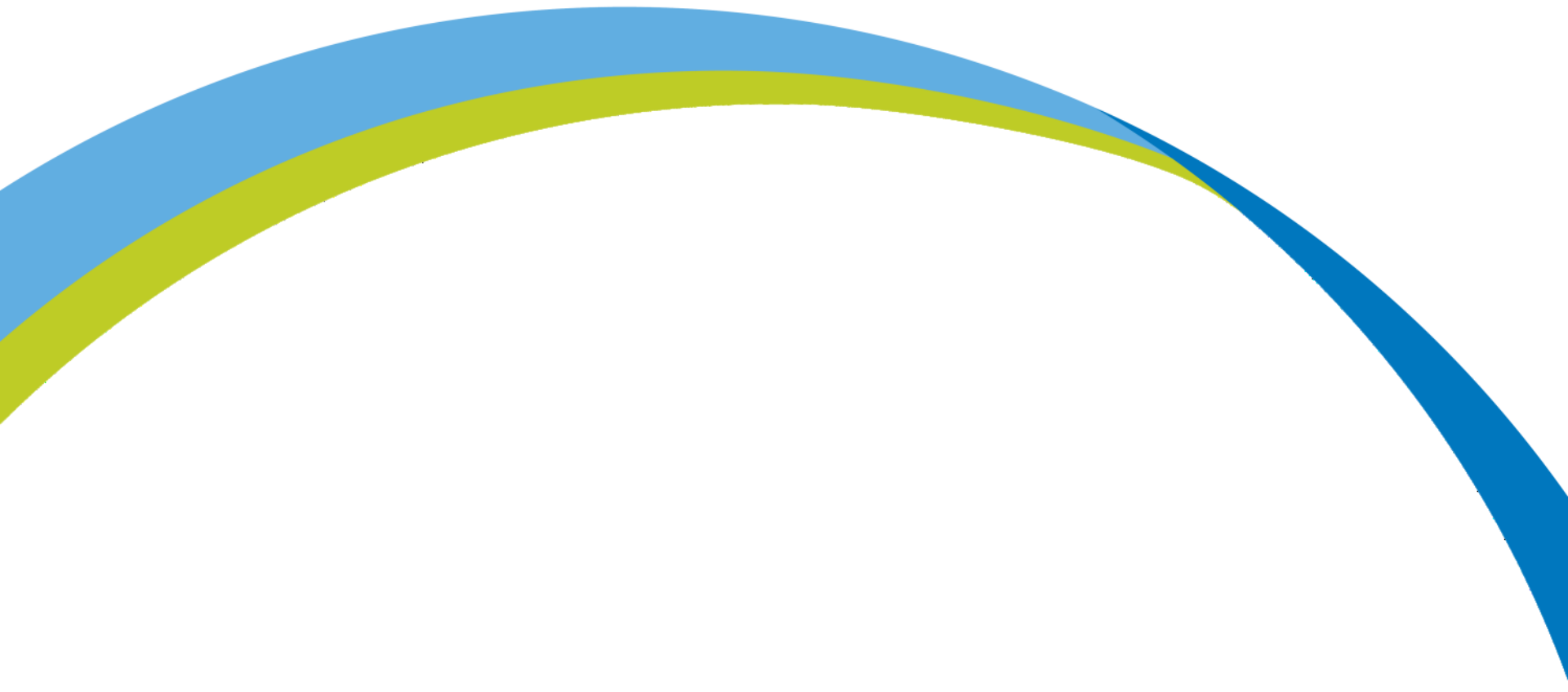


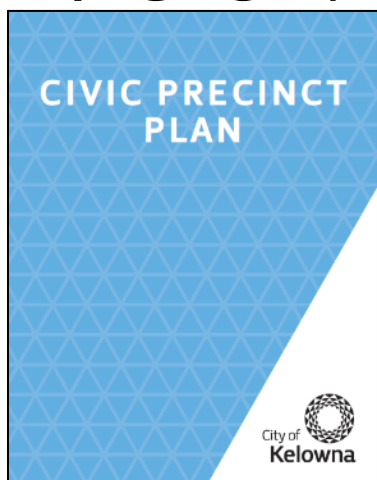
Civic Precinct Plan Policy Implementation

Policy and Planning Department



PURPOSE

VISION



Translate

Policies for Implementation

- ▶ OCP amendments
- ▶ Design guidelines
- ▶ Future land use updates
- ▶ C7 updates

OPPORTUNITY WITHIN THE CIVIC HEART



LONG-TERM PLAN

LEGEND

FUTURE CIVIC USE

- New/Expanded City Hall
- Museum (consolidated)
- Community Centre
- Art Gallery Expansion
- Other Arts + Cultural

FUTURE MIXED USE

- Commercial (office/retail)
- Residential
- Cultural/Civic



LAND USE PLAN

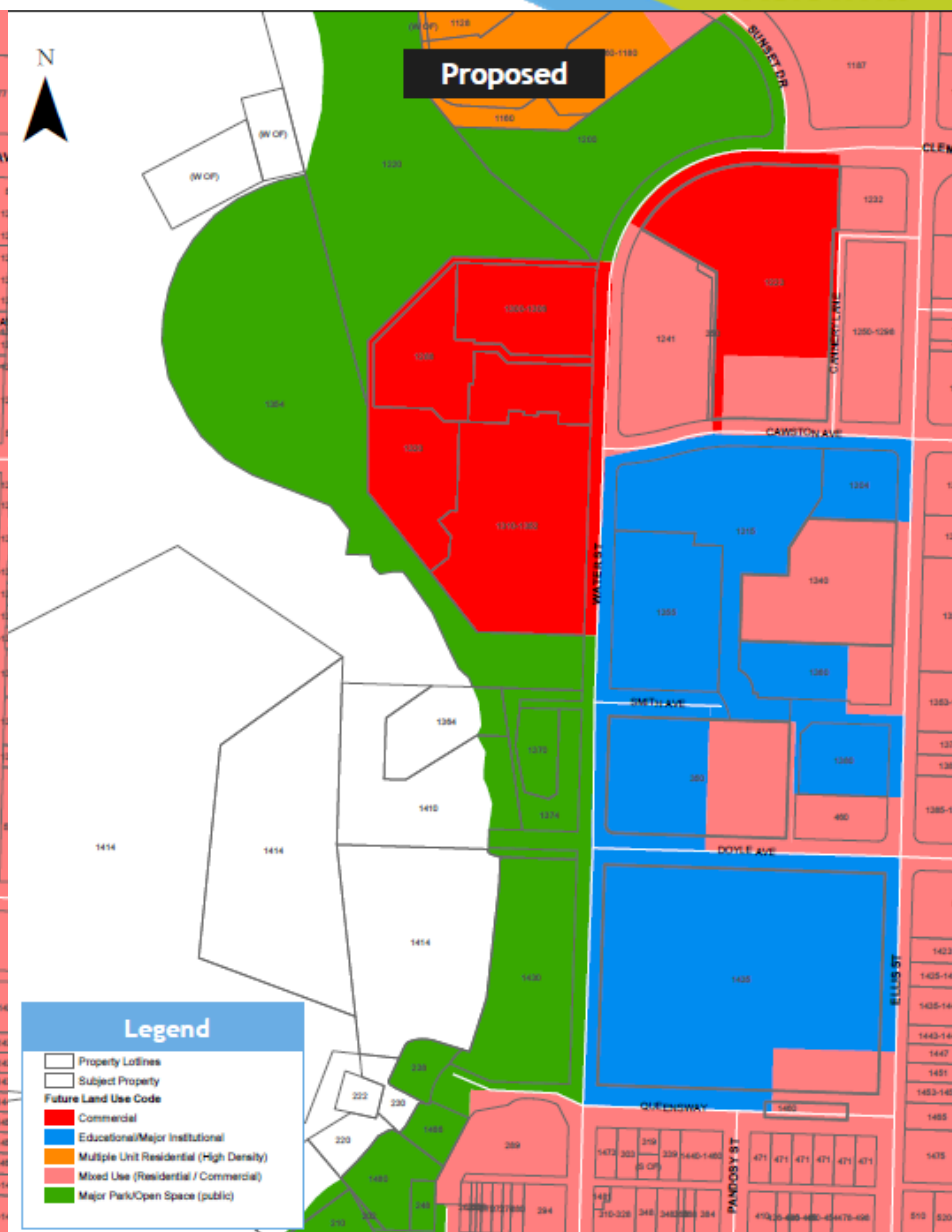
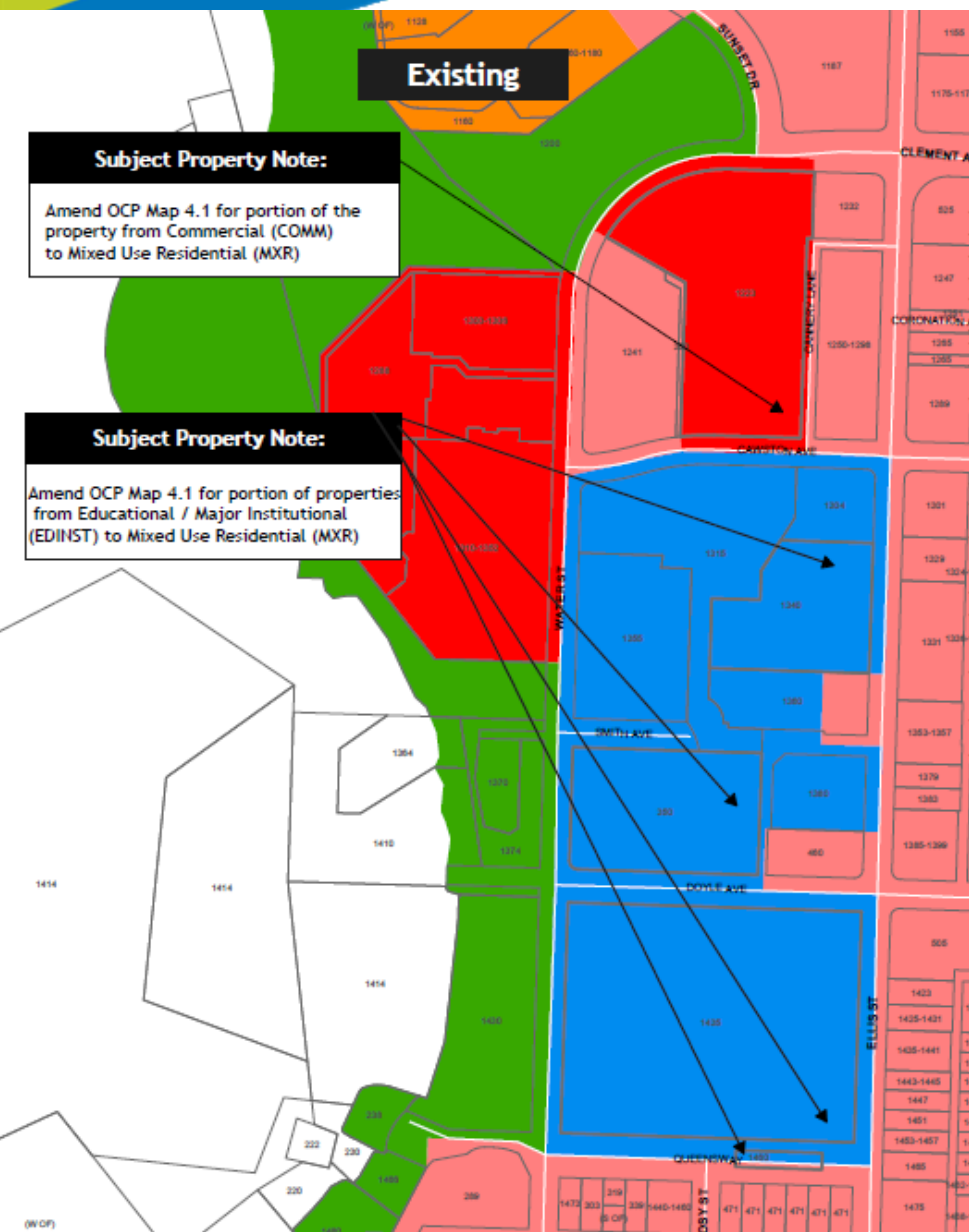
LEGEND

-  CIVIC
-  MIXED USE (P3 sites)
-  MIXED USE
-  FUTURE MIXED-USE CD-5 ZONE
-  COMMERCIAL/ LIVE-WORK
-  COMMERCIAL
-  PARK
-  PARKADE



FUTURE LAND USE AMENDMENTS

Key Sites Proposed	Current Future Land Use	Proposed Future Land Use
1. 350 Doyle Avenue (Current RCMP parcel)	Educational / Major Institutional	Mixed-use Residential / Commercial
2. 1340 Ellis Street (Existing IH Building parcel)	Educational / Major Institutional	Mixed-use Residential / Commercial
3. 470 Queensway Avenue and 1460 Ellis Street (South Edge of Museum parcel)	Educational / Major Institutional	Mixed-use Residential / Commercial
4. 1223 Water Street (South edge of Prospera parcel)	Commercial	Mixed-use Residential / Commercial

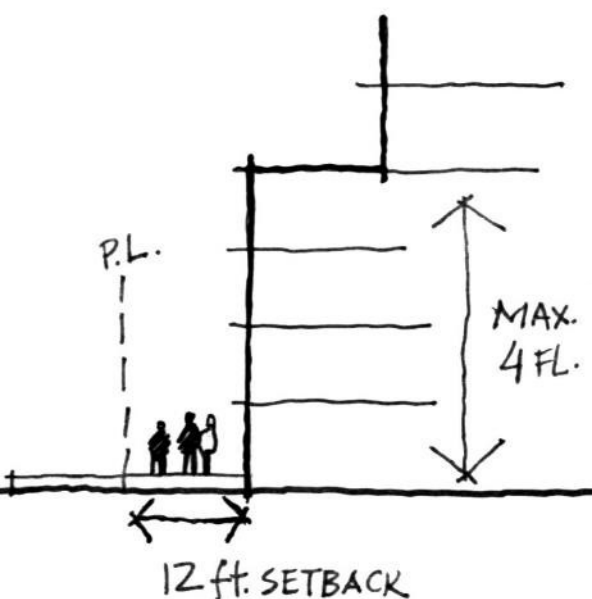


OCP AMENDMENTS

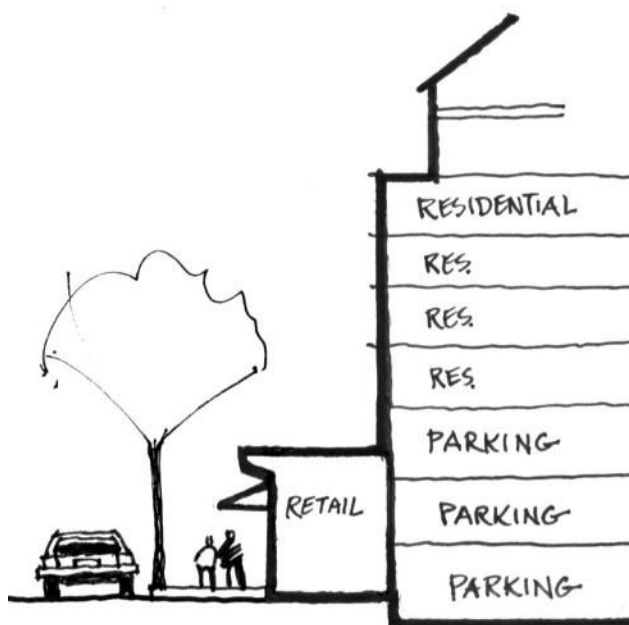
- ▶ Civic Precinct Design Guidelines will become DP Layer
- ▶ Update DP layers map
- ▶ Shift Downtown Building Heights map to C7 zone



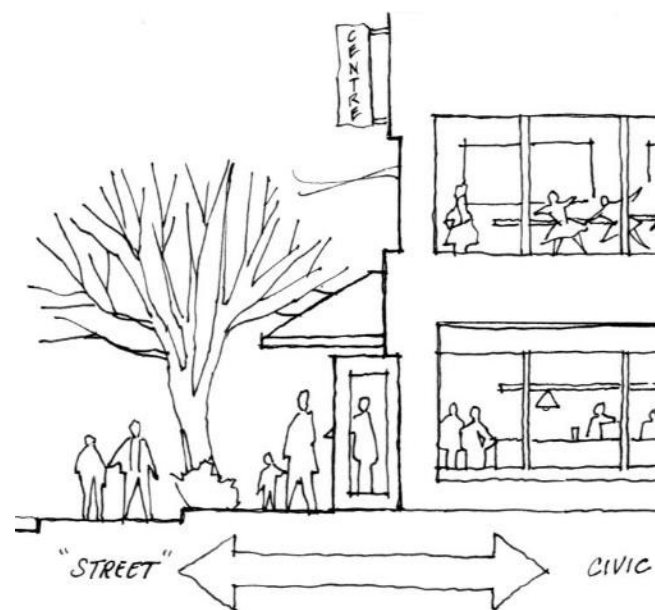
CIVIC PRECINCT DESIGN GUIDELINES



**Setbacks provide
space for sidewalks
and landscaping**



**Podium design to
screen parking from
the Street**



**Encourage positive
interface with public
realm**

CONCLUSION

- ▶ Operationalize Civic Precinct Plan
- ▶ Opportunity to advance plan via RCMP redevelopment
- ▶ On-going work on public improvements
- ▶ Implementation will require on-going commitment