

Include General Definition Section

“In this Direct Control District “***corner cut setback area***” means an area at the intersection of Kensington Road and 10 Street NW defined by a straight-line intersecting with two ***property lines*** at a minimum distance of 4.5 metres along each of the ***property lines*** from the former where they meet, as shown in Illustration 1. (An illustration will need to be included).”

The intent of this request is it ensures the minimum distance of 4.5m from the corner is achieved, as this would allow for a pedestrian refuge to evolve.

Amend **Rule 8 – Bonus Density** as follows:

The maximum ***floor area ratio*** may be increased from 2.8 to 5.0 in accordance with the following:

- For the purposes of this section, “cash contribution rate” means: \$20.76 per square metre for the year 2023. The cash contribution rate will be adjusted annually on January 1 by the ***Development Authority***, based on the Statistics Canada Consumer Price Index for Calgary.
- A ***density*** bonus may be earned by a contribution to the Hillhurst/Sunnyside Community Amenity Fund, such that:
- Cash contribution amount = cash contribution rate x total floor area in square metres above the ***floor area ratio*** between 2.8 and 5.0.

Where the maximum ***floor area ratio*** has been increased to 5.0 in accordance with subsection (1), the maximum ***floor area ratio*** may be further increased from 5.0 to 9.0 in accordance with the following:

- For the purposes of this section, “incentive rate” means: \$99.25 per square metre for the year 2023. The cash contribution rate will be adjusted annually on January 1 by the ***Development Authority***, based on the Statistics Canada Consumer Price Index for Calgary.
- A ***density*** bonus may be earned by a contribution to the Hillhurst/Sunnyside Community Amenity Fund, such that:
- Cash contribution amount = incentive rate x total floor area in square metres above the ***floor area ratio*** of 5.0, up to 9.0.

Include a “**Public Access Agreement**” section that includes rules that a public access agreement is included in the prior to release conditions of a development permit when a public plaza has been identified on private land.

Motion Arising

In Rule 10(3)(a) change the ***minimum building setback*** from a ***property line*** shared with a ***lane*** to 5.0m between grade and less than 34.0m.

- The minimum setback of 5.0 metres from a property line shared with a lane is common practice for all current developments and this setback is being or has been applied to all recent developments fronting 10 Street NW.

Include rule of Public Access Agreement