.1(b)."
3. In the C-5, C-5A and C-6 Districts Schedule, in subsection 4.7.8, at the end of the first paragraph, Council strikes out "." and adds "or a development where there has been an increase in floor space ratio pursuant to section 4.7.1.1(b)."
4. In the FC-2 District Schedule, in section 4.7.12, Council strikes out "Schedule G" and substitutes "Schedule H".
5. Council strikes out:

"Schedule G"

Stipulated Rents at initial occupancy for secured market rental housing

This is Schedule G to By-law No. 3575, being the "Zoning and Development By-law"

	Targeted Rents in Below Market Units (35% of all units)	Income Level Served in Below Market Units
Studio	\$950	\$33,000 - \$46,000
1-Bed	\$1200	\$41,000 - \$58,000
2-Bed	\$1600	\$55,000 - \$77,000
3-Bed	\$2000	\$69,000 - \$96,000

Note: Income levels served assume 25% to 35% of income is spent on rent."

and substitutes:

"Schedule H"

Stipulated Rents at initial occupancy for secured market rental housing

This is Schedule H to By-law No. 3575, being the "Zoning and Development By-law"

	Targeted Rents in Below Market Units (35% of all units)	Income Level Served in Below Market Units
Studio	\$950	\$33,000 - \$46,000
1-Bed	\$1200	\$41,000 - \$58,000
2-Bed	\$1600	\$55,000 - \$77,000
3-Bed	\$2000	\$69,000 - \$96,000

Note: Income levels served assume 25% to 35% of income is spent on rent."

6. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
7. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2018

Mayor

City Clerk