PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENTS

Clarify the anticipated density in this Core Residential area from unspecified to 2:1 floor space ratio (FSR) with opportunities for bonus density up to approximately 5:1 FSR considering public benefits (amenities and affordable housing).

Reduce the anticipated density in this Core Residential area from a range of 2:1 FSR to 3:5:1 FSR, down to 1:2:1 FSR to 2:5:1 FSR.

Reduce the anticipated density in this Core Residential area from a range of 2:1 FSR to 3:5:1 FSR, down to 1:5:1 FSR to 3:1 FSR.

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Increase the Maximum bonus density which may be considered from approximately 2:1 FSR to 2:5:1 FSR.

Update the Cathedral Hill Development Permit Area Guidelines to address separation between buildings, landscape frontages, and sunlight access for Pioneer Square and Provincial Law Court Green

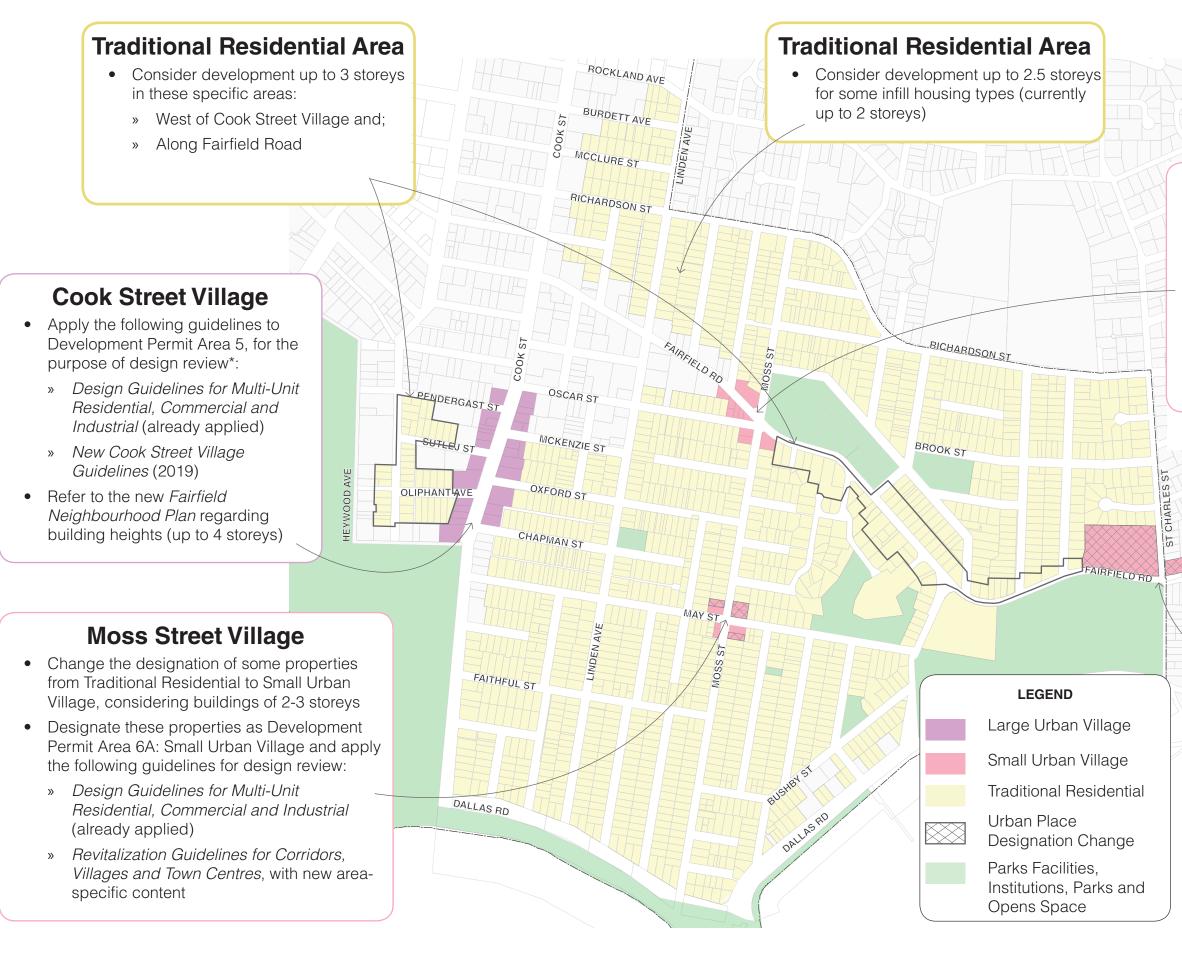
West of Quadra Street, update the OCP and Downtown Core Area Plan to consider building heights consistent with the Fairfield Neighbourhood Plan for the purpose of achieving better building separation should future development occur:

- Up to 12 storeys north of Courtney Street (up from 10) and;
- Up to 10 storeys south of Courtney Street (up from 6)



ATTACHMENT E

PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENTS



Five Points Village

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- Designate Small Urban Village properties as Development Permit Area 6A: Small Urban Village and apply the following guidelines for design review:
 - » Design Guidelines for Multi-Unit Residential, Commercial and Industrial (already applied)
 - Revitalization Guidelines for Corridors, Villages and Town Centres, with new areaspecific content

Fairfield Plaza Village

- Rename this area from "Ross Bay Village" to Fairfield Plaza
- Change the Urban Place Designation from "Large Urban Village" to "Small Urban Village"
- Buildings of 3 to 4 storeys and up to 2:1 floor space ratio may be considered for the advancement of plan objectives
- Designate these properties as Development Permit Area 6A: Small Urban Village and apply the following guidelines for design review:
 - » Design Guidelines for Multi-Unit Residential, Commercial and Industrial (already applied)
 - Revitalization Guidelines for Corridors, Villages and Town Centres, with new area-specific content