

BYLAW NUMBER 19P2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE HILLHURST/SUNNYSIDE AREA
REDEVELOPMENT PLAN BYLAW 19P87**

WHEREAS it is desirable to amend the Hillhurst/Sunnyside Area Redevelopment Plan Bylaw 19P87, 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. This Bylaw may be cited as the "Hillhurst/Sunnyside Area Redevelopment Plan Amendment Number 15 Bylaw."
2. The Hillhurst/Sunnyside Area Redevelopment Plan attached to and forming part of Bylaw 19P87, as amended, is hereby further amended as follows:
 - (a) Under Section 3.1.5, Policy 4, delete i. and ii. and replace with the following and renumber accordingly:

"4. Eligible bonus items include the following:

- i. Contribution to a Hillhurst/Sunnyside Community Amenity Fund

Description:

The Hillhurst/Sunnyside Community Amenity Fund (HSCAF) has been established as a means of gaining amenities. The fund will be used for projects within the Hillhurst/Sunnyside Community, including but not limited to:

- the Urban Design Initiatives as identified on Map 3.4 and Section 3.3
- streetscape design and improvements within City rights-of-way
- implementation of urban design strategies and public art on public land
- historic resource retention
- community support facilities
- transit enhancements
- community planning studies and enhancement projects
- and other projects deemed appropriate by the Administrative Committee

Eligibility:

Upon creation of the HSCAF, any development proposing to build above the maximum density allowed for the subject site is eligible to make a contribution to the HSCAF.

Bonus Rate:

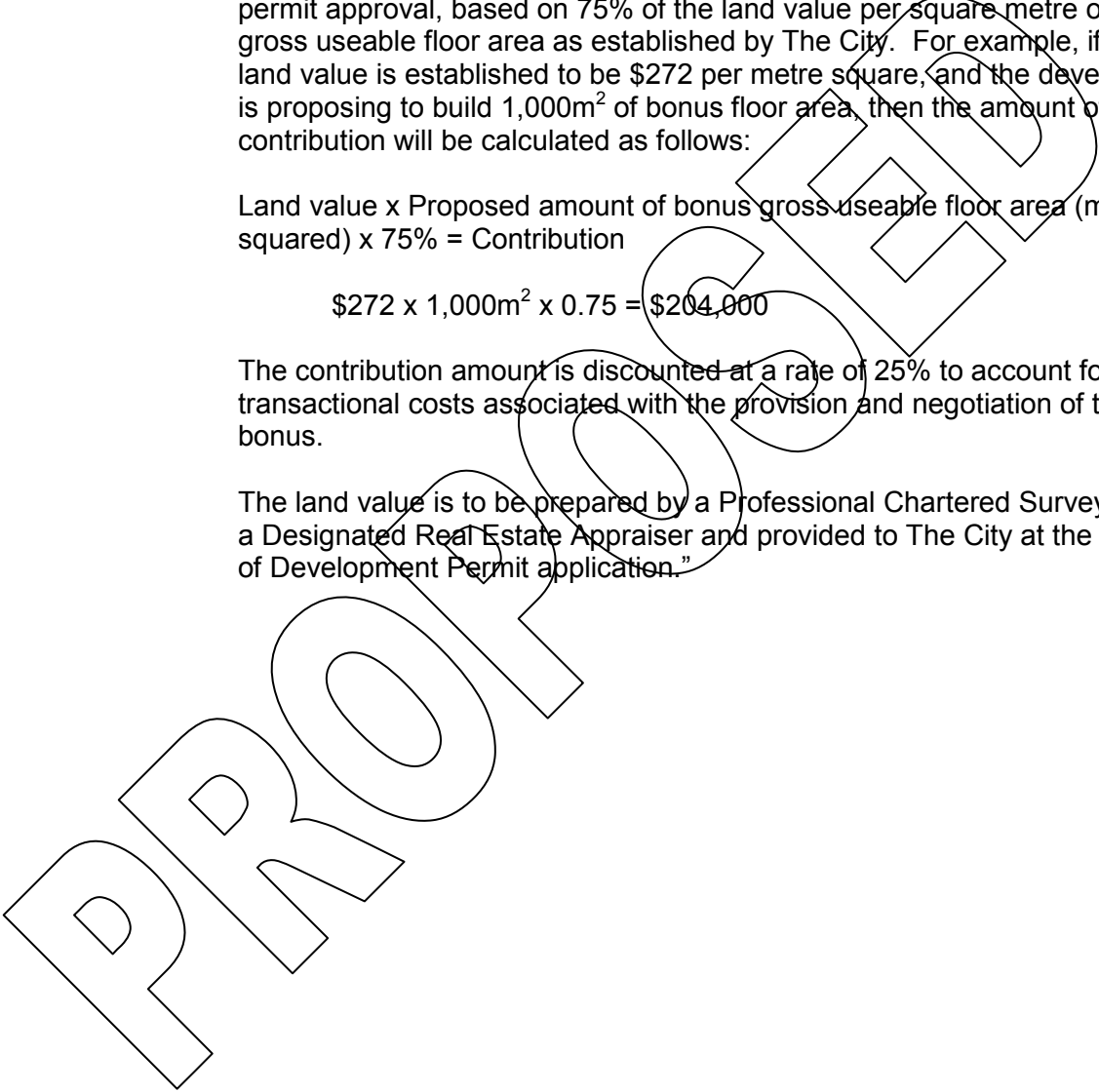
The contribution amount will be calculated at the time of development permit approval, based on 75% of the land value per square metre of gross useable floor area as established by The City. For example, if the land value is established to be \$272 per metre square, and the developer is proposing to build 1,000m² of bonus floor area, then the amount of contribution will be calculated as follows:

Land value x Proposed amount of bonus gross useable floor area (metres squared) x 75% = Contribution

$$\$272 \times 1,000\text{m}^2 \times 0.75 = \$204,000$$

The contribution amount is discounted at a rate of 25% to account for transactional costs associated with the provision and negotiation of the bonus.

The land value is to be prepared by a Professional Chartered Surveyor or a Designated Real Estate Appraiser and provided to The City at the time of Development Permit application.”



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

READ A FIRST TIME THIS ___ DAY OF _____, 2015.

READ A SECOND TIME THIS ___ DAY OF _____, 2015.

READ A THIRD TIME THIS ___ DAY OF _____, 2015.

MAYOR
SIGNED THIS ___ DAY OF _____, 2015.

CITY CLERK
SIGNED THIS ___ DAY OF _____, 2015.

