

PROPOSED

CPC2020-1352
ATTACHMENT 2

BYLAW NUMBER 10P2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE BELTLINE AREA
REDEVELOPMENT PLAN BYLAW 2P2006
(LOC2020-0053/CPC2020-1352)**

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) 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.

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** 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.

**** 11.0 for the total area encompassing the parcels legally described as Plan A1, Block 106, Lots 24-30."

- (b) In section 5.3.2 entitled "Bonus schedule", policy 3 "Provision of affordable housing units", subheading "Bonus rate", third paragraph, following the word "bonus." add the following sentence:

"Changes to this formula, if supported by Administration, may be applied through a land use amendment."

- (c) In section 6.3.6 entitled "Building massing", policy 2 "Body", fifth bullet point, after subpoint "c" add the following:

"d. For development within the area encompassing the parcels legally described as Plan A1, Block 106, Lots 24-30, the maximum floor plate area may be increased to a maximum of 800 m²".

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 _____