



Attachment 1

City Policy and Regulations

CITY POLICY AND REGULATIONS

OCP Designation

Residential – Mid Rise Apartment. This designation is targeted for residential and is intended for mid-rise apartments. It also may include low rise apartments, townhouses, stacked townhouses, row houses, or community amenities such as churches, child care, libraries or community space. Small-scale corner store type retail, restaurant, and service uses are permitted.

Zoning

Public and Institutional Districts (High Rise) (P-3). The intent of this district is to allow institutional uses of a high density scale (floor space ratio of 1.6 plus bonuses).

Heritage Designation

A Heritage Designation Bylaw is a form of land use regulation that places long-term legal protection on the land title of a property. Any changes to a protected heritage property must first receive approval from City Council (or its delegate) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with an HAP.

Heritage Register

The Heritage Register is an official list of properties with heritage value which have been identified by the City. Applications for changes to our demolition of properties listed on the Heritage Register are generally reviewed by staff and may be referred to the Community Heritage Commission.

Policy Approach to Considering Requests for Variances

This policy was endorsed by Council on January 28, 2008. The evaluation criteria are considered in the Attachment 5 of this report.