

PROPOSED

CPC2020-0081
ATTACHMENT 2

BYLAW NUMBER 14P2020

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BELTLINE AREA REDEVELOPMENT PLAN BYLAW 2P2006 (POL2019-0004/ CPC2020-0081)

WHEREAS it is desirable to amend the Beltline Area Redevelopment Plan 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 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 m² to a maximum of 750 m²;
 - 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 to 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

PROPOSED

BYLAW NUMBER 14P2020

- 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 m² 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.”

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 _____