

**BYLAW NUMBER 5D2014**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2013-0053)  
\*\*\*\*\***

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**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 Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as dark-shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as dark-shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_, 2014.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_, 2014.

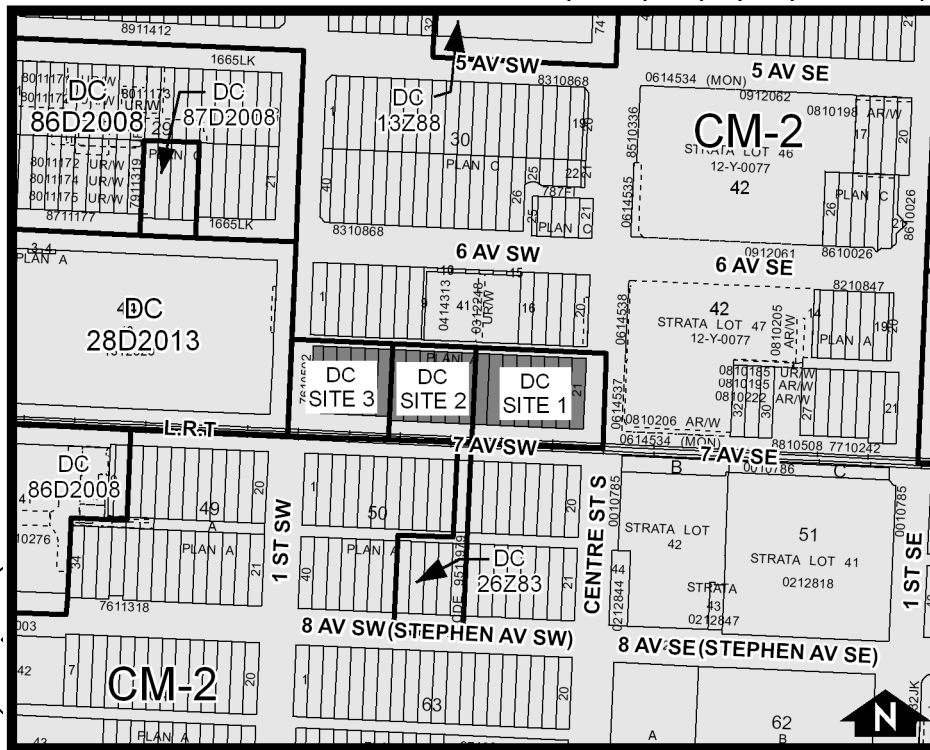
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_, 2014.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2014.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2014.



**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**1 Purpose**

This Direct Control District is intended to:

- (i) allow for the redevelopment of the site in accordance with the aims of the Centre City Plan;
- (ii) ensure that existing and outstanding development obligations are secured through a Development Agreement; and
- (iii) provide for additional density bonus standards that provide public benefits.

**2 Compliance with Bylaw 1P2007**

Unless otherwise specified, the rules and provisions of sections 1-4 of Part 1, sections 21(1), (2) and 22 of Part 2 and Part 10 of Bylaw 1P2007 apply to this Direct Control District.

**3 Reference to Bylaw 1P2007**

Within this Direct Control District, a reference to a section of Part 10 of Bylaw 1P2007 is deemed to be a reference to the section as existed on the date of the passage of this Direct Control District Bylaw.

**4 General Definitions**

In this Direct Control District,

- (a) (i) "bicycle parking stall" means an area approved as bicycle parking stall – class 1 or bicycle parking stall – class 2 that is equipped to store a bicycle and must include a device:
  - (a) specifically designed to park a bicycle;
  - (b) designed to allow a bicycle frame and both wheels to be secured;
  - (c) designed to support the bicycle frame and both wheels; and
  - (d) that is anchored to a hard surface or fixed structure.
- (ii) "bicycle parking stall – class 1" means a bicycle parking stall in a secured or controlled area.
- (iii) "bicycle parking stall – class 2" means a bicycle parking stall in an unsecured or uncontrolled area.
- (b) "Fitness Centre" means a use:
  - (i) where space, equipment or instruction is provided for people to pursue physical fitness or skills relating to physical activities; and
  - (ii) that may include the incidental sale of products relating to the service provided;
  - (iii) requires a minimum of 5.0 motor vehicle parking stalls per 100.0 square metres of gross floor area.
- (c) "Private amenity space" means:
  - (i) a balcony, deck or patio; and
  - (ii) where the private amenity space is a deck or patio, have no minimum dimension of less than 1.2 metres; and

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- (d) "Common amenity space" means space that:
- (i) is provided for active or passive recreation, located within or outside of a building;
  - (ii) is accessible by and from all Dwelling units;
  - (iii) has a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres; and
  - (iv) is located at or above grade.

**5 Permitted Uses**

- (1) The following uses are permitted uses in this Direct Control District:

Home occupations - Class 1  
Power Generation Facility, Small-scale  
Signs - Class 1; and  
Special function - Class 1

- (2) Notwithstanding any other requirement of this Bylaw, proposed or existing uses of a site shall be permitted uses on that site if they:

- (a) are included in the list of discretionary uses in Section 42.3(4) of Part 10 of Bylaw 1P2007, and
- (b) have been approved on or before October 10, 1984, by a development permit that has not expired.

**6 Discretionary Uses**

The following uses are discretionary uses in this Direct Control District:

Accessory food services  
Amusement arcades  
Billiard parlours  
Child care facilities  
Commercial schools  
Drinking establishments  
Dwelling units  
Entertainment establishments  
Essential public services  
Financial institutions  
Fitness centre  
Gaming establishment - bingo  
Grocery stores  
Hotels  
Laboratories

Liquor stores  
Mechanical reproduction and printing establishments  
Medical clinics  
Offices  
Outdoor cafes  
Parks and playgrounds  
Personal service businesses  
Private clubs and organizations  
Private schools  
Public and quasi-public buildings  
Public and separate schools  
Radio and television studios  
Restaurants-food service only  
Restaurants-licensed  
Retail food stores  
Retail stores  
Signs – Class 2  
Special function - class 2  
Take-out food services  
Universities, colleges, and provincial training centres  
Utility Building; and  
Veterinary clinics

**7 Bylaw 1P2007 District Rules**

Unless otherwise specified, the rules of the CM-2 Downtown Business District of Part 10 of Bylaw 1P2007 apply in this Direct Control District.

**8 Location of Uses**

(a) The following uses must not be located on the ground floor of a building:

Billiard parlours  
Dwelling units  
Laboratories  
Offices  
Private clubs and organizations; and  
Public and quasi-public buildings

(b) In addition to the uses listed in subsection (a), the following uses must not be located on the second floor of a building immediately adjacent to the +15 walkway system:

Entertainment establishments  
Essential public services  
Gaming establishment - bingo; and  
Radio and television studios

**9 Discretionary Use Rules**

**Gross Floor Area**

All development, regardless of density, shall provide all Bonus Group A features of the Bonus Density Incentive Table to the satisfaction of the Approving Authority. The maximum gross floor area, calculated using the Bonus Density Incentive Table, attached to this Bylaw, shall be:

- (a) 7 F.A.R., which shall not be refused on the grounds of density only, where all Group A features of the Bonus Density Incentive Table are provided to the satisfaction of the Approving Authority;
- (b) 15 F.A.R. where:
  - (i) in addition to provision of all Group A features, Group B features of the Bonus Density Incentive Table of a type, location, and design required by and acceptable to the Approving Authority are provided; and
  - (ii) Bonus initiatives B16-B22 Green Building Features set out in the Bonus Density Incentive Table may be used in combination may not exceed 2.5 F.A.R.
- (c) 20 F.A.R. where, in addition to provision of all Group A features, Group B and Group C of the Bonus Density incentive Table of a type, location, and design are provided in accordance with Council's policy for public improvements in the Downtown.

**10 Density Bonus Table**

The Density Bonus Incentive Table attached at Schedule A, forms part of this Direct Control District Bylaw.

**Site 1 (± 0.24 Ha)**

**11 Application**

The provisions in sections 12 to 15 apply only to Site 1.

**12 Site Redevelopment**

- (a) Any redevelopment of Site 1 must provide:
  - (i) an open space equivalent within the redevelopment to compensate for the removal of the Colonel Walker Park; and
  - (ii) a +15 Bridge across 7 Avenue SW.
- (b) The open space equivalent and the +15 Bridge to be provided pursuant to subsection (a) may not be used in any bonus calculation for Site 1.

**13 Required Motor Vehicle Parking Stalls**

- (a) Notwithstanding the parking stall requirements of Section 18 of Part 10 of Bylaw 1P2007, the required number of parking stalls for Dwelling units provided on site 1 shall be a minimum of 0.35 stalls per Dwelling unit and 0.08 visitor parking stalls per Dwelling unit.
- (b) Notwithstanding the parking stall requirements of Section 18 of Part 10 of Bylaw 1P2007, there is no requirement for parking stalls for Retail stores, Drinking establishment, Restaurants: food service only, Restaurants: licensed and Fitness centres at grade or on the +15 Level.
- (c) Notwithstanding the parking stall requirements of Section 18 (1.01) of Part 10 of Bylaw 1P2007, where structural columns encroach into a motor vehicle parking stall, such columns:
  - (i) must not encroach into the width of the motor vehicle parking stall by more than a total of 0.30 metres;
  - (ii) must be located within 1.2 metres of either end of the motor vehicle parking stall; and
  - (iii) must not encroach into a motor vehicle parking stall within 0.30 metres of a drive aisle.
- (d) Notwithstanding the parking stall requirements of Section 18 (1.01) of part 10 of Bylaw 1P2007, the minimum width of a motor vehicle parking stall when it abuts a physical barrier is:
  - (i) 3.1 metres when a physical barrier abuts both sides; and
  - (ii) 2.85 metres when a physical barrier abuts only one side.

**14 Required Bicycle Parking Stalls**

- (a) For an Office, the minimum number of required:
  - (i) bicycle parking stalls - class 1 is 1.0 per 1000.0 square metres of net floor area; and
  - (ii) bicycle parking stalls - class 2 is 1.0 per 1000.0 square metres of net floor area.
- (b) For a Dwelling unit the minimum number of bicycle parking stalls – class 1 is 0.5 per unit for developments with greater than 20.0 units.
- (c) Required bicycle parking stalls – class 1 must be located at grade or within the first parkade level directly below grade.



## **15 Rules for Dwelling Units**

Buildings, or any portions of buildings containing dwelling units shall be subject to the following in respect of such dwelling units:

- (a) No window of a living room or bedroom shall be located closer than a horizontal distance of 5.75 metres from the centre of a lane adjacent to a side or rear property line or 15 metres from the facing windows of any other building on the same site;
- (b) The required minimum amenity space is 5.0 square metres per Dwelling Unit;
- (c) The amenity space may be provided as common amenity space, private amenity space or a combination of both;
- (d) When the private amenity space is provided is 5.0 square metres or less per unit, that specific area will be included to satisfy the amenity space requirement;
- (e) When the private amenity space exceeds 5.0 square metres per unit, only 5.0 square metres per unit may be included to satisfy the amenity space requirement;

### **Site 2 ( $\pm 0.18$ Ha)**

#### **16 Application**

The provisions in section 17 apply only to Site 2.

#### **17 Required Motor Vehicle Parking Stalls**

- (a) Notwithstanding the parking stall requirements of Section 18 of Part 10 of Bylaw 1P2007, no additional parking stalls are required for any proposed or existing uses on the site in association with Section 5 of this Direct Control Bylaw.
- (b) Notwithstanding the parking stall requirements of Section 18 of Part 10 of Bylaw 1P2007, there is no requirement for parking stalls for Retail stores, Drinking establishment, Restaurants: food service only, Restaurants: licensed and Fitness centres at grade or on the +15 Level.

### **Site 3 ( $\pm 0.16$ Ha)**

#### **18 Application**

The provisions in section 19 apply only to Site 3.

#### **19 Required Motor Vehicle Parking Stalls**

Notwithstanding the parking stall requirements of Section 18 of Part 10 of Bylaw 1P2007, the outstanding obligation of 65 parking stalls required in association with the existing development on Site 3, may be provided in the redevelopment on Site 1 or paid as cash-in-lieu of parking in association with the redevelopment of Site 1.

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## SCHEDULE 1 - BONUS DENSITY TABLE [DTR-1] – LOC2013-0053 20/SEP/2013

BONUS GROUP A: A maximum of 7 F.A.R. may be achieved through provision of group A features.

STANDARD	PUBLIC AMENITY TO BE PROVIDED	LOCATION AND ACCESS REQUIREMENTS	PERFORMANCE REQUIREMENTS	ILLUSTRATION
A1	At-Grade Pedestrian Circulation (a) On-Site Pedestrian Space  (b) Street Corner Pedestrian Space	<ul style="list-style-type: none"> <li>Abutting primary roads, the 7 Avenue S. and future L.R.T. alignments and the secondary roads of 1 and 2 Streets S.W., all as shown on Map 1, Roadway Network.</li> <li>Directly accessible to and level with public sidewalks.</li> <li>At all intersections.</li> <li>Directly accessible to and level with public sidewalks.</li> </ul>	<ul style="list-style-type: none"> <li>If arcaded, a minimum unobstructed width of 3.5 metres.</li> <li>If no structure to grade, a minimum unobstructed width of 2.2 metres from the setback line along primary roads and L.R.T.</li> <li>Corridors or 1.5 metres along 1 and 2 Streets S.W.</li> <li>Open to sky or built-over above second storey.</li> <li>A triangular area formed by the two setback lines and a straight line which intersects them 7.5 metres from the corner where they meet.</li> <li>Open to sky or built-over above second storey.</li> <li>No vegetation, finished lot grade, building or structure within the triangular area formed by the two setback lines and a straight line which intersects them 3 metres from the corner where they meet.</li> <li>Beyond this distance, columns permitted to satisfaction of the Approving Authority.</li> </ul>	<p>A1</p> <p>a</p> <p>b</p> <p>A2</p>
A2	+15 System (a) Development must make provision for connecting to the +15 System by: (i) Walkways (See also Bonus B7b) (ii) Supports (iii) Vertical Movement Between Grade and +15 Level  (b) Contribution to +15 Fund	<ul style="list-style-type: none"> <li>Where required by the Approving Authority, routes shall be oriented in north/south and east/west directions, continuous with existing and potential +15 routes on neighbouring sites.</li> <li>Within the net site area.</li> <li>Where required by the Approving Authority.</li> <li>Must provide for public use either interior stair, ramp, escalator or elevator between grade and +15 levels.</li> <li>One elevator must provide access to both the grade and +15 level.</li> <li>Where a +15 bridge is to be located adjacent to the site, a means of vertical movement (indoors or outdoors) shall be in a location convenient to the +15 bridge.</li> </ul>	<ul style="list-style-type: none"> <li>Clearly and appropriately signed for pedestrians.</li> <li>A minimum unobstructed width of 4.5 metres.</li> <li>Pedestrian path shall be a minimum of 5.5 metres above grade.</li> <li>Capable of accepting +15 bridges and lane links.</li> <li>A minimum unobstructed width of 2.0 metres.</li> <li>May be indoors or outdoors.</li> <li>Clearly visible and directly adjacent and accessible to street or avenue sidewalk and +15 system.</li> <li>In accordance with approved policy.</li> </ul>	

See Section 42.3 (5) (a) (ii) (C) for special exemption for public auditoria, cinemas and theatres.  
See Section 42.3 (5) (a) (ii) (D) for special exemptions for the development of sites of 3,020 square metres gross site area or less. 13P37

# BONUS DENSITY TABLE

BONUS GROUP B: A maximum additional 8 F.A.R. may be achieved through provision of Group B features.

STANDARD	PUBLIC AMENITY TO BE PROVIDED	BONUS RATIO DEVELOPMENT : FEATURE AREA	LOCATION AND ACCESS	PERFORMANCE REQUIREMENTS	ILLUSTRATION
B1	At-Grade Plaza (Excludes any Standard A1 spaces)	Plazas 250 square metres to 499 square metres in size - 10:1 Plazas 500 square metres or over in size - 15:1 Maximum of 20 percent of gross site area eligible for bonus density. Where plazas about north/south streets, an additional 25 percent bonus for that portion of the plaza where the north/south street frontage equals or exceeds the depth.	<ul style="list-style-type: none"> <li>At-grade or within 450 millimetres above or below grade with no wall along the sidewalk higher than 450 millimetres.</li> <li>Direct access to sidewalk or on-site pedestrian space amounting to at least 50 percent of each of the plaza's street and avenue frontage.</li> <li>Retail or personal service units abutting a plaza shall front onto it and have individual direct plaza level access to it.</li> </ul>	<ul style="list-style-type: none"> <li>Open to sky.</li> <li>A minimum contiguous area of 250 square metres.</li> <li>A minimum dimension of 9 metres in all directions.</li> <li>A minimum frontage along street or avenue of 9 metres, with that frontage equal to or greater than the plaza depth.</li> <li>The combined width of all entrances and lobbies of office developments shall not exceed 15 percent of the perimeter distance of all building fronting onto the plaza, or 10 metres whichever is the greater.</li> <li>A minimum ratio of 1 seat or 750 millimetres of bench seating for each 10 square metres of plaza area.</li> </ul>	
B2	Space: Other At-Grade (Excludes any Standard A3 spaces) Standard A1 space eligible for this bonus where open to sky.	7.5:1	<ul style="list-style-type: none"> <li>At-grade or within 450 millimetres above or below grade, with no wall along the sidewalk higher than 450 millimetres.</li> <li>Accessible and visible from public sidewalk or on-site pedestrian space.</li> </ul>	<ul style="list-style-type: none"> <li>Open to sky.</li> <li>Depth of open space may not exceed 1.5 times the street or avenue frontage.</li> <li>Other at-grade, open to the sky areas (A1, A3, B1) must be included in the measurement depth.</li> </ul>	
B3	Sloped or Terraced Open Space	5:1	<ul style="list-style-type: none"> <li>Between grade and +15.</li> <li>Physically accessible to, and visible from, sidewalk or on-site pedestrian space, and where required by the Approving Authority, from the +15 walkway.</li> </ul>	<ul style="list-style-type: none"> <li>Open to sky.</li> <li>A minimum dimension of 6 metres in all directions.</li> </ul>	

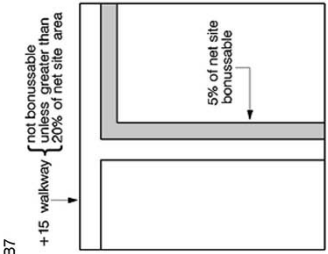
BONUS DENSITY TABLE

BONUS GROUP B: Continued

STANDARD	PUBLIC AMENITY TO BE PROVIDED	BONUS RATIO DEVELOPMENT : FEATURE AREA	LOCATION AND ACCESS	PERFORMANCE REQUIREMENTS	ILLUSTRATION
B4	Open Space at +15 Level	4:1	<ul style="list-style-type: none"> <li>At +15 level.</li> <li>Visible from +15 walkway for its whole length where the walkway abuts the open space.</li> <li>Direct access from walkway to adjoining open space at least every 9 metres.</li> </ul>	<ul style="list-style-type: none"> <li>Open to sky.</li> <li>A minimum width of 6 metres in all directions.</li> <li>Frontage of open space along the +15 walkway must be greater than the depth of the open space.</li> </ul>	
B5	Outdoor Built-Over Space Standard A1(a) space arcaded or built over is eligible for this bonus.	4:1	<ul style="list-style-type: none"> <li>Directly accessible to and level with public sidewalk, on-site pedestrian area and/or at-grade open space.</li> </ul>	<ul style="list-style-type: none"> <li>Built over above second storey but not enclosed.</li> <li>If arcaded, a minimum unobstructed width of 3.5 metres up to a maximum of 5 metres with a minimum contiguous area of 30 square metres.</li> <li>If no structure to grade, a maximum unobstructed width of 5 metres.</li> </ul>	
B6.1	Indoor Park	Where provided at grade level - 12.5:1 Where provided at +15 level - 10:1 Maximum of one third of gross site area eligible for this bonus.	<p>At-Grade</p> <ul style="list-style-type: none"> <li>Must front on, have direct access to, and be visible from the sidewalk, grade level open space or on-site pedestrian space.</li> <li>Must be a distinctly separate area from lobby or reception area.</li> </ul> <p>+15 Level</p> <ul style="list-style-type: none"> <li>Must front on and be visible from the street or avenue.</li> <li>Must have direct access to street or avenue by indoor stairs, escalators or elevators.</li> <li>Directly accessible to, and visible from, +15 walkway. For the whole length of the +15 walkway where it abuts the indoor park, it must be glazed, with direct access between the walkway and the park at least every 9 metres, or else completely open without barriers.</li> </ul>	<p>At-Grade and +15 Levels</p> <ul style="list-style-type: none"> <li>A minimum width of 9 metres and a minimum contiguous area of 150 square metres, excluding access ways to elevators and required +15 walkways.</li> <li>Exterior walls shall be glazed except where they abut another property.</li> <li>Minimum 8 metres vertical clearance between floor and non-glazed roof or ceiling and 4.5 metres between floor and glazed roof.</li> <li>Intensively landscaped to create a park-like setting which must include seating, and may include playgrounds and performance areas.</li> <li>A minimum of 50 percent of the area of the park shall have a glazed roof.</li> <li>The depth of any area of the park without a glazed roof shall not exceed 5 metres measured from the point where it abuts the area with a glazed roof.</li> <li>Where a park area without glazing above is separated from an exterior wall by a glazed-over area, the depth of that area without glazing above shall not exceed the distance that it is separated from the exterior wall.</li> <li>Where a +15 walkway covers a portion of at-grade indoor park, the area directly under the walkway which, may not exceed 4.5 metres in width, is eligible for a B6 bonus only where that walkway is separated from the exterior glazed walls surrounding the park by a distance of not less than 4.75 metres. No more than 15 percent of the indoor park may be covered by a +15 walkway.</li> </ul>	

BONUS DENSITY TABLE

BONUS GROUP B: Continued

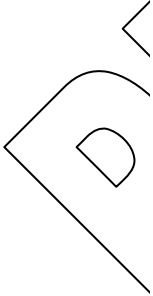
STANDARD	PUBLIC AMENITY TO BE PROVIDED	BONUS RATIO DEVELOPMENT : FEATURE AREA	LOCATION AND ACCESS	PERFORMANCE REQUIREMENTS	ILLUSTRATION
B6.2	"Cultural Space" means space built for the intended purpose of, developing, creating, presenting or administering artistic practices in any cultural tradition. The appropriate uses for "Cultural Space" are: <ul style="list-style-type: none"> <li>Entertainment establishment (excluding night club)</li> <li>Public and quasi public uses, (excluding a church, and recreational activities of a public group or organization.)</li> <li>Ancillary commercial use.</li> </ul>	Where provided at grade level - 12.5:1 Where provided at +15 level - 10:1 Where provided below grade level - 10:1 Maximum of 1/3 of gross site area eligible for this bonus.	At-Grade <ul style="list-style-type: none"> <li>Must front on, have direct access to, and be visible from the sidewalk, grade level open space or on-site pedestrian space.</li> <li>Must be a distinctly separate area from lobby or reception area.</li> </ul> +15 Level <ul style="list-style-type: none"> <li>Components of space must front on and be visible from street or avenue.</li> <li>Must have direct access to street or avenue by indoor stairs, escalators or elevators.</li> <li>Entrance and cultural space lobby areas must be glazed, directly accessible to, and visible from +15 walkway.</li> </ul> Below Grade <ul style="list-style-type: none"> <li>Must have direct access to street or avenue by indoor stairs, escalators or elevators.</li> <li>Directly accessible to public and visible from avenue or street.</li> </ul>	At-Grade, +15 Level and Below Grade <ul style="list-style-type: none"> <li>A minimum width of 7.5 metres, contiguous area of 150 square metres, excluding accessways to elevators and required +15 walkways.</li> <li>Entrance ways and lobbies of cultural space shall be glazed except where they abut another property.</li> </ul> The configuration of any space provided as cultural space must be to the satisfaction of the Approving Authority. 11P2008	
B7	+15 Walkway Enhancement (a) Maximum of 5 percent of the net site area, excluding area of basic on-site north/south and east/west +15 walkway connections required as in Standard A2, with the following exception. (b) Where a required A2 walkway exceeds 20 percent of the net site area, the amount by which it exceeds that 20 percent is eligible for this bonus. If this amount exceeds 5 percent of the net site area, the B7(a) bonus is not available. If the amount is less than	4:1	At +15 level. Directly accessible to the +15 system.	<ul style="list-style-type: none"> <li>A minimum unobstructed width of 6 metres which may be measured in combination with the +15 walkway required in Standard A2.</li> <li>Widened walkways shall provide landscaping, seating areas, information and other public facilities.</li> </ul>	B7 +15 walkway { not bonussable unless greater than 20% of net site area 5% of net site bonussable

**BONUS DENSITY TABLE**

BONUS GROUP B: Continued

STANDARD	PUBLIC AMENITY TO BE PROVIDED	BONUS RATIO DEVELOPMENT : FEATURE AREA	LOCATION AND ACCESS	PERFORMANCE REQUIREMENTS	ILLUSTRATION
B8	+15 Bridge (a) Standard Bridge Sites may build or contribute to the system the equivalent of 1 bridge from an area of up to and including 3020 square metres; 2 bridges from an area of over 3020 square metres but not more than 6040 square metres; 3 bridges from an area of over 6040 square metres but not more than 9060 square metres; and 4 bridges from an area over 9060 square metres. (b) Bridge With Extra Sky-lighting	20:1 Calculated on bridge floor area over right-of-way.		<ul style="list-style-type: none"> <li>o A minimum clearance of 4.75 metres except a minimum clearance of 6 metres over the L.R.T. Corridors.</li> <li>o A minimum unobstructed width of 4.5 metres.</li> <li>o A maximum unobstructed width of 6 metres eligible for bonus density.</li> <li>o Magnetically controlled doors.</li> <li>o No air conditioning or other equipment shall be located on the roof of the bridge.</li> <li>o Minimum of 75 percent of total wall surface clear glazed between 0.5 and 2.5 metres above bridge floor for the total length of the bridge.</li> <li>o More than 50 percent of floor area with transparent glazing directly above.</li> </ul>	
B9	Provision of Pair of Escalators	30:1 Calculated on area of escalator's floor plate. Maximum of 1 F.A.R.	<ul style="list-style-type: none"> <li>o Directly connects public access areas at-grade to those at +15 level.</li> </ul>	<ul style="list-style-type: none"> <li>o A minimum unobstructed width of 4.5 metres.</li> <li>o A maximum unobstructed width of 6 metres eligible for bonus except a maximum of 10 metres where the lane link abuts a bridge.</li> <li>o A minimum clearance of 4.75 metres above grade with the elevation of the pedestrian path a minimum of 5.5 metres above grade.</li> </ul>	
B10	Lane Link Sites may build or contribute to the system the equivalent of 1 link from an area up to and including 3020 square metres; 2 links from an area over 3020 up to and including 6040 square metres; 3 links from an area over 6040 up to and including 9060 square metres; 4 links from an area over 9060 square metres.	12.5:1 Calculated on area of link over lane right-of-way.			
B11	Improvements to Adjacent Right-of-Way (a) Street Enhancement	2.5:1	<ul style="list-style-type: none"> <li>o Sites abutting streets or</li> </ul>	<ul style="list-style-type: none"> <li>o Enhanced treatment and materials over and above basic standards for adjacent connections associated with Transit</li> </ul>	

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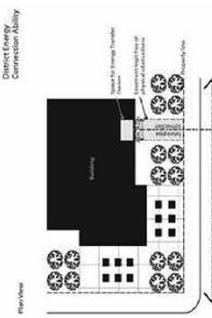
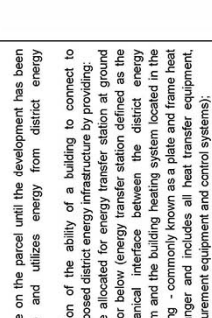
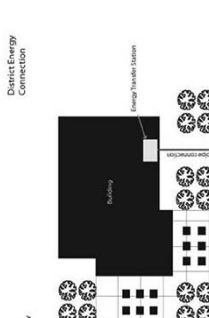
BONUS GROUP B: Continued

STANDARD	PUBLIC AMENITY TO BE PROVIDED	BONUS RATIO DEVELOPMENT : FEATURE AREA	LOCATION AND ACCESS REQUIREMENTS	PERFORMANCE REQUIREMENTS	ILLUSTRATION
	(b) Mail Enhancement	2.5:1	o Sites abutting Stephen Avenue Mall or Barclay Street) Mall.	o Mail construction or enhancement consistent with Council's policy. o Area limited to the frontage of the site by the full width of the mall.	
B13	Sites Retaining Heritage Features	Up to a maximum of 1 F.A.R. of the site originally covered by the Heritage Building.		o Amount of density to be determined by the Approving Authority based on importance of retained feature, cost of retention and relative size of heritage feature. o Features of heritage significance to be retained and integrated into the new building to the satisfaction of the Approving Authority.	
B14*	Sites Receiving Density from Heritage Buildings	Up to a maximum of 3 F.A.R., except on sites with a net site area of 1812 square metres or less where this limit may be exceeded.		o Available only in accordance with Council policy where density is being transferred from another site, as per Section 42.3(5)(h), or by purchase from a heritage preservation fund.	
B15*	(a) Sites Receiving Density from the Density Transfer Area - Stephen (8th) Avenue Mall  (b) Sites Receiving Density as a result of the protection of sunlight on Public Spaces	Up to a maximum of 3 F.A.R., except on sites with a net site area of 1812 square metres or less where this limit may be exceeded.		o Available only in accordance with Council policy where density is being transferred from another site, as per Section 42.3(5)(f).  o Available only in accordance with Section 42.3(5)(i).	

\* In combination, bonus density from B14-B15(a) and (b) may not exceed 4 F.A.R. except on sites with a net area of 1812 square metres or less where this limit may be exceeded.

BONUS DENSITY TABLE

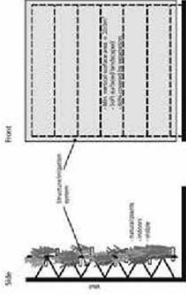
BONUS GROUP B: Continued

STANDARD	PUBLIC AMENITY TO BE PROVIDED	BONUS RATIO DEVELOPMENT : FEATURE AREA	LOCATION AND ACCESS REQUIREMENTS	PERFORMANCE REQUIREMENTS	ILLUSTRATION
B16**	Additional Bicycle Parking Stalls	Up to a maximum of 1 F.A.R. where the incentive gross floor area (square metres) = gross floor area provided for bicycle parking stalls – class 1 change rooms (square metres) multiplied by 7.5		<ul style="list-style-type: none"> <li>Additional bicycle parking stalls include the following: <ul style="list-style-type: none"> <li>Bicycle parking stalls – class 1 located either within the building or in a separate structure on the site;</li> <li>A change room located within the building or in a separate structure on the site with a minimum area of 20.0 square metres that contains: <ul style="list-style-type: none"> <li>1.0 locker every 4.0 bicycle parking stalls – class 1</li> <li>1.0 shower for every 4.0 bicycle parking stalls – class 1</li> <li>1.0 grooming station consisting of a wash basin, mirror and electrical outlet for every 4.0 bicycle parking stalls</li> </ul> </li> <li>An area of 4.0 square metres for each locker and 0.4 square metres for each shower;</li> <li>Use only by tenants of the development; and</li> <li>A location together with the minimum required bicycle parking stalls – class 1</li> </ul> </li> </ul>	
B17**	District Energy Connection Ability	Up to a maximum of 0.5 F.A.R.		<ul style="list-style-type: none"> <li>A district energy connection ability includes the following: <ul style="list-style-type: none"> <li>Maintenance on the parcel until the development has been connected to and utilizes energy from district energy infrastructure;</li> <li>Demonstration of the ability of a building to connect to existing or proposed district energy infrastructure by providing: <ul style="list-style-type: none"> <li>Space allocated for energy transfer station at ground level or below (energy transfer station 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);</li> <li>A heat distribution system that can accommodate the primary heat source at ground level or below; and</li> <li>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</li> </ul> </li> </ul> </li> </ul>	
B18**	District Energy System Connection	Up to a maximum of 2.5 F.A.R. where: <ul style="list-style-type: none"> <li>The additional floor area ratio for the connection to district energy infrastructure is 0.5</li> <li>The additional floor area</li> </ul>		<ul style="list-style-type: none"> <li>A district energy system connection includes the following: <ul style="list-style-type: none"> <li>Connection the building to a district energy system and use of thermal energy from the district energy system in the building</li> <li>Connection infrastructure that includes: <ul style="list-style-type: none"> <li>Space allocated for energy transfer station at ground level or below (energy transfer station defined as the mechanical interface between the district energy system</li> </ul> </li> </ul> </li> </ul>	



BONUS DENSITY TABLE

BONUS GROUP B: Continued

STANDARD	PUBLIC AMENITY TO BE PROVIDED	BONUS RATIO DEVELOPMENT : FEATURE AREA	LOCATION AND ACCESS	PERFORMANCE REQUIREMENTS	ILLUSTRATION
B19**	Environmental Roof	Up to a maximum of 0.7 F.A.R. where the Incentive Gross Floor Area (square metres) = surface area of environmental roof (square metres) multiplied by 5.0		<ul style="list-style-type: none"> <li>equipment and control systems);</li> <li>A heat distribution system that can accommodate the primary heat source at ground level or below; and</li> <li>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</li> <li>no application in combination with standard B22</li> </ul>	
B20**	Electrical Vehicle Charging Stations	Up to a maximum of 1 F.A.R. where the incentive gross floor area (square metres) = cost of installing stations (\$) divided by \$250 (incentive Rate 1)		<ul style="list-style-type: none"> <li>An environmental roof includes the following: <ul style="list-style-type: none"> <li>Permanently planted with vegetation and equipped with a growing medium and irrigation systems or</li> <li>Equipped with water collection and/or filtration systems designed to collect rainwater or reuse or to minimize stormwater runoff; and</li> <li>Walkways necessary for maintenance with a maximum width of 1.0m.</li> </ul> </li> <li>An electric vehicle charging station includes the following: <ul style="list-style-type: none"> <li>1.0 battery charging unit with a minimum 220.0 volt capacity for fast charging ability for each motor vehicle parking stall; and</li> <li>Signage indicating which motor vehicle parking stalls are equipped with charging stations.</li> </ul> </li> </ul>	
B21**	Green Wall	Up to a maximum of 1.0 F.A.R. where the Incentive Gross Floor Area (square metres) = Vertical Surface Area (square metres) multiplied by 5.0		<ul style="list-style-type: none"> <li>An green wall includes the following: <ul style="list-style-type: none"> <li>A minimum surface area of 20.0 square metres</li> <li>A minimum of 80.0 percent of its vertical surface area covered by vegetation</li> <li>A location indoors and at-grade and/or at the +15 Skywalk System level</li> <li>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</li> <li>Where located at the +15 Skywalk System level, it fronts on to and is visible from the +15 Skywalk System.</li> </ul> </li> </ul>	
B22**	On-site Cogeneration Facility	Up to a maximum of 2.0 F.A.R. where; <ul style="list-style-type: none"> <li>The additional floor area ratio for the on-site cogeneration facility infrastructure is 0.5</li> <li>The additional floor area ratio for every storey of the building for the first</li> </ul>		<ul style="list-style-type: none"> <li>An on-site cogeneration facility includes the following: <ul style="list-style-type: none"> <li>(i) a combined heat and power, cogeneration or trigeneration system in the building;</li> <li>a design to utilize thermal energy resulting from electricity production to heat and/or cool the building;</li> <li>High efficiency cogeneration, meaning an energy efficiency level of 80.0 percent or greater; and</li> <li>no application in combination with standard B18</li> </ul> </li> </ul>	

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BONUS GROUP B: Continued				
STANDARD	PUBLIC AMENITY TO BE PROVIDED	BONUS RATIO DEVELOPMENT : FEATURE AREA	LOCATION AND ACCESS	PERFORMANCE REQUIREMENTS
		- The additional floor area ratio for every storey of the building above 25 storeys is 0.025		
B23	Community Support Spaces	Up to a maximum of 2.0 F.A.R. where the incentive gross floor area (square metres) = gross floor area provided for the community support facility (square metres) multiplied by 1.0		<ul style="list-style-type: none"> <li>Community Support Spaces include the following: <ul style="list-style-type: none"> <li>A provision of space for one or more of the following uses: <ul style="list-style-type: none"> <li>Assisted Living;</li> <li>Child Care Service;</li> <li>Community Recreational Facility;</li> <li>Custodial Care;</li> <li>Fitness Centre;</li> <li>Indoor Recreational Facility;</li> <li>Instructional Facility;</li> <li>Library;</li> <li>Museum;</li> <li>Performing Arts Centre</li> </ul> </li> <li>Place of Worship – Large;</li> <li>Place of Worship – Medium;</li> <li>Place of Worship – Small;</li> <li>Post Secondary Learning Institution;</li> <li>Protective and Emergency Service;</li> <li>Residential Care;</li> <li>School – Private;</li> <li>School Authority – School;</li> <li>School Authority Purpose – Major;</li> <li>Service Organization;</li> <li>Social Organization; and</li> <li>Supermarket</li> </ul> </li> <li>The identification in floor plans of the proposed building of the space that is to be allocated to community support facility; and</li> <li>The requirement for a development permit upon change of use</li> </ul>
B24	Dwelling Unit Mix	Up to a maximum of 2.0 F.A.R. where the incentive gross floor area (square metres) = gross floor area containing 3.0 or more bedrooms (square metres) multiplied by 2.0		<ul style="list-style-type: none"> <li>A development dwelling unit mix includes the following: <ul style="list-style-type: none"> <li>The provision of units comprising of 3.0 or more bedrooms;</li> <li>Two bedrooms with 1.0 or more windows each;</li> <li>A natural source of light in each bedroom;</li> <li>A minimum gross floor area of 8.0 sqm in each bedroom; and</li> <li>A separate living area separate from each bedroom in each unit; and</li> <li>A minimum gross floor area of 90.0 sqm for each unit.</li> <li>that have a positive effect on the public realm and are not commonly implemented;</li> <li>A floor plan that is not typical in Office Buildings;</li> <li>Improvements to the pedestrian environment in terms of sunlight penetration</li> </ul> </li> <li>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</li> </ul>

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					<ul style="list-style-type: none"> <li>Building massing, orientation and facade design not commonly implemented and that contributes to a memorable skyline and urban development;</li> <li>Building envelope designs employing materials or technology that have a positive effect on the public realm and are not commonly implemented;</li> <li>A floor plan that is not typical in Office Buildings;</li> <li>Improvements to the pedestrian environment in terms of sunlight penetration</li> <li>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.</li> </ul>	
B26	Innovative Public Amenity	Up to a maximum of 1.0 F.A.R.			<ul style="list-style-type: none"> <li>An innovative public amenity includes the following: <ul style="list-style-type: none"> <li>A benefit to the community in which density is being accommodated</li> <li>No items or amenities that are achievable or required through other means, including the other incentive amenity items in this table</li> <li>No standard features of a building</li> <li>An amount of additional floor area commensurate with the cost of the amenity item provided</li> <li>Where located at the +15 Skywalk System level, front on to, be visible from and have direct access on to the +15 Skywalk System; and</li> <li>The sole discretion of the Development Authority to determine whether the proposed amenity feature is considered an innovative public amenity.</li> </ul> </li> </ul>	
B27	Public Art – On Site (a) Provided on Site  (b) Contribution to Public Art Fund	1 square metre of floor area for every \$110 (October 1984 dollars) of sculpture provided. Maximum of 1.5 F.A.R. 13P-87  1 square metre of floor area for every \$110 (October 1984 dollars) contributed to Public Art Fund. Maximum of 1 F.A.R.			<ul style="list-style-type: none"> <li>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.</li> <li>In accordance with Council policy.</li> </ul>	
B28	Transit Enhancements	Up to a maximum of 0.5 F.A.R. where the incentive gross floor area (square metres) = sum of construction costs of the public transit shelter (\$) divided by \$296 (Incentive Rate 1)			<ul style="list-style-type: none"> <li>A location on the parcel and adjacent to, and accessible from, a public sidewalk;</li> <li>Construction to a standard that is approved by the Development Authority</li> <li>Public access during transit operating hours</li> <li>Climate controlled from October to May; and</li> <li>Exterior walls that consist primarily of windows that are clear glazed except where walls about a building and where they contain structural elements of the building</li> </ul>	

\*\* In combination, bonus density from B16-B22 may not exceed 2.5 F.A.R.

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BONUS GROUP C: Once a density of 15 F.A.R. is achieved through the provision of Group A and B features, a maximum additional 5 F.A.R. may be achieved through provision of Group C.

STANDARD	PUBLIC AMENITY TO BE PROVIDED	BONUS	LOCATION AND ACCESS REQUIREMENTS	PERFORMANCE REQUIREMENTS
C1	Sites Receiving Density from Heritage Buildings as per Section 42.3(5)(h).	Up to 5 F.A.R.	Up to 5 F.A.R.	<ul style="list-style-type: none"> <li>Available only in accordance with Council policy where density is being transferred from another site, as per Section 42.3(5)(h), or by purchase from a heritage preservation fund.</li> </ul>
C2	Off-Site Improvements	Up to 3 F.A.R.	Up to 3 F.A.R.	<ul style="list-style-type: none"> <li>Available only in accordance with Council policy for a contribution to, or the construction of, features identified in Council's policy for public improvements in Downtown, and where such features are not located abutting the development site.</li> </ul>
C3	(a) Sites Receiving Density from the Density Transfer Area - Stephen (8th) Avenue Mall (b) Sites Receiving Density as a result of the protection of sunlight on Public Spaces	Up to a maximum of 3 F.A.R., except on sites with a net site area of 1812 square metres or less where this limit may be exceeded.	Up to a maximum of 3 F.A.R., except on sites with a net site area of 1812 square metres or less where this limit may be exceeded.	<ul style="list-style-type: none"> <li>Available only in accordance with Council policy where density is being transferred from another site, as per Section 42.3(5)(f).</li> <li>Available only in accordance with Section 4.23(5)(i).</li> </ul>