

# PROPOSED

IP2024-0152  
ATTACHMENT 3

## BYLAW NUMBER 17P2024

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (IP2024-0152)

\*\*\*\*\*

**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) 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**.”

(b) Add subsection 1136(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**.”

(c) Add subsection 1166(4):

“(4) Unless otherwise referenced in subsections (1) to (3), 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**.”

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(d) Add subsection 1183(4):

“(4) Unless otherwise referenced in subsections (1) to (3), 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**.”

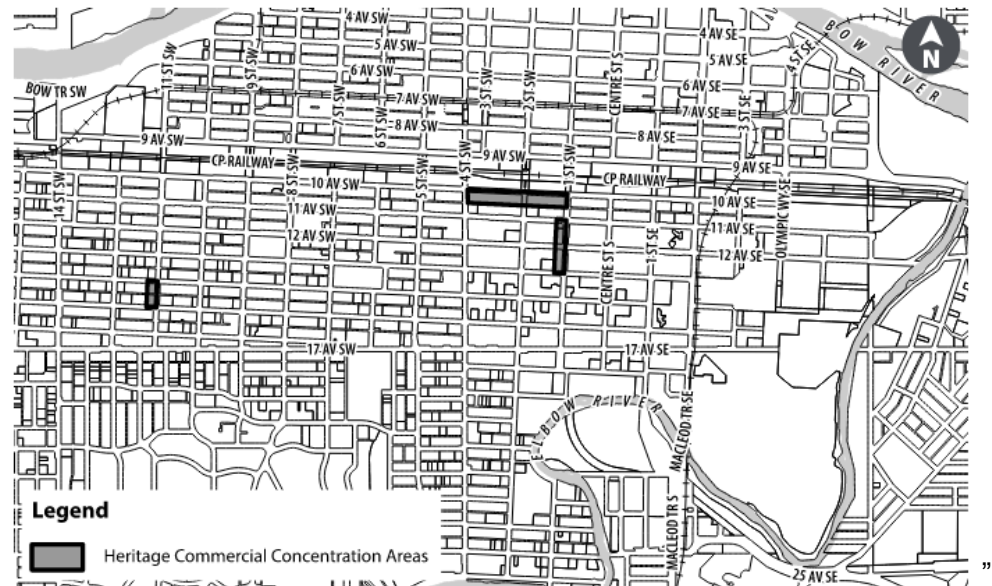
(e) Add subsection 1202.1:

## “Heritage Commercial Concentration Area Density Increase

**1202.1** Notwithstanding sections 1197 to 1201.3, the maximum **floor area ratio** with bonuses for Bonus Area A through H may be increased by an additional 1.0 FAR where:

- (a) the site falls within the Heritage Commercial Concentrations on Map 10: Beltline Heritage Commercial Concentration Areas; and
- (b) the Municipal Heritage Resource is located on site and heritage conservation is completed to the satisfaction of the **Development Authority**.

Map 10: Beltline Heritage Commercial Concentration Areas



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(f) Add subsection 1202.2:

**“Transit Station Integration Density Increase**

**1202.2** Notwithstanding sections 1197 to 1201.3, the maximum **floor area ratio** with bonuses for Bonus Area A through H may be increased by an additional:

- (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**.
- (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**.”

(g) Delete subsection 1216.1(2) (a) and 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.”

(h) Delete subsection 1216.1(4) and replace with:

“(4) Bonus Areas A through D may use any of Public Amenity Items 1 through 7 and 14 in Table 6.1.”

(i) Delete subsection 1216.1(5) and replace with:

“(5) Bonus Areas E through H may use any of Public Amenity Items 1 through 14 in Table 6.1.”

(j) Amend Table 6.1 Beltline Density Bonus Items 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

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Item No.	Public Amenity Items
14.0	<b>Cash in Lieu Contribution of affordable housing units</b> Density may be granted for cash in lieu contributions towards affordable housing units. The funds may be used for the purchase of land, construction of or rental of affordable units in Beltline.
14.1	<b>Incentive Calculation:</b> Where a <b>development</b> provides a cash in lieu contribution to the Affordable Housing Fund, the Incentive Rate is Incentive Rate 1.  <b>Method:</b> Incentive <b>gross floor area</b> (square metres) = contribution (\$) divided by Incentive Rate 1 (\$).

2. This Bylaw comes into force two weeks after approval.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_