

Chinook Centre Land Use Amendment

Land use for Site 1 and 2: What has changed?

In addition to adding flexibility to the existing Direct Control district, the new DC proposes:

- Phased mixed use development that allows for a parking structure in the first phase for Site 2
- Increasing the allowable Floor Area Ratio (FAR)* to 7.1 FAR for Site 2 (4.1 FAR of development of FAR of structured parking)
- Increasing the allowable building height to 115 m for Site 2
- The option of a bonus of 1.0 FAR as prescribed by the existing SAP

* Floor Area Ratio (FAR) refers to the ratio of the total square footage of a building to the size of the property that it is built on. For example, a floor area ratio of 1.0 indicates that the total square footage of all buildings on the property can be up to one times the total square footage of the property.

Floor Area Ratio (FAR) An Example of 1.0 FAR

