

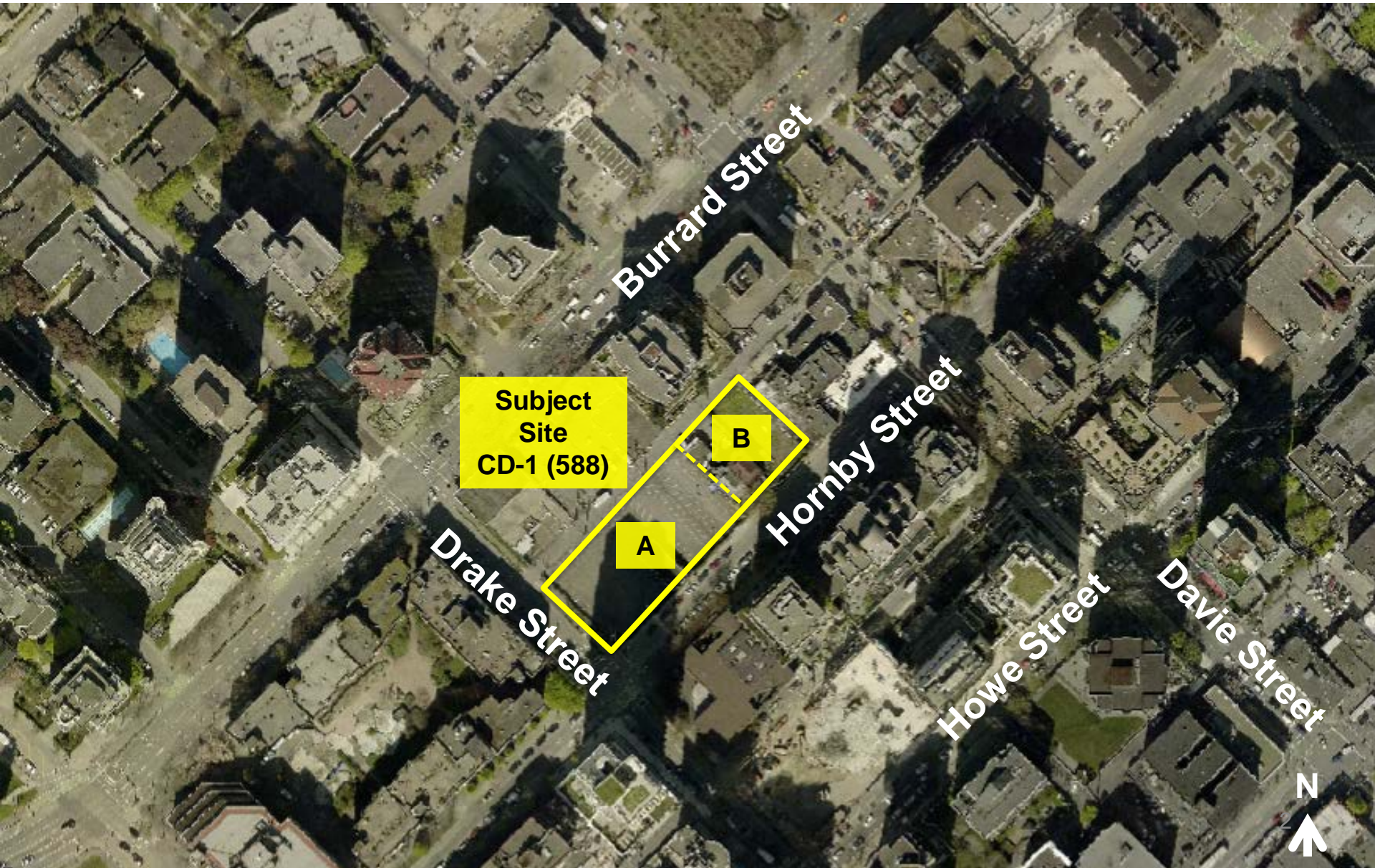
CD-1: Text Amendment

1229-1289 Hornby Street

Public Hearing – March 12, 2019



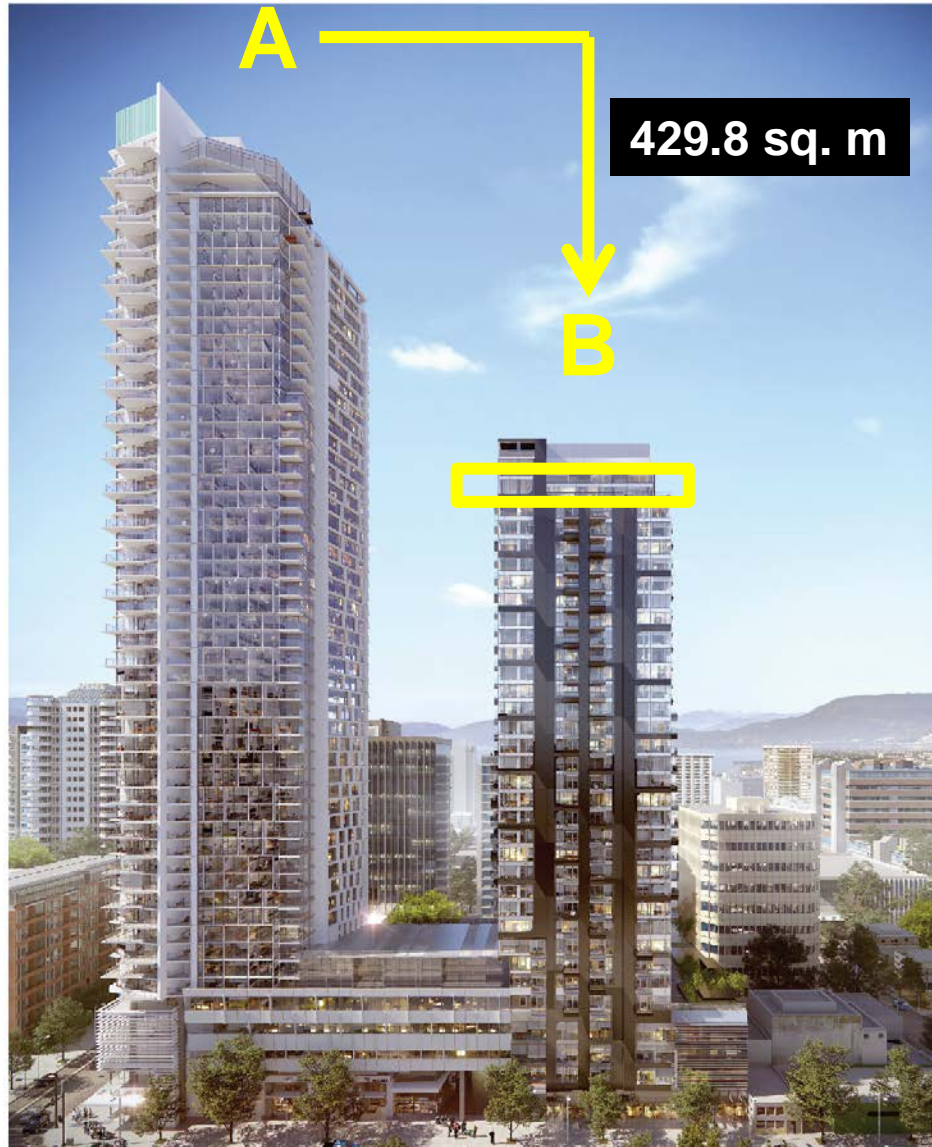
Site and Context



Proposal



Proposal



CD-1: Text Amendment

1229-1289 Hornby Street

Public Hearing – March 12, 2019



END OF PRESENTATION – slides after
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Proposal

	Permitted Under Existing Zoning	Approved in 2016 for Sub-area A and now Proposed for Sub area B	Proposed Changes
Maximum Floor Area (m ²)	Sub-area A: 46,125.8 Sub-area B: <u>21,304.5</u> Total: 67,430.3	Sub-area A: 45,696.0 Sub-area B: <u>21,734.3</u> Total: 67,430.3	Sub-area A: -429.8 Sub-area B: +429.8
Maximum Residential Floor Area (m ²)	Sub-area A: 39,910.1 Sub-area B: <u>16,925.4</u> Total: 56,835.5	Sub-area A: 39,553.1 Sub-area B: <u>17,282.4</u> Total: 56,835.5	Sub-area A: -357.0 Sub-area B: +357.0

Proposal

- Previously approved density & height: no change



LEGEND

- LOCATION OF ADDITIONAL RESIDENTIAL FSR AREA



Public Response and Public Benefits

Public Response

- Information, as well as an online comment form, was provided onsite and on the Rezoning Centre webpage.
- There has been no public feedback in response to this rezoning application.

Public Benefits

- DCLs and a \$19.5 million CAC were paid following enactment of the initial rezoning to CD-1.
- With no increase in floor area, no additional CACs, or DCLs associated with this amendment.