

## Proposed Amendment to the Beltline Area Redevelopment Plan

1. The Beltline Area Redevelopment Plan attached to and forming part of Bylaw 2P2006, as amended, is hereby further amended as follows:
  - (a) In Subsection 6.3.6 entitled “Building Massing”, Policy 2, delete the fifth bullet and replace with the following:
    - “▪ In order to reduce the massing impacts of high density buildings, the floor plate size restrictions, shown in Table 6.3, shall apply, except that the Development Authority may consider increasing the floor plate size restriction where any one or more of the following applies:
      - a. for a residential building above 25 m in a Primarily Residential Area and above 36 m in an Urban Mixed-Use area from 650 m<sup>2</sup> to a maximum of 750 m<sup>2</sup>;
      - b. where an approved Development Permit has commenced, but construction has been suspended past the maximum days allowed as per the approved Building Permit requirements, prior 2011 January 01. When evaluating such requests, the Development Authority shall comprehensively consider:
        - Shadow casting impacts on the public realm and the need to provide adequate light penetration to adjacent buildings;
        - The ability to achieve a 24 m tower separation from existing or future development on adjacent sites;
        - The ability to use building orientation, shape and massing to mitigate any negative impacts; and
        - The cumulative building mass impact given the potential “build-out” of the block; and
      - c. for the development at 524 10 Avenue SW, where one office core and podium has been partially constructed, and 538 10 Avenue SW, a larger floor plate of approximately 1000.00 m<sup>2</sup> may be supported by the Development Authority where an applicant can demonstrate that:
        - this floor plate results in a tower(s) that provides a complementary contribution to the Calgary skyline through a combination of material variety, illumination of the top of the tower and/or variation to the floor plate or size of the building top;
        - the resulting shadowing does not negatively impact the public realm or adjacent parcels; and
        - a 24 m tower separation to adjacent existing and proposed residential towers above 36 m of height can be provided.”