

Summary of Proposed Amendments to Land Use Bylaw 1P2007

Section	Deleted	Inserted	Rationale
<p>Part 11: Centre City Districts, Division 2: Centre City Multi-Residential High Rise District (CC-MH), Section 1126</p>		<p>(a) Add subsection 1126(3): “(3) Unless otherwise referenced in subsections (1) to (2), where a development provides units with three or more bedrooms in the form of Assisted Living, Dwelling Units, Live Work Units or Multi-Residential Development, the Development Authority may exclude the three or more bedroom units from the gross floor area ratio calculation, up to a maximum of 15 per cent of the total units in the development.”</p>	<p>To facilitate the three- or more bedroom unit incentive policy from the Beltline Area Redevelopment Plan in the Centre City Multi-Residential High Rise (CC-MH) District.</p>
<p>Part 11: Centre City Districts, Division 3: Centre City Multi-Residential High Rise Support Commercial District (CC-MHX), Section 1136</p>		<p>Add subsection 1136(3): “Unless otherwise referenced in subsections (1) to (2), where a development provides units with three or more bedrooms in the form of Assisted Living, Dwelling Units, Live Work Units or Multi-Residential Development, the Development Authority may exclude the three or more bedroom units from the gross floor area ratio calculation, up to a maximum of 15 per cent of the total units in the development.”</p>	<p>To facilitate the three- or more bedroom unit incentive policy from the Beltline Area Redevelopment Plan in the Centre City Multi-Residential High Rise Support Commercial (CC-MHX) District.</p>
<p>Part 11: Centre City Districts, Division 5:</p>		<p>Add subsection 1166(4):</p>	<p>To facilitate the three- or more</p>

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<p>Centre City Mixed Use District (CC-X), Section 1166</p>		<p>“(4) Unless otherwise referenced in subsections (1) to (2), where a development provides units with three or more bedrooms in the form of Assisted Living, Dwelling Units, Live Work Units or Multi-Residential Development, the Development Authority may exclude the three or more bedroom units from the gross floor area ratio calculation, up to a maximum of 15 per cent of the total units in the development.”</p>	<p>bedroom unit incentive policy from the Beltline Area Redevelopment Plan in the Centre City Mixed Use (CC-X) District.</p>
<p>Part 11: Centre City Districts, Division 6: Centre City Commercial Corridor District (CC-COR), Section 1183</p>		<p>Add subsection 1183(4): “(4) Unless otherwise referenced in subsections (1) to (2), where a development provides units with three or more bedrooms in the form of Assisted Living, Dwelling Units, Live Work Units or Multi-Residential Development, the Development Authority may exclude the three or more bedroom units from the gross floor area ratio calculation, up to a maximum of 15 per cent of the total units in the development.”</p>	<p>To facilitate the three- or more bedroom unit incentive policy from the Beltline Area Redevelopment Plan in the Centre City Commercial Corridor (CC-COR) District.</p>
<p>Part 11: Centre City Districts, Division 7: Rules Governing Centre City Bonus</p>		<p>(e) Add subsection 1202.1:</p>	<p>To implement the Heritage Commercial Concentration Areas incentive policies</p>

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<p>Overlays, Section 1202.1</p>		<p>“Heritage Commercial Concentration Area Density Increase</p> <p>1202.1 Notwithstanding sections 1197 to 1201.3, the maximum <i>floor area ratio</i> with bonuses for Bonus Area A through H may be increased by an additional 1.0 FAR where:</p> <p>(a) the site falls within the Heritage Commercial Concentrations on Map 10: Beltline Heritage Commercial Concentrations Areas; and</p> <p>(b) the Municipal Heritage Resource is located on site and heritage conservation is completed to the satisfaction of the <i>Development Authority</i>.</p> <p>Map 10: Beltline Heritage Commercial Concentration Areas</p>	<p>found in Chapter 5 of the Beltline ARP.</p>
<p>1202.2</p>		<p>Add subsection 1202.2:</p> <p>“Transit Station Integration Density Increase</p> <p>1202.2 Notwithstanding sections 1197 to 1201.3, the maximum <i>floor area ratio</i> with bonuses for Bonus Area A through H may be increased by an additional:</p>	<p>To implement the Transit Station Integration incentive policies found in Chapters 5 and 7 of the Beltline ARP.</p>

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		<p>(a) 2.0 FAR for sites where development includes a building that is fully integrated, either above an LRT station entrance and/or adjacent to the LRT station entrance, or above the LRT platform where the station entrance and related infrastructure (e.g. platforms and mechanical elements) are fully integrated into the adjacent development.</p> <p>(b) 1.0 for sites where development above a BRT station entrance and/or adjacent to the BRT station entrance or a building above the BRT Platform\ where the station entrance and related infrastructure (e.g. platforms and mechanical elements) are fully integrated into the adjacent development.</p>	
1216.1(2)	Delete subsection 1216.1(2)(a).	<p>Replace with: “(a) Incentive Rate 1 for 2023 is \$270.00 per square metre. The Incentive Rate will be adjusted annually on January 1 by the Development Authority, based on the Statistics Canada Consumer Price Index for Alberta.”</p>	<p>New annual adjustment clause added in Alignment with proposed policy amendments to Part 1 of the Beltline Area Redevelopment, Chapter 5 as well as Chinatown Area Redevelopment Plan and Hillhurst/Sunnyside Area Redevelopment Plan.</p>

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1216.1(4)	Delete subsection 1216.1(4).	Replace with: “(4) Bonus Areas A through D may use any of Public Amenity Items 1 through 7 and 14 in Table 6.1.”	New Cash in Lieu Contribution of affordable housing units density bonusing option added in alignment with proposed policy amendments to Part 1 of the Beltline Area Redevelopment, Chapter 5 and Chinatown Area Redevelopment Plan.
1216.1(5)	Delete subsection 1216.1(5).	Replace with: “(5) Bonus Areas E through H may use any of Public Amenity Items 1 through 14 in Table 6.1.”	New Cash in Lieu Contribution of affordable housing units density bonusing option added in alignment with proposed policy amendments to Part 1 of the Beltline Area Redevelopment, Chapter 5 and Chinatown Area Redevelopment Plan.
Table 6.1 Beltline Density Bonus Items		Table amended to add a new Item No. 14 to the Overview and Item No. table rows as follows: Overview 14.0 Cash in Lieu Contribution of affordable housing units Item No./Public Amenity Items 14.0 Cash in Lieu Contribution of affordable housing units	Alignment with proposed policy amendments to Part 1 of the Beltline Area Redevelopment, Chapter 5.

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		<p>Density may be granted for cash in lieu contributions towards affordable housing units. The funds may be used for the purchase of land or construction of affordable units in Beltline.</p> <p>14.1 Incentive Calculation Where a <i>development</i> provides a cash in lieu contribution to the Affordable Housing Fund, the Incentive Rate is Incentive Rate 1.</p> <p>Method: Incentive <i>gross floor area</i> (square metres) = contribution (\$) divided by Incentive Rate 1 (\$).</p>	