

PROPOSED

IP2022-0111
ATTACHMENT 2

BYLAW NUMBER 20P2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (IP2022-0111)

WHEREAS it is desirable to amend the Land Use Bylaw 1P2007, 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 City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:
 - (a) Delete subsection 7(1.1).
 - (b) Insert new subsection 7(9.2) as follows:

“**7(9.2)** “Plus 15 Policy” means the Plus 15 Policy, July 2021.”
 - (c) Delete subsections 13(1.1) to 13(1.4).
 - (d) Delete subsection 13(29) and replace with the following:

“**13(29)** “**City Manager**” means the Chief Administrative Officer of The City or the employee of The City who has been delegated the authority to exercise the powers, duties, and functions of the Chief Administrative Officer under this Bylaw.”
 - (e) Insert new subsection 13(107.1) as follows:

“**13(107.1)** “**Plus 15 Network**” means an environmentally controlled public pedestrian walkway system consisting of **Plus 15 Walkways** and **Plus 15 Bridges** which operates through and between **buildings** in the Downtown.”
 - (f) Insert new subsection 13(107.2) as follows:

“**13(107.2)** “**Plus 15 Bridge**” means an environmentally controlled pedestrian route located outside of a **property line** and which spans a road right-of-way in order to connect **Plus 15 Walkways** between **buildings**.”
 - (g) Insert new subsection 13(107.3) as follows:

“**13(107.3)** “**Plus 15 Fund**” means a civic fund as defined in the Plus 15 Policy.”

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- (h) Insert new subsection 13(107.4) as follows:
“**13(107.4) “Plus 15 Walkway”** means a publicly accessible pedestrian route through and across the second floor of a **building** and which is entirely contained within the **property lines** of a **parcel**.”
- (i) Amend subsection 25(1)(p)(iii), replace the terms “+15 and +30 walkway systems” with “**Plus 15 Network** or Plus 30 networks.”
- (j) Insert a new subsection 1261(3)(j.2) as follows:
“**1261(3)(j.2) Health Care Service;**”
- (k) Amend subsections 1305(g) and (i), replace the term “**+15 Skywalk System**” with “**Plus 15 Network**”.
- (l) Amend subsection 1306(3), replace the term “**+15 Skywalk System walkway**” with “**Plus 15 Walkway**”.
- (m) Amend subsection 1307(2), replace the term “**+15 Skyway System Walkway**” with “**Plus 15 Walkway**”.
- (n) Amend subsection 1318(3), replace the term “**+15 Skywalk System**” with “**Plus 15 Network**”.
- (o) In Section 1332, **Table 8: Public Amenity Items, Overview**, 8.23, replace “+15 Skywalk System Bridge” with “Plus 15 Bridge”.
- (p) In Section 1332, **Table 8: Public Amenity Items, Overview**, 8.24, replace “+15 Skywalk System Feature Access” with “Plus 15 Network Feature Access”.
- (q) In Section 1332, **Table 8: Public Amenity Items, Overview**, 8.25, replace “Active +15 Skywalk System Walkway” with “Active Plus 15 Walkway”.
- (r) In Section 1332, delete the **Public Amenity Items** table in its entirety and replace with the table in Schedule ‘A’.

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2. This Bylaw comes into force on 2022 April 12.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

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SCHEDULE A

Item No.	Public Amenity Items
8.0	<p>ON-SITE PEDESTRIAN AMENITIES</p> <p>On-site pedestrian amenities are spaces at grade and at the Plus 15 Network level intended and designed to enable pedestrian movement. These amenities entail additional pedestrian space at grade and provisions for the connection to, and implementation of Plus 15 Walkways through the development. The diagram in 8.0.5 illustrates a potential implementation of the requirements of 8.0.4.</p>
8.0.1	<p>The maximum incentive <i>floor area ratio</i> for this item is:</p> <p>(a) a <i>floor area ratio</i> of 12.0 for any <i>use</i> listed in the Residential Group of Schedule A of this Bylaw, with the exception of Hotel where all requirements of 8.0.4 are met; and</p> <p>(b) a <i>floor area ratio</i> of 4.0 for all other uses where the requirements of item 8.0.4 are met.</p>
8.0.2	<p>Incentive calculation is as follows:</p> <p>Where a <i>development</i> provides on-site pedestrian amenities:</p> <p>(a) the additional <i>floor area ratio</i> is 12.0 where all requirements of items 8.0.4 are met and the <i>use</i> is in the Residential Group of Schedule A of this Bylaw, with the exception of Hotel; and</p> <p>(b) the additional <i>floor area ratio</i> is 4.0 for all other <i>uses</i> where all requirements of 8.0.4 are met.</p>
8.0.3	<p>The minimum <i>floor area ratio</i> that must be achieved prior to use of this item is none.</p>
8.0.4	<p>Requirements:</p> <p>On-site pedestrian amenities include the following:</p> <p>(a) at grade pedestrian circulation – public sidewalk setback area where:</p> <p>(i) the portion of a parcel adjacent to a street must be a hard surface landscaped area and:</p> <p>(A) where it is part of an arcade must provide, an unobstructed depth of a minimum of 3.5 metres that does not contain structural elements of a building between grade and the bottom of the storey above; and</p>

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	<p>(B) where it is not part of an arcade, must not contain structural elements of a building between grade and the bottom of the storey above for a minimum depth of 2.2 metres;</p> <p>(b) at grade pedestrian circulation provided within a triangular area formed on a corner parcel by the two property lines, as determined by Table 1, Required Setbacks, and a straight line which intersects them 7.5 metres from where they meet which:</p> <ul style="list-style-type: none">(i) must not contain any buildings within 3.0 metres from where they meet;(ii) may only contain pillars and structural supports in areas which are greater than 3.0 metres of where they meet; and(iii) must be a minimum height of 4.6 metres measured vertically from grade; <p>(c) Plus 15 Network provisions where:</p> <ul style="list-style-type: none">(i) Plus 15 Network elements for potential connection to the Plus 15 Network on the parcel and to adjoining parcels:<ul style="list-style-type: none">(A) Plus 15 Walkway with an unobstructed width of 4.5 metres oriented in a manner that provides the greatest opportunity for connection to, and extension of, the Plus 15 Network, as shown on a plan approved by the Development Authority;(B) structural supports, at locations indicated on a plan approved by the Development Authority, that would allow for possible expansion of the Plus 15 Network by way of a Plus 15 Bridge which must be incorporated into the overall structure and design of the building; and(C) vertical movement opportunities between grade and the second storey within a building, which must include:<ul style="list-style-type: none">(I) a publicly accessible elevator; and(II) either a pair of escalators or a staircase with a minimum unobstructed width of 2.0 metres; and(ii) a financial contribution to the Plus 15 Fund in accordance with the Plus 15 Policy.
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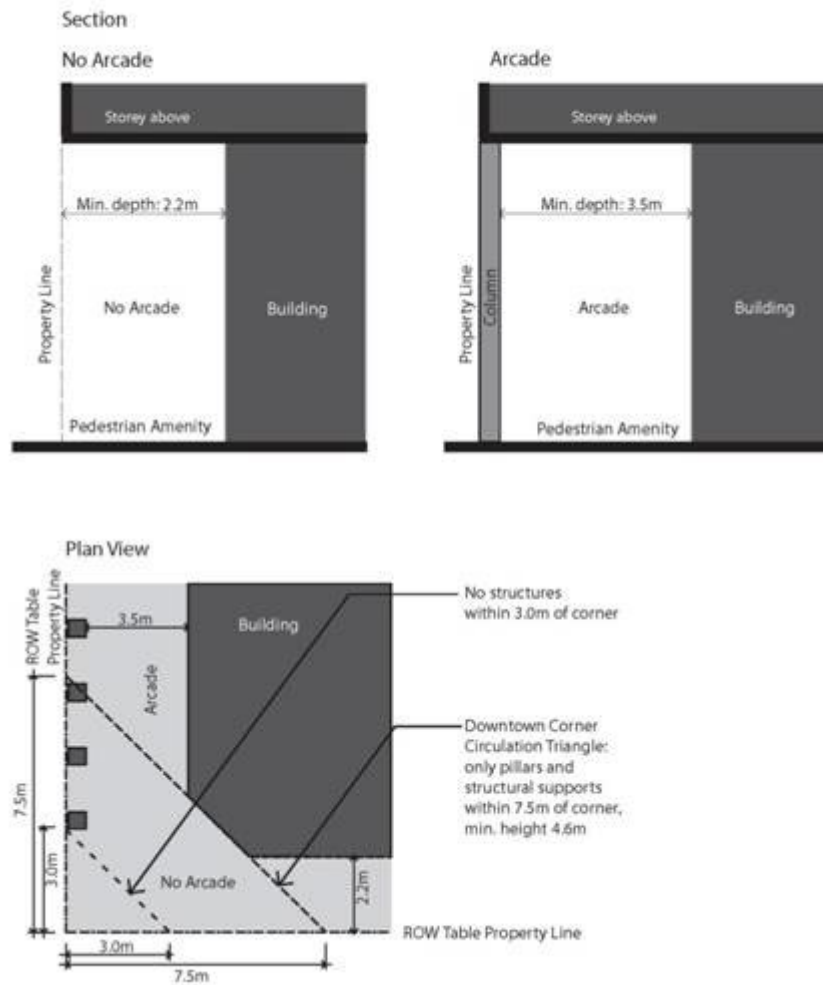
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8.0.5

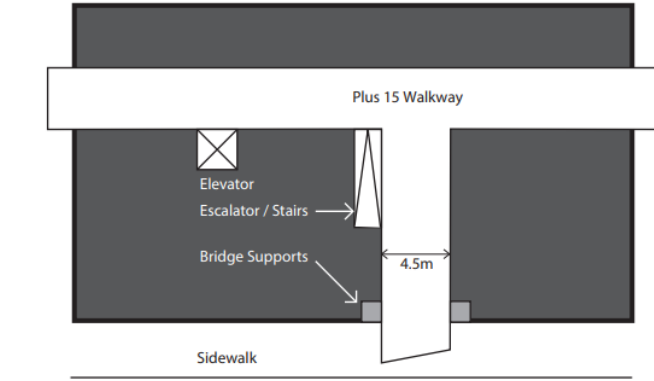
Diagram: (not to scale)

On Site Pedestrian Amenities



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	<p style="text-align: right;">Plus 15 Network Provisions</p> <p style="text-align: center;">Plan View</p>  <p>The diagram shows a plan view of a building facade with a 'Plus 15 Walkway' extending from the building. To the left of the walkway, there is an 'Elevator' (represented by a square with an 'X') and an 'Escalator / Stairs' (represented by a zigzag line). Below the building, there are 'Bridge Supports' and a 'Sidewalk'. A dimension line indicates a width of 4.5m for the walkway section.</p>
<p>8.1</p>	<p>CONTRIBUTION TO CENTRAL BUSINESS DISTRICT IMPROVEMENT FUND RATE 2</p> <p>Financial contributions to a dedicated fund to be used to support off-site public realm improvements in the CR20-C20/R20 district. Off site public realm improvements include, but are not limited to, improvements to public sidewalks, squares and parks and the acquisition of land for public squares and parks.</p>
<p>8.1.1</p>	<p>The maximum incentive <i>floor area ratio</i> for this item is 1.0.</p>
<p>8.1.2</p>	<p>Incentive calculation:</p> <p>Where a development provides a contribution to the Central Business District Improvement Fund Rate 2 the applicable Incentive Rate is Incentive Rate 2.</p> <p>Method:</p> <p>(a) where a development contains:</p> <ul style="list-style-type: none"> (i) a total gross floor area of uses listed in the Residential Group of Schedule A of this Bylaw that is equal to or greater than 2.0 floor area ratio; and (ii) a gross floor area of uses listed in the Residential Group of Schedule A of this Bylaw that is equal to or greater than 2.0 floor area ratio, no contribution to this item is required; <p>(b) in all other cases the incentive gross floor area (square metres) = contribution amount (\$) divided by Incentive Rate 2 (\$).</p>
<p>8.1.3</p>	<p>The minimum <i>floor area ratio</i> that must be achieved prior to use of this item is 7.0.</p>

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8.1.4	<p>Requirements: A contribution must be made to the <i>Central Business District Improvement Fund</i> for the <i>development</i>.</p>
8.2	<p>PUBLIC OPEN SPACE A public open space is a landscaped, publicly accessible, pedestrian space that is open to the sky and is located at <i>grade</i>. It may be soft or hard landscaped. The diagram in 8.2.5 illustrates a potential implementation of the requirements of 8.2.4.</p>
8.2.1	<p>The maximum incentive <i>floor area ratio</i> for this item is 4.0.</p>
8.2.2	<p>Incentive calculation: Where a <i>development</i> provides a public open space the Incentive Ratio is 1:5.</p> <p>Method:</p> <p>Incentive <i>gross floor area</i> (square metres) = <i>area</i> of the public open space provided (square metres) multiplied by 5.0.</p>
8.2.3	<p>Minimum Floor Area Ratio Requirement:</p> <p>(a) for a <i>development</i> containing a Hotel in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i>, where the <i>development permit</i> is phased, the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 8.0.</p>
8.2.4	<p>Requirements: A public open space includes the following:</p> <p>(a) a location at <i>grade</i> or within 0.45 metres above or below <i>grade</i>;</p> <p>(b) a location adjacent to, and accessible from, a public sidewalk;</p> <p>(c) where the public open space shares a perimeter with a public sidewalk, <i>hard surfaced landscaped area</i> for a minimum of 40.0 per cent of that perimeter to enable direct pedestrian access from the sidewalk;</p> <p>(d) a <i>building</i> along a minimum of 70.0 per cent of one side of its perimeter;</p> <p>(e) a minimum contiguous area of the lesser of 10.0 per cent of the cumulative <i>parcel</i> area or:</p> <p>(i) 250.0 square metres for sites greater than or equal to 1812.0 square metres in area; or</p>

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- (ii) 150.0 square metres for sites of less than 1812.0 square metres in area;
- (f) a depth that is not greater than 3.0 times the **street** frontage;
- (g) a maximum combined width of all entranceways to **Office** of the greater of:
 - (i) 25.0 per cent of the **building** frontages forming the public square's perimeter; and
 - (ii) 15.0 metres;
- (h) where mechanical systems or equipment are located inside the perimeter of the public open space, they must be screened and their surface areas are not included in the area calculation of the public open space;
- (i) public seating as individual fixed seats or bench seating;
- (j) hard surfaced areas that exceed any minimum standards for **hard surfaced landscaped areas** as established in this Bylaw;
- (k) a maximum cumulative total of 50.0 per cent of the area of the public square used as an **Outdoor Café**;
- (l) where an **Outdoor Café** is enclosed by a fence, a fence design that can be removed; and
- (m) ensured public access 24 hours a day, seven days a week through a public access agreement.

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<p>8.2.5</p>	<p>Diagram: (not to scale)</p>
<p>8.3</p>	<p>INDOOR PARK An indoor park is a publicly accessible, primarily glazed space containing plants that grows year round. An indoor park can either be fully integrated into the building or it can protrude, or be separate from, the building. The diagram in 8.3.5 illustrates a potential implementation of the requirements of 8.3.4.</p>
<p>8.3.1</p>	<p>The maximum incentive <i>floor area ratio</i> for this item is 4.5.</p>
<p>8.3.2</p>	<p>Incentive calculation:</p> <p>Where a development provides an indoor park:</p> <ul style="list-style-type: none"> (a) the Incentive Ratio is 1:10 for indoor park areas with building above; and (b) the Incentive Ratio is 1:15 for indoor park areas with no building above. <p>Method:</p> <ul style="list-style-type: none"> (a) incentive gross floor area (square metres) = gross floor area of the amenity space provided where there is building above (square metres) multiplied by 10.0;

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	<p>(b) incentive gross floor area (square metres) = gross floor area of the amenity space provided where there is no building above (square metres) multiplied by 15.0.</p>
8.3.3	<p>Minimum Floor Area Ratio Requirement:</p> <p>(a) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
8.3.4	<p>Requirements: An indoor park includes the following:</p> <p>(a) a public access agreement for the hours of operation defined in the Plus 15 Policy;</p> <p>(b) a minimum width of 9.0 metres;</p> <p>(c) a minimum horizontal depth of:</p> <p>(i) 4.0 metres where there is building above; and</p> <p>(ii) 5.0 metres where there is no building above;</p> <p>(d) a minimum vertical clearance between floor and roof or ceiling of:</p> <p>(i) 4.0 metres where there is building above;</p> <p>(ii) 5.0 metres where there is no building above and the roof or ceiling is glazed; or</p> <p>(iii) 8.0 metres where there is no building above and the roof or ceiling is not glazed;</p> <p>(e) Where there is building above, a vertical clearance that is equal to or greater than 60.0 per cent of the horizontal depth of the indoor park space;</p> <p>(f) where there is building above, a minimum contiguous area of 100.0 square metres, excluding access ways to elevators and Plus 15 Walkways;</p> <p>(g) a maximum depth of non-glazed roof areas of 8.0 metres;</p>

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- (h) exterior walls that are clear glazed or consist primarily of windows except where the walls abut another **parcel** and where they contain structural elements of the **building**;
- (l) a design as a distinct space within the **building** that is separate from a lobby;
- (j) where at **grade** level it:
 - (i) is visible from the public sidewalk;
 - (ii) has a public entrance;
 - (iii) does not contain a **Plus 15 Walkway** greater than 4.5 metres in width where the **Plus 15 Walkway** covers a portion of the indoor park;
- (k) where at the **Plus 15 Network** level it:
 - (i) is visible from the **Plus 15 Walkway**;
 - (ii) has direct access to **Plus 15 Walkway**;
 - (iii) contains for the entire length where it abuts a **Plus 15 Walkway** either glazed walls, with direct access between the **Plus 15 Walkway** and the indoor park at least every 9.0 metres, or a completely open area without barriers;
- (l) a minimum of 25.0 per cent of the **gross floor area** that is **soft surfaced landscaped area**;
- (m) public seating as individual fixed seats or bench seating; and
- (n) a maximum of 20.0 per cent of the **gross floor area** that is dedicated to seating for a **use** within the Eating and Drinking Group in Schedule A to this Bylaw.

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<p>8.3.5</p>	<p>Diagram: (not to scale)</p> <p>Plan View</p> <p>Indoor Park</p> <p>Min. width 9.0m</p> <p>Plus 15 Walkway: glazing with access every 9m or open to Indoor Park</p> <p>Elevators</p> <p>Adjoining Building</p> <p>Min. landscaped area = 25%</p> <p>Max. 20% of area dedicated to seating for a use</p> <p>Public seating</p> <p>Min. depth 5.0m</p> <p>Glazing</p> <p>Glazing/Windows</p> <p>Public entrance when at grade</p> <p>Section</p> <p>Max. depth = 8m</p> <p>Glazed roof</p> <p>Non-glazed roof</p> <p>Min. height 5.0m</p> <p>Min. height 8.0m</p> <p>Max. width = 4.5m</p> <p>Plus 15 Walkway inside Indoor Park</p> <p>Indoor Park with Building above</p> <p>Indoor Park with no building above</p> <p>Building</p>
<p>8.4</p>	<p>URBAN GROVE</p> <p>An urban grove is a cohesive planting area accommodating at least 10 trees, for an average 25-year life span for each tree. The purpose of the urban grove is to contribute to greening the city by providing cohesive groups of trees in the streetscape. The diagram in 8.4.5 illustrates a potential implementation of the requirements of 8.4.4.</p>
<p>8.4.1</p>	<p>The maximum incentive <i>floor area ratio</i> for this item is 1.0.</p>

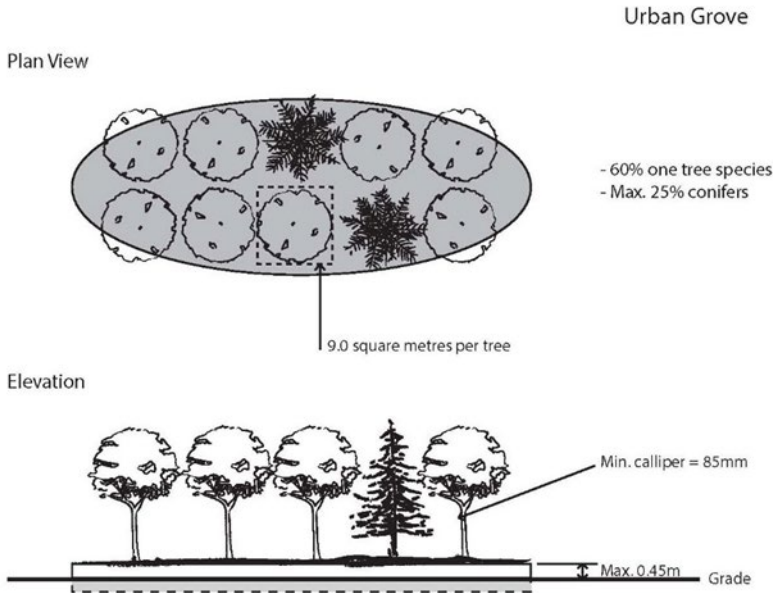
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8.4.2	<p>Incentive calculation: Where a development provides an urban grove the Incentive Ratio is 1:8.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = area of the amenity space provided (square metres) multiplied by 8.0.</p>
8.4.3	<p>Minimum Floor Area Ratio Requirement:</p> <p>(a) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
8.4.4	<p>Requirements: An urban grove includes the following:</p> <ul style="list-style-type: none">(a) a location visible from the public sidewalk or an on-site pedestrian space;(b) a minimum of 10.0 trees, 60.0 per cent of which are to be of the same species;(c) trees of a species capable of healthy growth in Calgary that must conform to the standards of the Canadian Nursery Landscape Association;(d) trees with an average 25-year life span;(e) 9.0 square metres of planting area for each tree planted;(f) a maximum of 25.0 per cent coniferous trees of all trees provided;(g) a minimum calliper size of 85.0 millimetres at the time of planting for deciduous trees;(h) a minimum height of 3.0 metres at the time of planting for coniferous trees;(i) a location within 0.45 metres above the grade of the adjoining public sidewalk where the urban grove is provided in a raised bed; and(j) an underground irrigation system.

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<p>8.4.5</p>	<p>Diagram: (not to scale)</p> <p style="text-align: right;">Urban Grove</p> <p>Plan View</p>  <p style="text-align: right;">- 60% one tree species - Max. 25% conifers</p> <p style="text-align: center;">9.0 square metres per tree</p> <p>Elevation</p> <p style="text-align: right;">Min. calliper = 85mm</p> <p style="text-align: right;">Max. 0.45m Grade</p>
<p>8.5</p>	<p>PUBLIC ART – ON SITE</p> <p>Public art is publicly accessible art of any kind that is permanently suspended, attached to a wall or other surface, or otherwise integrated into a development. It is privately owned and must be an original piece of art in any style, expression, genre or media, created by a recognized artist.</p>
<p>8.5.1</p>	<p>The maximum incentive <i>floor area ratio</i> for this item is a cumulative total of 1.5 for items 8.5 and 8.6.</p>
<p>8.5.2</p>	<p>Incentive calculation:</p> <p>Where a development provides public art – on site the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = value of the artwork (\$) divided by Incentive Rate 1 (\$).</p> <p>Where a development provides both items 8.5 and 8.6, the total additional gross floor area is the sum of items 8.5 and 8.6 and must not exceed 1.5 floor area ratio.</p>
<p>8.5.3</p>	<p>Minimum Floor Area Ratio Requirement:</p> <p>(a) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the</p>

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	<p>minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
<p>8.5.4</p>	<p>Requirements: Public art – on site includes the following:</p> <p>(a) artwork, the minimum value of which must be:</p> <ul style="list-style-type: none"> (i) \$200000.00 for sites equal to or greater than 1812.0 square metres in area; or (ii) \$50000.00 for sites of less than 1812.0 square metres in area; <p>(b) the work of a recognized artist, i.e. created by a practitioner in the visual arts;</p> <p>(c) a location in a publicly accessible area; and</p> <p>(d) a minimum of 75.0 per cent of the artwork located either:</p> <ul style="list-style-type: none"> (i) outdoors, at grade and visible from the public sidewalk; (ii) on the building's exterior and visible from the public sidewalk; or (iii) in the Plus 15 Walkway or in an indoor park and visible from the publicly accessible landscaped areas or the public sidewalk at all times.
<p>8.6</p>	<p>PUBLIC ART – CONTRIBUTION TO PUBLIC ART FUND</p> <p>Public art – contribution to public art fund is a financial contribution to a civic fund with the purpose of providing art on public land in the CR20-C20/R20 District.</p>
<p>8.6.1</p>	<p>The maximum incentive floor area ratio for this item is a cumulative total of 1.5 for items 8.5 and 8.6.</p>
<p>8.6.2</p>	<p>Incentive calculation: Where a development provides a contribution to the public art fund the Incentive Rate is Incentive Rate 2.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = value of the contribution to the public art fund (\$) divided by Incentive Rate 2 (\$).</p>

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<p>8.6.3</p>	<p>Minimum Floor Area Ratio Requirement:</p> <p>(a) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
<p>8.7</p>	<p>GREEN BUILDING FEATURES</p> <p>Green building features are physical components of a building that contribute to improving the local environment adjacent to the building. Improvements focus on enhancing air quality, reducing stormwater runoff, and improving the visual environment.</p>
<p>8.7.0 (a)</p>	<p>The maximum incentive floor area ratio for items 8.7.1 to 8.7.8 is a cumulative total of 2.5 for any combination of items 8.7.1 to 8.7.8.</p>
<p>8.7.0 (b)</p>	<p>Incentive calculation: See incentive items 8.7.1 - 8.7.8.</p>
<p>8.7.0 (c)</p>	<p>Minimum Floor Area Ratio Requirement:</p> <p>(i) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of items 8.7.1 to 8.7.8 is: 7.0; and</p> <p>(ii) in all other cases the minimum floor area ratio that must be achieved prior to use of items 8.7.1 to 8.7.8 is: 8.0.</p>
<p>8.7.1</p>	<p>ENVIRONMENTAL ROOF</p> <p>An environmental roof is a roof that is designed to retain stormwater on site or to contain plants.</p>
<p>8.7.1 (a)</p>	<p>The maximum incentive floor area ratio for this item is 0.7.</p>
<p>8.7.1 (b)</p>	<p>Incentive calculation: Where a development provides an environmental roof the Incentive Ratio is 1:5.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = surface area of environmental roof (square metres) multiplied by 5.0.</p>

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8.7.1 (c)	<p>Minimum Floor Area Ratio Requirement:</p> <p>(i) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p> <p>(ii) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
8.7.1 (d)	<p>Requirements: An environmental roof includes the following:</p> <p>(i) roof area that is:</p> <p>(I) permanently planted with vegetation and equipped with a growing medium and irrigation systems; or</p> <p>(II) equipped with water collection and/or filtration systems designed to collect rainwater for reuse or to minimize stormwater runoff; and</p> <p>(ii) walkways necessary for maintenance with a maximum width of 1.0 metre.</p>
8.7.2	<p>GREEN WALL A green wall is an indoor vertical, soft surfaced landscaped area. The diagram in 8.7.2(e) illustrates a potential implementation of the requirements of 8.7.2(d).</p>
8.7.2 (a)	<p>The maximum incentive floor area ratio for this item is 1.0.</p>
8.7.2 (b)	<p>Incentive Calculation: Where a development provides a green wall the Incentive Ratio is 1:5 based on the vertical surface area of the green wall.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = vertical surface area (square metres) multiplied by 5.0.</p>
8.7.2 (c)	<p>Minimum Floor Area Ratio Requirement:</p> <p>(i) for a development containing a Hotel in either the development where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p>

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	<p>(ii) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
<p>8.7.2 (d)</p>	<p>Requirements: A green wall includes the following:</p> <ul style="list-style-type: none"> (i) a minimum vertical surface area of 20.0 square metres; (ii) a minimum of 80.0 per cent of its vertical surface area covered by vegetation; (iii) a location indoors and at-grade and/or at the Plus 15 Network level; (iv) where located at-grade level, it fronts on to and is visible from the public sidewalk, grade level open space or on-site pedestrian space; and (v) where located at the Plus 15 Network level, it fronts on to and is visible from the Plus 15 Network.
<p>8.7.2 (e)</p>	<p>Diagram: (not to scale)</p> <div style="text-align: center;"> <p style="text-align: right;">Green Wall</p> </div>
<p>8.7.3</p>	<p>BIORETENTION STRUCTURE A bioretention structure is a structural framework that is inserted into the soil that transfers loads from the surface through the soil layers. The purpose of the structure is to retain and filter stormwater on site, to support evapotranspiration of retained stormwater and provide uncompacted planting soil for trees. The diagram in 8.7.3(e) illustrates a potential implementation of the requirements of 8.7.3(d).</p>
<p>8.7.3 (a)</p>	<p>The maximum incentive floor area ratio for this item is 1.5.</p>

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8.7.3 (b)	Incentive calculation: Where a development provides a bioretention structure 0.1 floor area ratio for every 100.0 square metres of installed bioretention structure.
8.7.3 (c)	Minimum Floor Area Ratio Requirement: (i) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit , where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and (ii) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.
8.7.3 (d)	Requirements: A bioretention structure includes the following: (i) a minimum area of: (I) 250.0 square metres for sites equal to or greater than 1812.0 square metres in area; or (II) 150.0 square metres for sites of less than 1812.0 square metres in area; (ii) a structural grid with a minimum depth of 0.4 metres to transfer surface loads through the soil layers; (iii) installation in a location greater than 0.75 metres horizontal distance from a street ; (iv) a design to retain stormwater and either: (I) slowly discharge it into the municipal storm sewer system; or (II) re-use it on site; and (III) prevent seepage into groundwater below; (v) a design to accommodate municipal utility and infrastructure systems; (vi) a location not above the first storey ; (vii) a location within 0.5 metres of the grade of the adjoining public sidewalk where installed in planters or raised beds; and (viii) Where they occupy the same area, no application in combination with incentive item 8.7.1.

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<p>8.7.3 (e)</p>	<p>Diagram: (not to scale)</p> <p style="text-align: right;">Bioretention Structure</p> <p style="text-align: center;">Section</p> <p>Min. area: - 250.0 m² for sites equal or greater than 1812.0m² area - 150.0 m² for sites less than 1812.0m² area</p>
<p>8.7.4</p>	<p>DISTRICT ENERGY CONNECTION ABILITY District energy connection ability is the preservation of site areas from physical obstructions that would preclude or make unviable a connection to district energy infrastructure in the future. The diagram in 8.7.4(e) illustrates a potential implementation of the requirements of 8.7.4(d).</p>
<p>8.7.4 (a)</p>	<p>The maximum incentive floor area ratio for this item is 0.5.</p>
<p>8.7.4 (b)</p>	<p>Incentive calculation: Where a development provides district energy connection ability the additional floor area ratio is 0.5.</p>
<p>8.7.4 (c)</p>	<p>Minimum Floor Area Ratio Requirement:</p> <p>(i) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p> <p>(ii) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
<p>8.7.4 (d)</p>	<p>Requirements: A district energy connection ability includes the following:</p> <p>(i) maintenance on the parcel until the development has been connected to and utilizes energy from district energy infrastructure;</p>

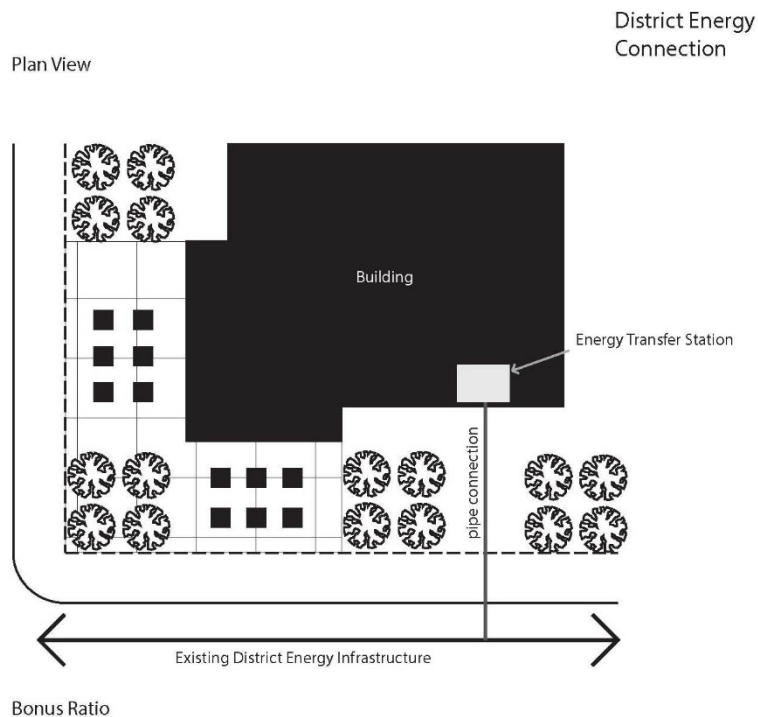
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- (ii) demonstration of the ability of a **building** to connect to existing or proposed **district energy** infrastructure by providing:
 - (I) space allocated for an energy transfer station at ground level or below (energy transfer station is defined as the mechanical interface between the district energy system and the **building** heating system located in the **building** - commonly known as a plate and frame heat exchanger and includes all heat transfer equipment, measurement equipment and control systems);
 - (II) a heat distribution system that can accommodate the primary heat source at ground level or below; and
 - (III) an easement with a minimum width of 4.0 metres registered on the certificate of title for the **parcel** for a thermal pipe from the **property line** to the **building** and through the **building** to the allocated energy transfer station location; and
- (iii) no application in combination with incentive items 8.7.5 and 8.7.6.

8.7.4 (e)

Diagram: (not to scale)



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8.7.5	DISTRICT ENERGY SYSTEM CONNECTION <i>District energy</i> connection is the connection to a <i>district energy</i> system and the utilization of its thermal energy in the <i>development</i> . The diagram in 8.7.5(e) illustrates a potential implementation of the requirements of 8.7.5(d).
8.7.5 (a)	The maximum incentive <i>floor area ratio</i> for this item is 2.5.
8.7.5 (b)	Incentive calculation: Where a <i>development</i> provides a district energy system connection: (i) the additional <i>floor area ratio</i> for the connection to <i>district energy</i> infrastructure is 0.5; (ii) the additional <i>floor area ratio</i> for every <i>storey</i> of the <i>building</i> for the first 25 <i>storeys</i> above <i>grade</i> is 0.05; and (iii) the additional <i>floor area ratio</i> for every <i>storey</i> of the <i>building</i> above 25 <i>storeys</i> above <i>grade</i> is 0.025.
8.7.5 (c)	Minimum <i>Floor Area Ratio</i> Requirement: (i) for a <i>development</i> containing a <i>Hotel</i> in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i> , where the <i>development permit</i> is phased, the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 7.0; and (ii) in all other cases the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 8.0.
8.7.5 (d)	Requirements: A district energy system connection includes the following: (i) connecting the <i>building</i> to a <i>district energy</i> system and use of the thermal energy from the <i>district energy</i> system in the <i>building</i> ; (ii) connection infrastructure that includes: (I) space allocated for an energy transfer station at ground level or below; (energy transfer station is defined as the mechanical interface between the <i>district energy</i> system and the <i>building</i> heating system located in the <i>building</i> - commonly known as a plate and frame heat exchanger and includes all heat transfer equipment, measurement equipment and control systems). (II) a heat distribution system that can accommodate the primary heat source at ground level or below; and (III) an easement with a minimum width of 4.0 metres registered on the certificate of title for the <i>parcel</i> for a thermal pipe from the <i>property</i>

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	<p><i>line</i> to the building and through the building to the allocated energy transfer station location; and</p> <p>(iii) no application in combination with incentive item 8.7.4 or 8.7.6.</p>
<p>8.7.5 (e)</p>	<p>Diagram: (not to scale)</p> <p>The diagram consists of two parts. The top part, labeled 'Plan View', shows a large black rectangular building footprint. To its right is a smaller grey square labeled 'Energy Transfer Station'. A vertical line labeled 'pipe connection' runs from the station to a horizontal line representing 'Existing District Energy Infrastructure'. To the left of the building, there are several circular symbols representing trees or landscaping. The bottom part, labeled 'Bonus Ratio', shows a cross-section of a building. The ground level is marked as 'Grade'. The building has a dark grey base for floors 0 to 25 above grade, with a FAR of 0.05. Above this is a lighter grey section for floors 26 and above, with a FAR of 0.025.</p>
<p>8.7.6</p>	<p>ON-SITE COGENERATION FACILITY An on-site cogeneration facility is equipping a building with combined heat and power or combined heat, power and cooling machinery to serve the building.</p>
<p>8.7.6 (a)</p>	<p>The maximum incentive floor area ratio for this item is 2.0.</p>
<p>8.7.6 (b)</p>	<p>Incentive calculation: Where a development provides an on site cogeneration facility:</p>

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	<ul style="list-style-type: none"> (i) the additional floor area ratio for the connection to district energy infrastructure is 0.5; (ii) the additional floor area ratio for every storey of the building for the first 25 storeys above grade is 0.05; and (iii) the additional floor area ratio for every storey of the building above 25 storeys above grade is 0.025.
<p>8.7.6 (c)</p>	<p>Minimum Floor Area Ratio Requirement:</p> <ul style="list-style-type: none"> (i) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and (ii) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.
<p>8.7.6 (d)</p>	<p>Requirements: An on-site cogeneration facility includes:</p> <ul style="list-style-type: none"> (i) a combined heat and power, cogeneration or trigeneration system in the building; (ii) a design to utilize thermal energy resulting from electricity production to heat and/or cool the building; (iii) high-efficiency cogeneration, meaning an energy efficiency level of 80.0 per cent or greater; and (iv) an easement with a minimum width of 4.0 metres registered on the certificate of title for the parcel for a thermal pipe from the property line to the building and through the building to the allocated energy transfer station location; and (v) no application in combination with incentive item 8.7.4 or 8.7.5.
<p>8.7.7</p>	<p>ELECTRIC VEHICLE CHARGING STATIONS Electric vehicle charging stations are purpose built, electrical outlets located in, or adjacent to, selected motor vehicle parking stalls designed to provide battery recharging ability to electric vehicles using the stalls.</p>
<p>8.7.7 (a)</p>	<p>The maximum incentive floor area ratio for this item is 1.0.</p>
<p>8.7.7 (b)</p>	<p>Incentive calculation: Where a development provides electric vehicle charging stations the Incentive Rate is Incentive Rate 1.</p>

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	<p>Method:</p> <p>Incentive gross floor area (square metres) = cost of installed charging stations (\$) divided by Incentive Rate 1 (\$).</p>
<p>8.7.7 (c)</p>	<p>Minimum Floor Area Ratio Requirement:</p> <p>(i) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p> <p>(ii) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
<p>8.7.7 (d)</p>	<p>Requirements:</p> <p>An electric vehicle charging station includes the following:</p> <p>(i) 1.0 battery charging unit with a minimum 220.0 Volt capacity or fast charging ability for each motor vehicle parking stall; and</p> <p>(ii) signage indicating which motor vehicle parking stalls are equipped with charging stations.</p>
<p>8.7.8</p>	<p>ADDITIONAL BICYCLE PARKING STALLS</p> <p>Additional bicycle parking stalls is the provision of supplementary bicycle parking stalls – class 1 and associated change room facilities in addition to the minimum required bicycle parking stalls – class 1 of the development. The additional bicycle parking stalls – class 1 and associated facilities provided may be integrated into the stalls and facilities required by the development with no physical separation.</p>
<p>8.7.8 (a)</p>	<p>The maximum incentive floor area ratio for this item is 1.0.</p>
<p>8.7.8 (b)</p>	<p>Incentive calculation:</p> <p>Where a development provides additional bicycle parking stalls the Incentive Ratio is 1:7.5.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = gross floor area provided for bicycle parking stalls – class 1 and change rooms (square metres) multiplied by 7.5.</p>
<p>8.7.8(c)</p>	<p>Minimum Floor Area Ratio Requirement:</p> <p>(i) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the</p>

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	<p>minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p> <p>(ii) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
<p>8.7.8 (d)</p>	<p>Requirements: Additional bicycle parking stalls include the following:</p> <p>(i) bicycle parking stalls – class 1 located either within the building or in a separate structure on the site;</p> <p>(ii) a change room located either within the building or in a separate structure on the site with a minimum area of 20.0 square metres that contains:</p> <p>(I) 1.0 locker for every 4.0 bicycle parking stalls – class 1;</p> <p>(II) 1.0 shower for every 4.0 bicycle parking stalls – class 1;</p> <p>(III) 1.0 grooming station consisting of wash basin, mirror and electrical outlet for every 4.0 bicycle parking stalls – class 1;</p> <p>(iii) an area of 0.4 square metres for each locker and 0.4 square metres for each shower;</p> <p>(iv) use only by the tenants of the development; and</p> <p>(v) a location together with the minimum required bicycle parking stalls – class 1.</p>
<p>8.8</p>	<p>BICYCLE STATION A bicycle station is a facility which provides secure bicycle parking for public use either on a long-term basis or on a short-term, on-demand basis. It provides facilities to its users that include showers, lockers, toilets and grooming stations and may also contain space for retail and service activities.</p> <p>A bicycle station does not replace the required bicycle parking stalls of the use, but is instead intended for use by third parties outside of the development. The diagram in 8.8.5 illustrates a potential implementation of the requirements of 8.8.4.</p>
<p>8.8.1</p>	<p>The maximum incentive floor area ratio for this item is 2.0.</p>
<p>8.8.2</p>	<p>Incentive calculation: Where a development provides a bicycle station the Incentive Ratio is 1:7.5.</p> <p>Method:</p>

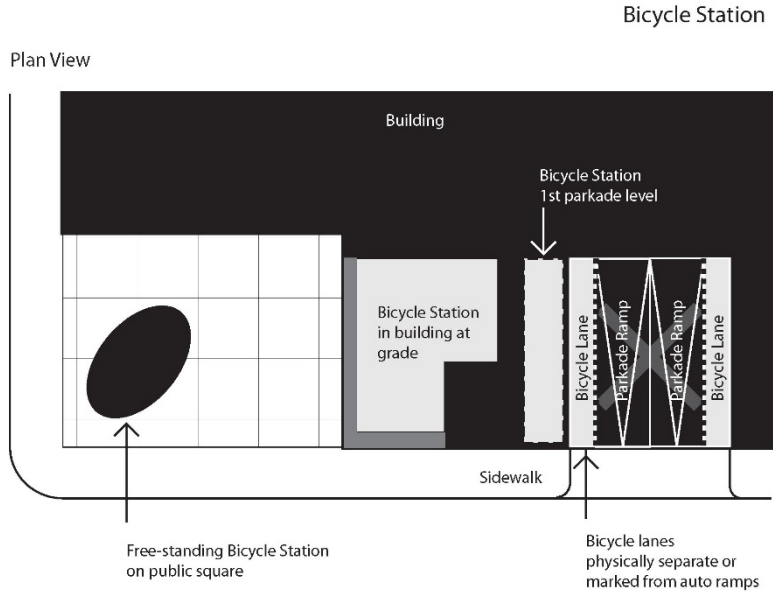
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	<p>Incentive gross floor area (square metres) = gross floor area provided for the bicycle station (square metres) multiplied by 7.5.</p>
8.8.3	<p>Minimum Floor Area Ratio Requirement:</p> <p>(a) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
8.8.4	<p>Requirements:</p> <p>A bicycle station includes the following:</p> <p>(a) bicycle parking stalls – class 1 that are not required bicycle parking stalls – class 1 located either within the building or in a separate structure on the site;</p> <p>(b) a change room located either within the building or in a separate structure on the site containing a minimum of the following facilities:</p> <p>(i) 1.0 shower for every 10.0 bicycle parking stalls – class 1 greater than the minimum requirement for the first 200.0 bicycle parking stalls – class 1; and</p> <p>(ii) 1.0 grooming station consisting of wash basin, mirror and electrical outlet for every 10.0 bicycle parking stalls – class 1 greater than the minimum requirement for the first 200.0 bicycle parking stalls – class 1; and</p> <p>(iii) 1.0 toilet for every 25.0 bicycle parking stalls – class 1 greater than the minimum requirement for the first 100.0 bicycle parking stalls – class 1; and</p> <p>(iv) 1.0 locker for every 4.0 bicycle bicycle parking stalls – class 1;</p> <p>(c) use by the public and no reservation for the sole use of the tenants of the development;</p> <p>(d) for calculation purposes an area of 0.4 square metres for each locker and 0.4 square metres for each shower;</p> <p>(e) a bicycle repair space of at minimum 2.0 metres by 3.0 metres in dimension; and</p> <p>(f) where retail and service uses are contained within the Bicycle Station their floor areas are included in the incentive gross floor area;</p>

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	<p>(g) where located in a parkade:</p> <ul style="list-style-type: none"> (i) is on the closest parkade level to grade and physically separated from the motor vehicle parking stalls; (ii) no access provided only by stairs; (iii) bicycle lanes in parkade ramps where these are shared with motor vehicles.
<p>8.8.5</p>	<p>Diagram: (not to scale)</p>  <p>The diagram, titled 'Bicycle Station' and 'Plan View', illustrates the layout of a bicycle station. It shows a 'Building' at the top. To the left of the building is a 'Free-standing Bicycle Station on public square'. To the right of the building is a 'Bicycle Station in building at grade'. Further right is a 'Bicycle Station 1st parkade level' which includes 'Bicycle Lane', 'Parkade Ramp', and 'Parkade Ramp' sections. A 'Sidewalk' runs along the bottom of the building. Labels indicate that 'Bicycle lanes physically separate or marked from auto ramps'.</p>
<p>8.9</p>	<p>TRANSIT ENHANCEMENTS Transit enhancements is the construction of structures either as part of a building or as a separate structure that provide shelter from the elements to transit service users and that provide an amenity and design standard exceeding standard transit facilities.</p>
<p>8.9.1</p>	<p>The maximum incentive <i>floor area ratio</i> for this item is 0.5.</p>
<p>8.9.2</p>	<p>Incentive calculation: Where a development provides a transit shelter the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = sum of construction cost of the public transit shelter (\$) divided by Incentive Rate 1 (\$).</p>

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8.9.3	<p>Minimum Floor Area Ratio Requirement:</p> <p>(a) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
8.9.4	<p>Requirements:</p> <p>A transit enhancement includes the following:</p> <p>(a) a location on the parcel and adjacent to, and accessible from, a public sidewalk;</p> <p>(b) construction to a standard approved by the Development Authority;</p> <p>(c) public access during transit operating hours;</p> <p>(d) climate controlled from October to May; and</p> <p>(e) exterior walls that consist primarily of windows that are clear glazed except where the walls abut a building and where they contain structural elements of the building.</p>
8.10	<p>ACTIVE ARTS SPACE</p> <p>Active arts space is publicly accessible, internal space that provides accommodation for one of the various branches of creative activity concerned with the production of imaginative designs, sounds or ideas. Active arts space is intended for activities that require public accessibility, e.g. performances, exhibitions.</p>
8.10.1	<p>The maximum incentive floor area ratio for this item is 4.0.</p>
8.10.2	<p>Incentive calculation:</p> <p>Where a development provides active arts space the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = cost of active arts space (\$) plus the capitalized, future operating costs* (not including taxes) divided by Incentive Rate 1 (\$).</p> <p>* Future operating costs are calculated by multiplying \$3,324.68 m² by the amount of active arts space provided in square metres (this is the Net Present Value of operating costs based on \$20 per square foot, a 2% cost escalation, a 6% discount rate, and a 25 year period)</p>

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<p>8.10.3</p>	<p>Minimum Floor Area Ratio Requirement:</p> <p>(a) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
<p>8.10.4</p>	<p>Requirements:</p> <p>Active arts space includes the following:</p> <p>(a) a location:</p> <ul style="list-style-type: none">(i) at grade or at the Plus 15 Network level;(ii) fronting on to, with direct access to and visible from the public sidewalk, grade level open space, Plus 15 Network or on-site pedestrian areas; <p>(b) entranceways and lobbies that are clear glazed where they abut a public sidewalk at grade or the Plus 15 Network;</p> <p>(c) public access through a public access agreement for the hours of operation defined in the Plus 15 Policy;</p> <p>(d) an agreement establishing the conditions for a long-term lease for the active arts space to be entered into by The City or its designated representative (“the tenant”) and the building owner, such lease to contain the following terms:</p> <ul style="list-style-type: none">(i) a minimum term of 25.0 years;(ii) a total rent of \$11.0 per square metre per year, subject to (d)(iv);(iii) subject to (d)(iv) and (v) the building owner will pay the normal building operating and capital costs attributable to the active arts space including without limitation property taxes if applicable, security, maintenance, repair, cleaning, property management fees and related costs up to the amount per square metre that would normally be charged to office tenants in the building;(iv) the tenant will be responsible for all extraordinary operating and capital costs that are attributable to the active arts space, such as additional security costs associated with the use of the space or special events, additional cleaning necessitated by events in the space, and maintenance and repair of the tenant’s fixtures and equipment. The City will provide appropriate security to ensure that the tenant pays its costs and does not permit any liens to be placed on the property;

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	<p>(v) upon expiry of the lease, the owner may elect, at the owner's sole and absolute discretion, to renew the lease on the same terms and conditions or to not renew the lease, in which case the tenant will vacate the space upon lease expiry;</p> <p>(vi) if at any time during the term of the lease the space remains unoccupied or unused for 12 consecutive months the owner has the option of terminating the lease upon giving The City 30 days written notice, provided that the conditions of (d)(vii) are met;</p> <p>(vii) that in the event of termination prior to the end of the 25-year term of the lease, The City will receive financial compensation for the space as calculated as the lesser of Incentive Rate 2 or the fair market value based on the gross floor area of the amenity space as estimated by an independent appraiser and, in addition, any portion of the unused, capitalized operating costs which were included in the original incentive gross floor area calculation; and</p> <p>(viii) the lease will define the nature of the uses or tenants that are deemed eligible to occupy the space. Eligible activities will include artist studios, exhibition space, performing arts space and rehearsal spaces.</p>
<p>8.11</p>	<p>CULTURAL SUPPORT SPACE</p> <p>Cultural support space is an internal space that provides accommodation for one of the various branches of creative activity concerned with the production of imaginative designs, sounds or ideas. Cultural support space is intended for activities that do not require public accessibility, e.g. administration, rehearsal space, storage.</p>
<p>8.11.1</p>	<p>The maximum incentive floor area ratio for this item is 4.0.</p>
<p>8.11.2</p>	<p>Incentive calculation:</p> <p>Where a development provides cultural support space the Incentive Rate is Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = cost of cultural support space (\$) plus the capitalized, future operating costs* (not including taxes) divided by Incentive Rate 1 (\$).</p> <p>* Future operating costs are calculated by multiplying \$3,324.68 m² by the amount of cultural support space provided in square metres (this is the Net Present Value of operating costs based on \$20 per square foot, a 2% cost escalation, a 6% discount rate, and a 25 year period)</p>

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<p>8.11.3</p>	<p>Minimum Floor Area Ratio Requirement:</p> <p>(a) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
<p>8.11.4</p>	<p>Requirements:</p> <p>A cultural support space includes the following:</p> <p>(a) access to the tenant during the building's normal office hours unless otherwise agreed upon in the lease agreement;</p> <p>(b) a location above grade where the space is used for administration;</p> <p>(c) an agreement establishing the conditions for a long-term lease for the cultural support space to be entered into by The City or its designated representative ("the tenant") and the building owner, such lease to contain the following terms:</p> <p>(i) a minimum term of 25.0 years;</p> <p>(ii) a total rent of \$11.0 per square metre per year, subject to (c)(iv);</p> <p>(iii) subject to (c)(iv) and (v) the building owner will pay the normal building operating and capital costs attributable to the cultural support space including without limitation property taxes if applicable, security, maintenance, repair, cleaning, property management fees and related costs up to the amount per square metre that would normally be charged to office tenants in the building;</p> <p>(iv) the tenant will be responsible for all extraordinary operating and capital costs that are attributable to the cultural support space, such as additional security costs associated with the use of the space, additional cleaning necessitated by use of the space, and maintenance and repair of the tenant's fixtures and equipment. The City will provide appropriate security to ensure that the tenant pays its costs and does not permit any liens to be placed on the property;</p> <p>(v) upon expiry of the lease, the owner may elect, at the owner's sole and absolute discretion, to renew the lease on the same terms and conditions or to not renew the lease, in which case the tenant will vacate the space upon lease expiry;</p> <p>(vi) if at any time during the term of the lease the space remains unoccupied or unused for 12 consecutive months the owner has the</p>

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	<p>option of terminating the lease upon giving The City 30 days written notice, provided that the conditions of (c)(vii) are met;</p> <p>(vii) that in the event of termination prior to the end of the 25-year term of the lease, The City will receive financial compensation for the space as calculated as the lesser of Incentive Rate 2 or the fair market value based on the gross floor area of the amenity space as estimated by an independent appraiser and, in addition, any portion of the unused, capitalized operating costs which were included in the original incentive gross floor area calculation; and</p> <p>(viii) the lease will define the nature of the uses or tenants that are deemed eligible to occupy the space. Eligible activities will include administration and storage.</p>
<p>8.12</p>	<p>COMMUNITY SUPPORT FACILITIES Community support facilities are spaces allocated to specific uses that have been determined by The City to support community activity and functionality.</p>
<p>8.12.1</p>	<p>The maximum incentive floor area ratio for this item is 2.0.</p>
<p>8.12.2</p>	<p>Incentive calculation: Where a development provides community support facilities the Incentive Ratio is 1:1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = gross floor area provided for the community support facility (square metres) multiplied by 1.0.</p>
<p>8.12.3</p>	<p>Minimum Floor Area Ratio Requirement:</p> <p>(a) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
<p>8.12.4</p>	<p>Requirements: Community support facilities includes the following:</p> <p>(a) provision of space for one or more of the following uses:</p> <ul style="list-style-type: none"> (i) Assisted Living; (ii) Child Care Service; (iii) Community Recreation Facility; (iv) Custodial Care;

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	<ul style="list-style-type: none"> (v) Fitness Centre; (vi) Indoor Recreation Facility; (vii) Instructional Facility; (viii) Library; (ix) Museum; (x) Performing Arts Centre; (xi) Place of Worship – Large; (xii) Place of Worship – Medium; (xiii) Place of Worship – Small; (xiv) Post Secondary Learning Institution; (xv) Protective and Emergency Service; (xvi) Residential Care; (xvii) School – Private; (xviii) School Authority – School; (xix) School Authority Purpose – Major; (xx) Service Organization; (xxi) Social Organization; and (xxii) Supermarket; <p>(b) the identification in floor plans of the proposed building of the space that is to be allocated to the community support facility; and</p> <p>(c) the requirement for a development permit upon change of use.</p>
<p>8.13</p>	<p>HERITAGE DENSITY TRANSFER</p> <p>Heritage density transfer is the transfer to a receiving parcel of floor area ratio that could have been achieved on a source parcel were it not for the development constraints imposed by the retention and preservation of a historic building and its designation as a Municipal Historic Resource.</p>
<p>8.13.1</p>	<p>The maximum incentive <i>floor area ratio</i> for this item is 5.0.</p>
<p>8.13.2</p>	<p>Incentive calculation:</p> <p>Where a development provides a heritage density transfer the additional gross floor area is directly transferred in square metres.</p> <p>Method:</p> <p>The gross floor area is transferred as a square metre value to the receiving parcel and the transfer is registered as a caveat on the Certificate of Title of the source parcel(s).</p>
<p>8.13.3</p>	<p>Minimum <i>Floor Area Ratio</i> Requirement:</p> <p>(a) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p>

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	<p>(b) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
8.13.4	<p>Requirements: A heritage density transfer includes:</p> <ul style="list-style-type: none">(a) a transfer agreement that is registered on the Certificate of Title of the parcel(s) from which the density has been transferred;(b) a land use redesignation of the parcel from which the density has been transferred to a Direct Control District in which the allowable maximum floor area ratio remaining after the transfer is regulated;(c) a land use redesignation of the receiving parcel to a Direct Control District in which the allowable maximum floor area ratio achieved through the transfer is regulated;(d) a maximum of 5.0 floor area ratio of the receiving parcel, calculated in square metres that has been achieved through heritage density transfer;(e) transfers only to receiving parcels located within the Commercial Residential district;(f) transfers only from parcels where legal protection through designation as a Municipal Historic Resource has been completed; and(g) only a one-time transfer from the parcel from which the density has been transferred to the receiving parcel with no further transfer possibility.
8.14	<p>HISTORIC RESOURCE RETENTION Historic resource retention is incentive gross floor area for the retention, restoration and preservation of entire buildings, or building features of historic significance on the parcel of the development. Although all efforts should be undertaken to retain and preserve the entire building on site, where it is impractical to do so the retention of individual building features that are of historic significance also provides for this incentive density.</p>
8.14.1	<p>The maximum incentive floor area ratio for this item is 5.0.</p>
8.14.2	<p>Incentive calculation: Where a development provides historic resource retention:</p> <ul style="list-style-type: none">(a) the Incentive Rate for the retention of a building feature is Incentive Rate 2; and(b) the Incentive Rate for the retention of the entire historic building is Incentive Rate 3. <p>Method:</p>

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	<p>Incentive gross floor area (square metres) = marginal extra cost of retention of the historic resource (\$) divided by Incentive Rate 2 (\$) in the case of the retention of building features or Incentive Rate 3 in the case of the retention of the entire building.</p> <p>Cost of retention includes costs for repair, restoration and improvement.</p>
<p>8.14.3</p>	<p>Minimum Floor Area Ratio Requirement:</p> <p>(a) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
<p>8.14.4</p>	<p>Requirements:</p> <p>Historic resource retention includes:</p> <p>(a) where the building is listed on the Inventory of Evaluated Historic Resources;</p> <p>(b) maintaining the historic resource or building feature in its approved location on the parcel or within the building where it is incorporated into a new building;</p> <p>(c) an agreement between the Development Authority and the developer establishing the total cost of retention of the heritage resource prior to approval; and</p> <p>(d) designation of the historic resource as a Municipal Historic Resource pursuant to the <i>Historical Resources Act</i> by a Bylaw approved by Council.</p>
<p>8.15</p>	<p>DENSITY TRANSFER FOR SUNLIGHT PRESERVATION</p> <p>Density transfer for sunlight preservation is the transfer of that floor area ratio that could have been achieved on a parcel were it not for a development constraint imposed by rules protecting specific public spaces from being cast in shadow. The difference in density between the source development's achievable floor area ratio and the potential floor area ratio assumed for the development had it not been constrained by sunlight protection aspects may be transferred to a receiving parcel to increase its floor area ratio.</p>
<p>8.15.1</p>	<p>The maximum incentive floor area ratio for this item is 2.0.</p>

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<p>8.15.2</p>	<p>Incentive calculation: Where a development provides a density transfer for sunlight preservation the additional gross floor area is directly transferred in square metres.</p> <p>Method:</p> <p>The gross floor area is transferred as a square metre value to the receiving parcel and the transfer is registered as a caveat on the Certificate of Title of the source parcel(s).</p>
<p>8.15.3</p>	<p>Minimum Floor Area Ratio Requirement:</p> <p>(a) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
<p>8.15.4</p>	<p>Requirements: A transfer for sunlight preservation includes the following:</p> <p>(a) a transfer agreement that is registered on the Certificate of Title of the parcel(s) from which the density has been transferred;</p> <p>(b) a land use redesignation of the parcel from which the density has been transferred to a Direct Control District in which the allowable maximum floor area ratio remaining after the transfer is regulated;</p> <p>(c) a land use redesignation of the receiving parcel to a Direct Control District in which the allowable maximum floor area ratio achieved through the transfer is regulated;</p> <p>(d) a maximum of 2.0 floor area ratio of the receiving parcel, calculated in square metres, achieved through density transfer for sunlight preservation; and</p> <p>(e) compliance with Section 1311.</p>
<p>8.16</p>	<p>DENSITY TRANSFER FOR ADAPTIVE REUSE Density transfer for adaptive reuse is the transfer to a receiving parcel of floor area ratio that has been achieved by the adaptive reuse of buildings or significant portions of buildings on a source parcel as defined in 8.17.</p>
<p>8.16.1</p>	<p>The maximum incentive floor area ratio for this item is 1.0.</p>

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<p>8.16.2</p>	<p>Incentive calculation: Where a development provides a density transfer for adaptive reuse the additional gross floor area is directly transferred in square metres.</p> <p>Method:</p> <p>The gross floor area is transferred as a square metre value to the receiving parcel and the transfer is registered as a caveat on the Certificate of Title of the source parcel(s).</p>
<p>8.16.3</p>	<p>Minimum Floor Area Ratio Requirement:</p> <p>(a) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
<p>8.16.4</p>	<p>Requirements: A density transfer for the adaptive reuse includes:</p> <p>(a) a transfer agreement that is registered on the Certificate of Title of the parcel(s) from which the density has been transferred;</p> <p>(b) a land use redesignation of the parcel from which the density has been transferred to a Direct Control District in which the allowable maximum floor area ratio remaining after the transfer is regulated;</p> <p>(c) a land use redesignation of the receiving parcel to a Direct Control District in which the allowable maximum floor area ratio achieved through the transfer is regulated;</p> <p>(d) a maximum of 1.0 floor area ratio of the receiving parcel, calculated in square metres that has been achieved through density transfer for the adaptive reuse of buildings;</p> <p>(e) transfers only to receiving parcels designated with the CR20-C20/R20 district; and</p> <p>(f) transfers only from source buildings that have redeveloped in accordance with the requirements of item 8.17.</p>
<p>8.17</p>	<p>ADAPTIVE REUSE Adaptive reuse is the retention and reuse of an existing building or significant portions of the building's structure on the parcel.</p>
<p>8.17.1</p>	<p>The maximum incentive floor area ratio for this item is 2.0.</p>

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<p>8.17.2</p>	<p>Incentive calculation: Where a development provides the requirements of 8.17.4 the Incentive Ratio is 1:2.0.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = gross floor area of the retained building (square metres) multiplied by 2.0.</p>
<p>8.17.3</p>	<p>Minimum Floor Area Ratio Requirement:</p> <p>(a) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
<p>8.17.4</p>	<p>Requirements: Adaptive reuse includes the following:</p> <p>(a) the redevelopment of an existing building;</p> <p>(b) the retention of 75.0 per cent of the gross floor area of the building and</p> <p>(c) proper removal of recyclable materials prior to demolition.</p>
<p>8.18</p>	<p>DESIGN FOR UNIVERSAL ACCESSIBILITY Design for universal accessibility is the design of a unit to meet enhanced accessibility standards that exceed any minimum standards as established in this Bylaw.</p>
<p>8.18.1</p>	<p>The maximum incentive floor area ratio for this item is 1.0</p>
<p>8.18.2</p>	<p>Incentive calculation: Where a development provides a unit designed for enhanced accessibility the Incentive Ratio is 1:1.5.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = gross floor area of units designed in accordance with enhanced accessibility standards (square metres) multiplied by 1.5.</p>
<p>8.18.3</p>	<p>Minimum Floor Area Ratio Requirement:</p> <p>(a) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the</p>

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	<p>minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
8.18.4	<p>Requirements: A design for universal accessibility includes the following:</p> <p>(a) a smooth, unobstructed floor space of a minimum dimension of 1800.00 millimetres length and 1800.00 millimetres width in each kitchen, bathroom and hallway to enable the turning of a wheelchair or mobility device;</p> <p>(b) hallways with a width greater than 1.0 metres and no changes in floor level;</p> <p>(c) a bedroom, kitchen and a bathroom on the same floor as the entrance to the unit;</p> <p>(d) a step-free entrance to the unit; and</p> <p>(e) an accessible motor vehicle parking stall, with a minimum width of 4.0 metres, associated with each unit designed in accordance with these requirements.</p>
8.19	<p>DWELLING UNIT MIX Dwelling unit mix is the construction of units containing 3 or more bedrooms.</p>
8.19.1	<p>The maximum incentive floor area ratio for this item is 2.0.</p>
8.19.2	<p>Incentive calculation: Where a development provides units containing 3.0 or more rooms designed as bedrooms the Incentive Ratio is 1:2.0.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = gross floor area of units containing 3.0 or more bedrooms (square metres) multiplied by 2.0.</p>
8.19.3	<p>Minimum Floor Area Ratio Requirement:</p> <p>(a) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>

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<p>8.19.4</p>	<p>Requirements: A development with a dwelling unit mix includes the following:</p> <ul style="list-style-type: none"> (a) the provision of units comprised of 3.0 or more bedrooms; (b) two bedrooms with 1.0 or more windows in each; (c) a natural source of light in each bedroom; (d) a minimum gross floor area of 9.0 square metres for each bedroom; (e) a separate living area separate from each bedroom in each unit; and (f) a minimum gross floor area of 100.0 square metres for each unit.
<p>8.20</p>	<p>INNOVATIVE PUBLIC AMENITY An innovative public amenity is a building feature that has not been considered under any of the other incentive items in this table, but which is determined by the Development Authority to provide a benefit to the public.</p>
<p>8.20.1</p>	<p>The maximum incentive <i>floor area ratio</i> for this item is 1.0.</p>
<p>8.20.2</p>	<p>Incentive calculation: Where a development provides an innovative amenity the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = cost of amenity (\$) divided by Incentive Rate 1 (\$).</p>
<p>8.20.3</p>	<p>Minimum <i>Floor Area Ratio</i> Requirement:</p> <ul style="list-style-type: none"> (a) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and (b) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.
<p>8.20.4</p>	<p>Requirements: An innovative public amenity includes the following:</p> <ul style="list-style-type: none"> (a) a benefit to the community in which the density is being accommodated; (b) no items or amenities that are achievable or required through other means, including the other incentive amenity items in this table;

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	<ul style="list-style-type: none"> (c) no standard features of a building; (d) an amount of additional floor area ratio commensurate with the cost of the amenity item provided; (e) where located at the Plus 15 Network level, front on to, be visible from and have direct access to Plus 15 Network; and (f) the sole discretion of the Development Authority to determine whether the proposed amenity feature is considered an innovative public amenity.
<p>8.21</p>	<p>EXCEPTIONAL DESIGN Exceptional design is such that it incorporates architectural and urban design features and/or technologies that are deemed by the Development Authority to significantly enhance through visual and functional impacts the character of the urban environment.</p>
<p>8.21.1</p>	<p>The maximum incentive floor area ratio for this item is 1.0.</p>
<p>8.21.2</p>	<p>Incentive calculation: Where a development has been determined by the Development Authority to provide the requirements of 8.21.4, the additional floor area ratio is 1.0.</p>
<p>8.21.3</p>	<p>Minimum Floor Area Ratio Requirement: (a) for a development containing a Hotel in either the development permit where the development permit is not phased or the first phase of the development permit, where the development permit is phased, the minimum floor area ratio that must be achieved prior to use of this item is: 7.0; and (b) in all other cases the minimum floor area ratio that must be achieved prior to use of this item is: 8.0.</p>
<p>8.21.4</p>	<p>Requirements: Exceptional design includes two or more of the following:</p> <ul style="list-style-type: none"> (a) building massing, orientation and façade design not commonly implemented in the CR20-C20/R20 District and that contributes to a memorable skyline and urban environment; (b) building envelope designs employing materials or technology that have a positive effect on the public realm and are not commonly implemented in the CR20-C20/R20 District; (c) a floor plan that is not typical of Office buildings in the CR20-C20/R20 District; (d) improvements to the pedestrian environment in terms of sunlight penetration; and

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	<p>(e) a positive contribution through architecture, urban design and uses to the vibrancy and activity of the pedestrian environment and the building's interfaces with the public realm at grade.</p>
8.22	<p>INDOOR PUBLIC HOTEL SPACE Indoor public hotel space is publicly accessible indoor space that can be used by Hotel guests, conference attendees and the general public without having to be guests of the Hotel or customers of a use within the building. Restaurant, lounge, café, retail and conference use areas, when located at grade and at the Plus 15 Network level in the building – and one storey above for conference facilities – and open to the public are considered to be indoor public space.</p>
8.22.1	<p>The maximum incentive floor area ratio for this item is for this item 8.0.</p>
8.22.2	<p>Incentive Calculation: Where a Hotel development provides:</p> <p>(a) indoor public hotel space that is conference facility space the Incentive Ratio is: 1:18; and</p> <p>(b) for all other indoor hotel public spaces the Incentive Ratio is 1:10.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = gross floor area of the amenity space provided (square metres) multiplied by 10.0 or 18.0 for conference facilities.</p>
8.22.3	<p>The minimum floor area ratio that must be achieved prior to use of this item is 7.0</p>
8.22.4	<p>Requirements: An indoor public hotel space includes the following:</p> <p>(a) a design as a distinct space within the building that does not contain a guest reception area or administration offices;</p> <p>(b) where the space is not a conference facility, public accessibility through a public access agreement during normal operating hours; and</p> <p>(c) where conference facilities area located at the Plus 15 Network level, a location with direct access to Plus 15 Network; and</p> <p>(d) where the building meets the exceptional design criteria of item 8.21.</p>

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8.23	<p>PLUS 15 BRIDGE The Plus 15 Bridge is the construction of a bridge in accordance with the Plus 15 Policy.</p>
8.23.1	<p>The maximum incentive floor area ratio for this item is 1.0 floor area ratio for each Plus 15 Bridge and a maximum of 2.0 floor area ratio in total.</p>
8.23.2	<p>Incentive calculation: Where a development provides a Plus 15 Bridge:</p> <ul style="list-style-type: none"> (a) where more than 50.0 per cent of the floor area of the bridge is below a glazed roof, the floor area is calculated at a ratio of 1:22.5; and (b) in all other cases the Incentive Ratio is 1:20. <p>Method:</p> <p>Incentive gross floor area (square metres) = gross floor area of the bridge provided (square metres) multiplied by 20.0 or 22.5.</p>
8.23.3	<p>The minimum floor area ratio that must be achieved prior to use of this item is 11.0.</p>
8.23.4	<p>Requirements: A Plus 15 Bridge includes the following:</p> <ul style="list-style-type: none"> (a) a location within the boundaries of the Plus 15 Network as identified in the Plus15 Policy and in locations approved by the Development Authority; (b) a design in accordance with the Plus 15 Policy; (c) an environmentally controlled space; and (d) construction simultaneously with the development and completion with the development.
8.24	<p>PLUS 15 FEATURE ACCESS A Plus 15 Network feature access is either an escalator or stair that creates a focal point within the Plus 15 Network. Its main function is to emphasize through visibility and direct access the entrance to the Plus 15 Network and allow efficient pedestrian movement between grade and the Plus 15 Network level. The diagram in 8.24.5 illustrates a potential implementation of the requirements of 8.24.4.</p>
8.24.1	<p>The maximum incentive floor area ratio for this item is 1.0.</p>

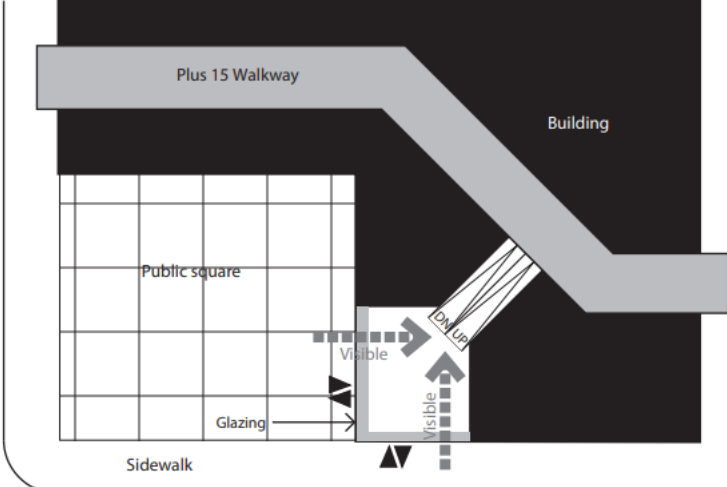
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8.24.2	<p>Incentive calculation: Where a development provides a Plus 15 Network feature access the Incentive Ratio is 1:30.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = footprint floor area of the escalator or stair provided (square metres) multiplied by 30.0.</p>
8.24.3	<p>The minimum <i>floor area ratio</i> that must be achieved prior to use of this item is 11.0.</p>
8.24.4	<p>Requirements: A Plus 15 Network feature access includes the following:</p> <ul style="list-style-type: none">(a) a design in accordance with the Plus 15 Policy;(b) providing access between grade and the Plus 15 Network level in both directions;(c) minimum tread widths of:<ul style="list-style-type: none">(i) 0.8 metres for an escalator; or(ii) 2.0 metres for a stair;(d) a location directly visible and accessible from the public sidewalk;(e) signage; and(f) accessibility to the public in accordance with the Plus 15 Policy.

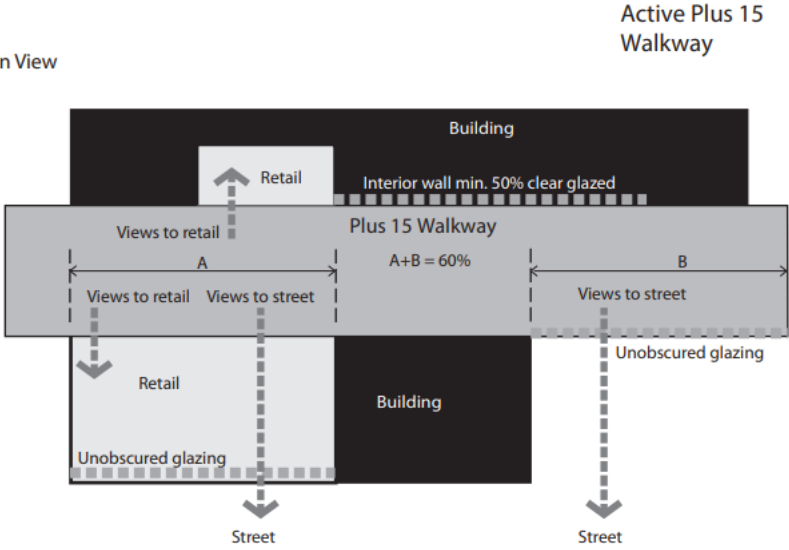
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<p>8.24.5</p>	<p>Diagram: (not to scale)</p> <p style="text-align: right;">Plus 15 Feature Access</p> <p>Plan View</p> 
<p>8.25</p>	<p>ACTIVE PLUS 15 NETWORK WALKWAY A Plus 15 Walkway has enhanced design elements compared to the standard requirements of the Plus 15 Policy. It is a positive contribution to the Plus 15 Network through visible retail spaces and views of the city. The diagram in 8.25.5 illustrates a potential implementation of the requirements of 8.25.4.</p>
<p>8.25.1</p>	<p>The maximum incentive floor area ratio for this item is 1.0.</p>
<p>8.25.2</p>	<p>Incentive calculation: Where a development provides an active Plus 15 Walkway the Incentive Ratio is 1:4.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = gross floor area of the active Plus 15 Walkway provided (square metres) multiplied by 4.0.</p>
<p>8.25.3</p>	<p>The minimum floor area ratio that must be achieved prior to use of this item is 11.0.</p>
<p>8.25.4</p>	<p>Requirements: An active Plus 15 Walkway includes the following:</p> <p>(a) a design in accordance with the Plus 15 Policy;</p>

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	<p>(b) either of the following along a minimum of 60.0 per cent of the Plus 15 Walkway (excluding elevator cores and sections containing structural elements of the building):</p> <ul style="list-style-type: none"> (i) glazing with unobscured glass providing a view to the street; (ii) unobstructed views to external windows glazed with unobscured glass providing views to the adjacent streets, or (iii) unobstructed views to active retail or commercial uses; and <p>(c) a minimum of 50.0 per cent of the interior wall of the Plus 15 Walkway that is clear glazed with the exception of sections containing structural elements of the building.</p>
<p>8.25.5</p>	<p>Diagram: (not to scale)</p>  <p>The diagram, titled 'Plan View', shows a cross-section of a building and a Plus 15 Walkway. The building is represented by a dark grey block with 'Retail' units on both the top and bottom levels. The Plus 15 Walkway is a lighter grey horizontal strip. On the left side of the walkway, there are two sections: 'Views to retail' (labeled 'A') and 'Views to street' (labeled 'A+B = 60%'). On the right side, there is a section labeled 'Views to street' (labeled 'B'). Below the walkway, 'Unobscured glazing' is shown on the building facade, with arrows pointing down to 'Street' level. Above the walkway, 'Interior wall min. 50% clear glazed' is indicated. The overall structure is labeled 'Active Plus 15 Walkway'.</p>
<p>8.26</p>	<p>CONTRIBUTION TO AFFORDABLE HOUSING FUND Contribution to Affordable Housing Fund is a financial contribution to a civic fund to be used to support off-site development of affordable or non-market housing.</p>
<p>8.26.1</p>	<p>The maximum incentive <i>floor area ratio</i> for this item is 2.0.</p>
<p>8.26.2</p>	<p>Incentive calculation: Where a development provides a contribution to a civic fund for affordable housing or non-market housing the Incentive Rate is Incentive Rate 3.</p> <p>Method:</p>

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	Incentive gross floor area (square metres) = contribution amount (\$) divided by Incentive Rate 3 (\$).
8.26.3	The minimum <i>floor area ratio</i> that must be achieved prior to use of this item is 11.0.
8.26.4	<p>Requirements: A Contribution to the Affordable Housing Fund includes:</p> <p>(a) a financial contribution to a civic fund; and</p> <p>(b) achievement of an additional 8.0 floor area ratio through public amenity items 8.0 to 8.25, of which 1.0 floor area ratio must be a contribution to the Central Business District Improvement Fund at Incentive Rate 2 in accordance with item 8.1.</p>
8.27	<p>CONTRIBUTION TO CENTRAL BUSINESS DISTRICT IMPROVEMENT FUND RATE 3</p> <p>Financial contributions to a dedicated fund to be used to support off-site public realm improvements in the CR20-C20/R20 District. Off site public realm improvements include, but are not limited to, improvements to public sidewalks, squares and parks and the acquisition of land for public squares and parks.</p>
8.27.1	The maximum incentive <i>floor area ratio</i> for this item is 4.0.
8.27.2	<p>Incentive calculation: Where a development provides a contribution to the Central Business District Improvement Fund Rate 3 the Incentive Rate is Incentive Rate 3.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = contribution amount (\$) divided by Incentive Rate 3 (\$).</p>
8.27.3	The minimum <i>floor area ratio</i> that must be achieved prior to use of this item is 11.0.
8.27.4	<p>Requirements: A contribution to the Central Business District Improvement Fund Rate 3 includes the following:</p> <p>(a) achievement of an additional 8.0 floor area ratio through public amenity items 8.0 to 8.26, of which 1.0 floor area ratio must be a contribution to the Central Business District Improvement Fund at Incentive Rate 2 in accordance with item 8.1.</p>

PROPOSED

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8.28	<p>CONTRIBUTION TO CENTRAL BUSINESS DISTRICT IMPROVEMENT FUND RATE 4</p> <p>Financial contributions to a dedicated fund to be used to support off-site public realm improvements in the central business district. Off site public realm improvements include, but are not limited to, improvements to public sidewalks, squares and parks and the acquisition of land for public squares and parks.</p>
8.28.1	<p>The maximum <i>floor area ratio</i> for this item is 3.0.</p>
8.28.2	<p>Incentive calculation:</p> <p>Where a <i>development</i> provides a contribution to the <i>Central Business District Improvement Fund Rate 4</i> the Incentive Rate is Incentive Rate 4.</p> <p>Method:</p> <p>Incentive <i>gross floor area</i> (square metres) = contribution amount (\$) divided by the Incentive Rate 4 (\$)</p>
8.28.3	<p>The minimum <i>floor area ratio</i> that must be achieved prior to use of this item is 15.0.</p>
8.28.4	<p>Requirements:</p> <p>A contribution to the <i>Central Business District Improvement Fund rate 4</i> includes the following:</p> <p>(a) achievement of an additional 12.0 <i>floor area ratio</i> through public amenity items 8.0 to 8.26, of which 1.0 <i>floor area ratio</i> must be a contribution to the <i>Central Business District Improvement Fund</i> at Incentive Rate 2 in accordance with item 8.1.</p>