

**BY-LAW NO. 13348**

**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.”.
4. 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.

5. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 7<sup>th</sup> day of June, 2022

Signed \_\_\_\_\_ "Kennedy Stewart"  
Mayor

Signed \_\_\_\_\_ "Katrina Leckovic"  
City Clerk