

BY-LAW NO. _____

**A By-law to amend
Zoning and Development By-law No. 3575
regarding increases in FSR in the FC-1 District Schedule**

1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
2. In section 4.7.1 of the FC-1 District Schedule, Council:
 - (a) strikes out “The floor space ratio shall not exceed 5.0, subject to the following:” and substitutes “The floor space ratio shall not exceed 5.0, except that if a development includes residential use where all residential units are social housing, the floor space ratio shall not exceed 6.0, subject to the following:”;
 - (b) in subsection (d), strikes out “; and” and substitutes “;”;
 - (c) in subsection (e), strikes out “.” at the end of the subsection and substitutes “; and”;
 - (d) adds a new subsection (f) as follows:
 - “(f) the maximum floor space ratio for residential use shall be 4.5 where all residential units are social housing.”.
3. In the FC-1 District Schedule, Council:
 - (a) renumbers sections 4.7.2, 4.7.3 and 4.7.4 as 4.7.3, 4.7.4 and 4.7.5, respectively; and
 - (b) adds a new section 4.7.2 as follows:
 - “4.7.2 Despite the provisions of section 4.7.1, the Director of Planning or the Development Permit Board may permit an increase in the maximum floor space ratio to a maximum of 10% for the conservation of heritage property if:
 - (a) Council first approves a heritage designation by-law;
 - (b) the development includes substantial retention of the existing structure and historically appropriate conservation treatments; and
 - (c) the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable Council policies and guidelines.”.

