

PROPOSED

CPC2019-0756
ATTACHMENT 2

BYLAW NUMBER 58P2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE BELTLINE AREA
REDEVELOPMENT PLAN: PART 1
BYLAW 2P2006
(LOC2019-0045/CPC2019-0756)**

WHEREAS it is desirable to amend the Beltline Area Redevelopment Plan: Part 1 Bylaw 2P2006, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Beltline Area Redevelopment Plan: Part 1 attached to and forming part of Bylaw 2P2006, as amended, is hereby further amended as follows:

(a) Delete Table 5.1 entitled 'Density Areas', and associated notes, and replace with the following:

Table 5.1 Density Areas

Density area	Base density (Floor Area Ratio FAR)	Maximum density with bonuses and transfers of density (in FAR)
A	5.0	7.0
B	*3.0 for Commercial West of Macleod Trail 5.0 for Commercial East of Macleod Trail 5.0 for Residential/mixed-use	*3.0 for Commercial West of Macleod Trail 8.0 for Commercial East of Macleod Trail 9.0 for Residential/mixed-use
C	5.0 for Commercial 8.0 for Residential/mixed-use	8.0 for Commercial 12.0 for Residential/mixed-use
D	**3.0	***3.0 West of Centre Street 4.0 East of Centre Street

Note: The maximum densities listed in Table 5.1 may be exceeded by up to 10% through a transfer of heritage density rights

* Subject to a land use redesignation, the maximum allowable commercial floor area may be exceeded when commercial uses are combined with arts and culture uses.

** 7.9 for the southern portion of the parcel legally described as Plan 1910115, Block 120, Lot 51.

*** 9.0 for the southern portion of the parcel legally described as Plan 1910115, Block 120, Lot 51.

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2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____