

AMENDED THREE- OR MORE BEDROOM UNIT LOCATION RULE

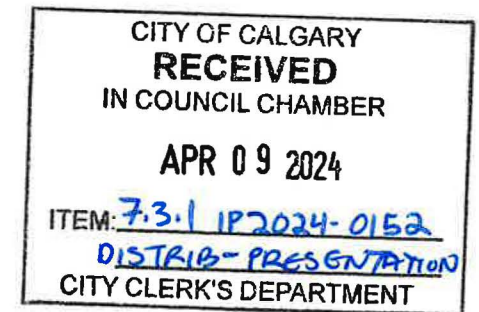
Proposed amendment of Policy 4.1.11 Creating Housing Options in the Beltline:

FROM

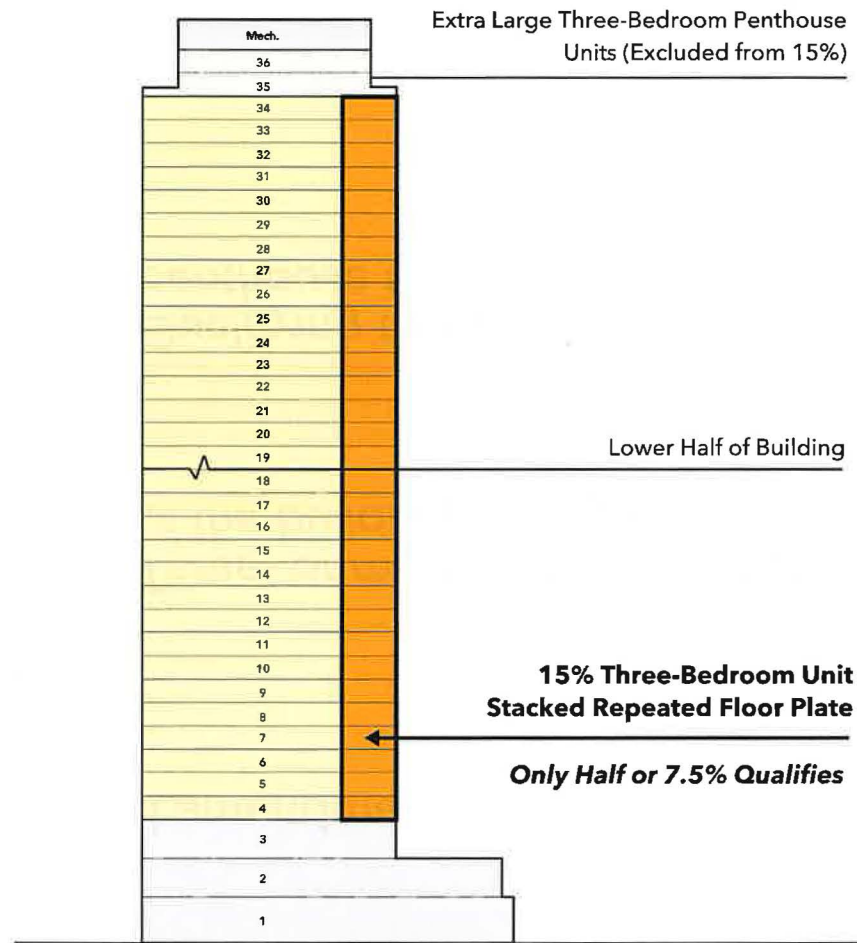
c. Three- or more bedroom units should be located within the lower half of the building or at grade.

TO

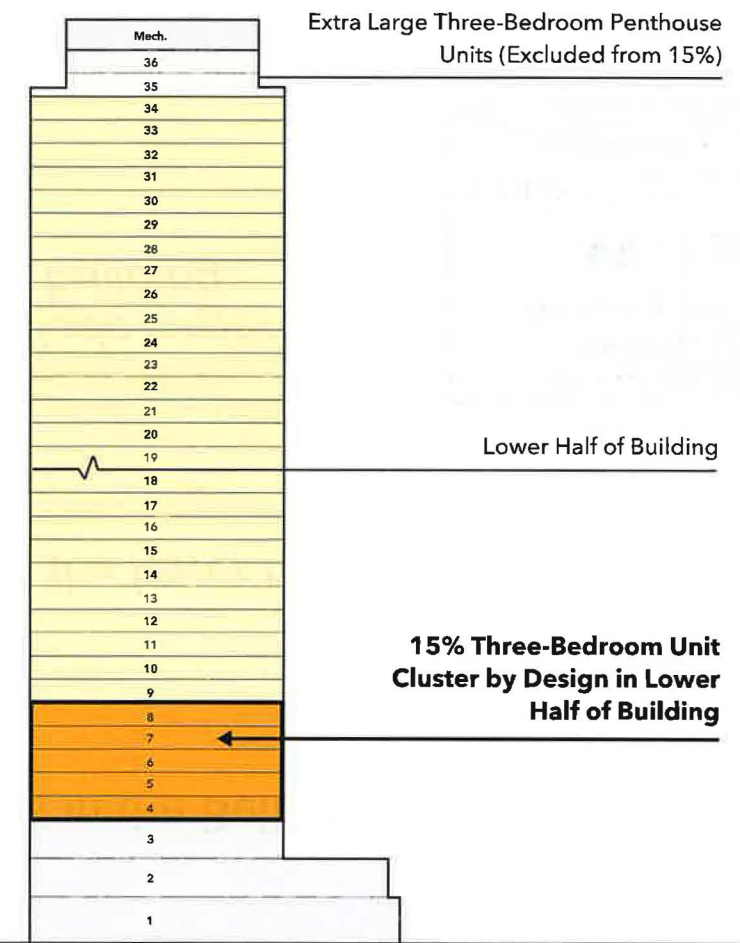
c. Qualifying three- or more-bedroom units should not include larger penthouse type units located on the top two (2) floors a building.



Typical High-Rise Building Design



Policy Driven Design (Full Bonus Incentive)



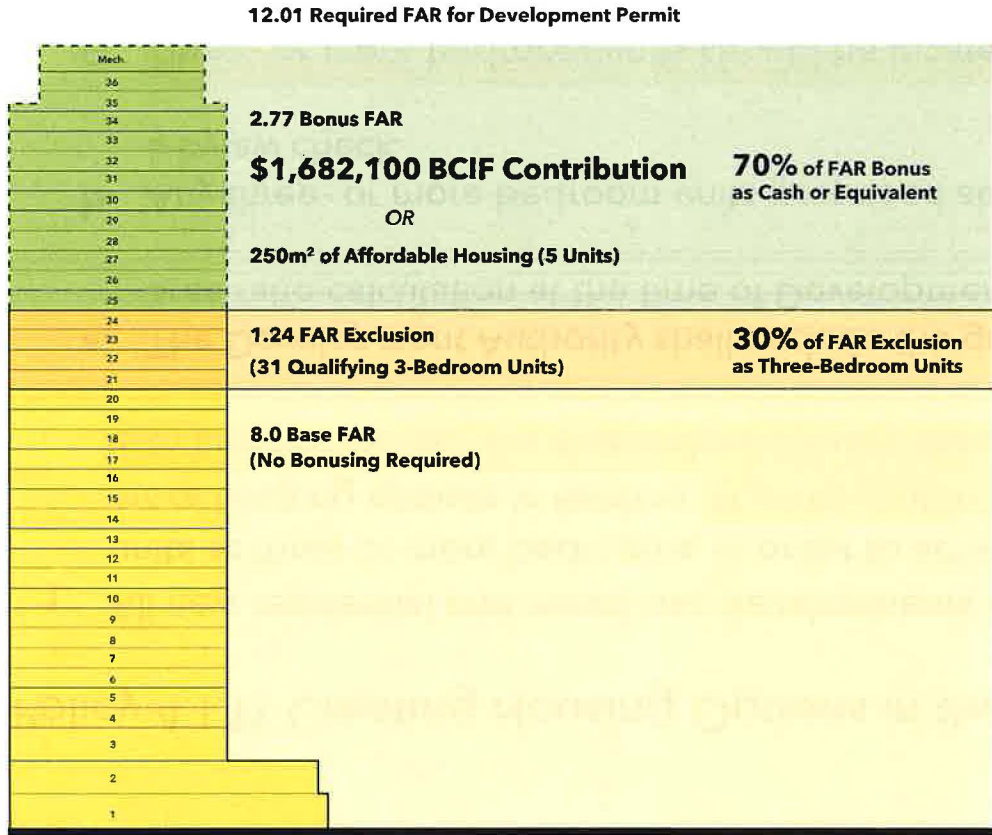
CURRENT PROPOSED POLICY

Policy 4.1.11 Creating Housing Options in the Beltline

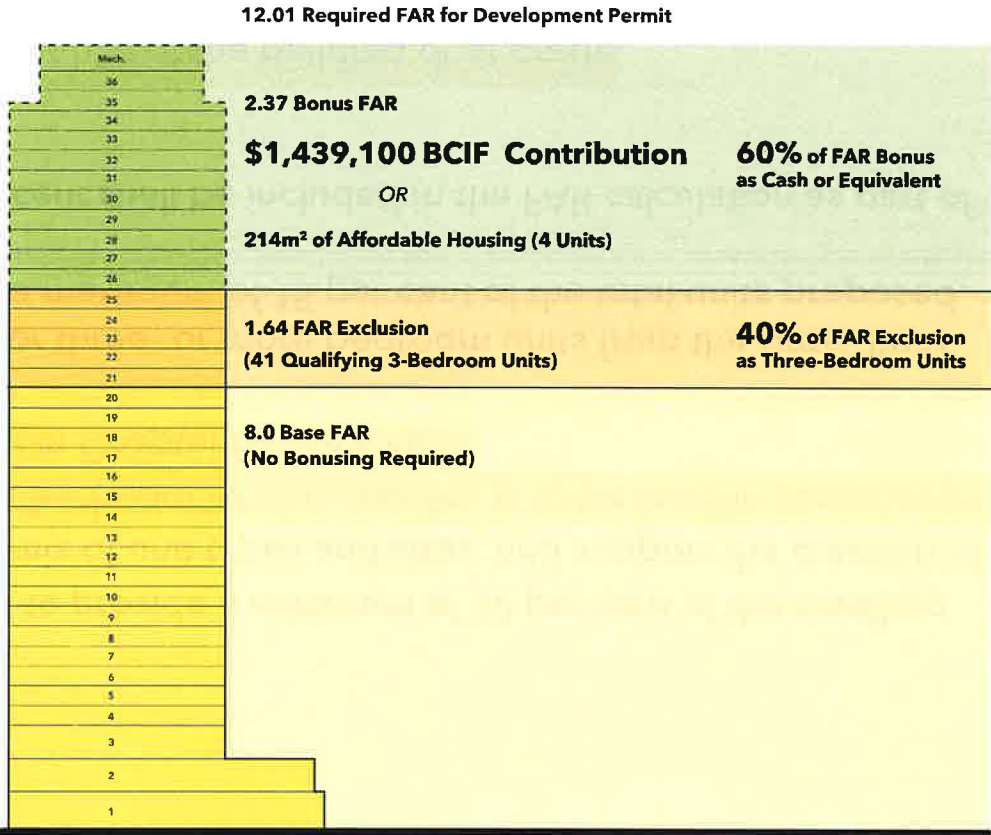
1. All new residential and mixed-use developments are encouraged to provide a minimum of 10 per cent of the dwelling units as three or more bedrooms, in order to achieve a balanced mix of unit types and sizes, and support the creation of more housing options in Beltline. The intent of this three- or more bedroom incentive policy is to be used in conjunction with and not replace the established Density Bonusing framework in Chapter 5 of this Plan.
 - a. The Development Authority shall exclude the gross floor area for three- or more bedroom units from the gross floor area ratio calculation at the time of Development Permit, up to a maximum of 15 per cent of the total units proposed.
 - b. Any three- or more bedroom units proposed above the 15 per cent shall be included in the FAR calculation as part of a bylaw check.
 - c. Three- or more bedroom units should be located within the lower half of the building or at grade.
2. All new residential and mixed-use developments are encouraged to provide a balanced mix of unit types (one-, two-, three- or more bedrooms) and sizes to ensure a variety of housing options in Beltline.

Bonus Density FAR Breakdown Truman's Lincoln (Pre-Application Stage)

11.2% Three-Bedroom Units - CURRENT DESIGN

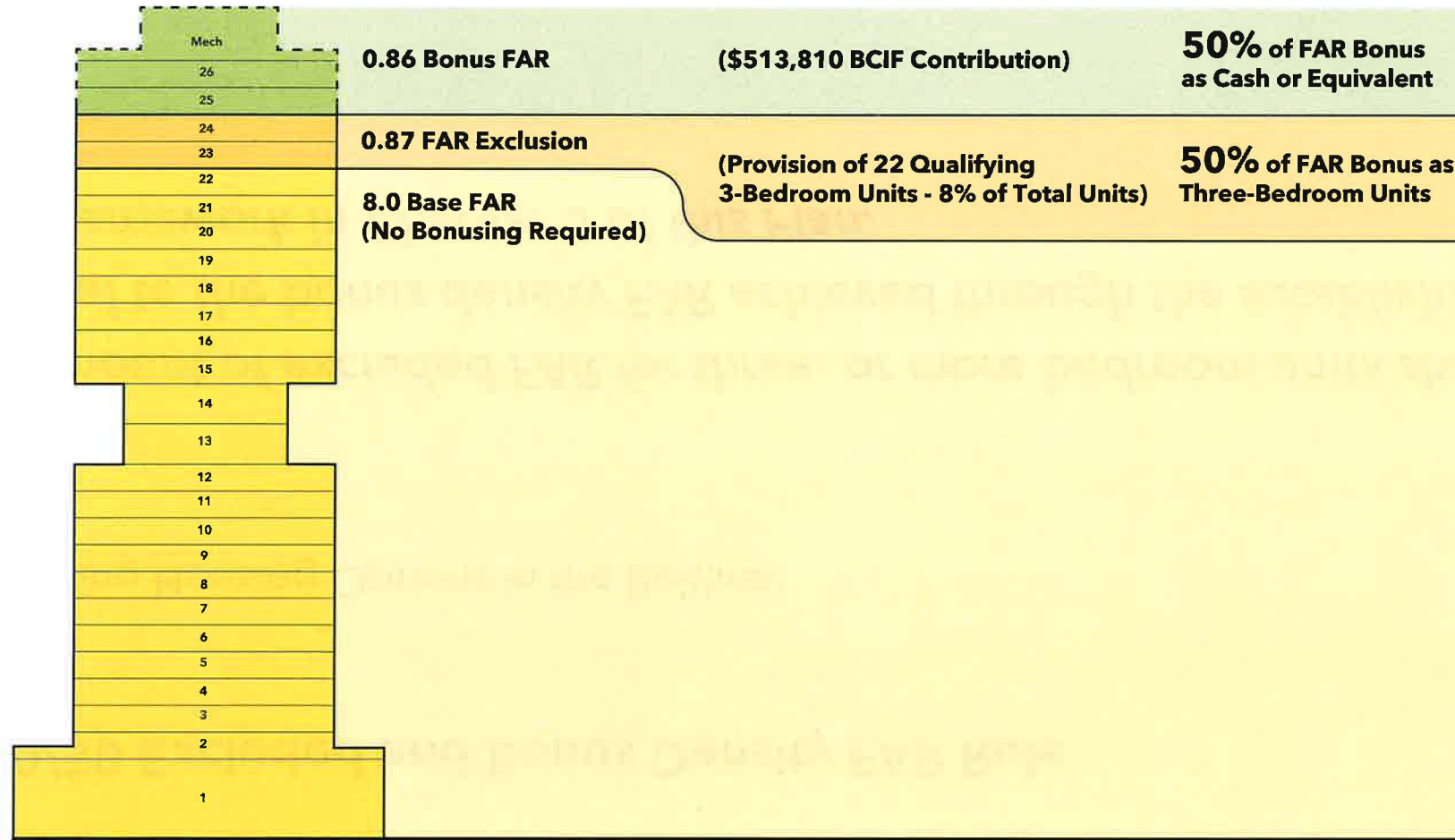


14.8% Three-Bedroom Units - SCENARIO DESIGN



Bonus Density FAR Breakdown Truman's Imperia (DP2023-0577)

9.73 Required FAR for Development Permit



PROPOSED NEW RULE

Maximum 50/50 Excluded and Bonus Density FAR Rule

Policy 4.1.11 Creating Housing Options in the Beltline:

INSERT

The total amount of excluded FAR for three- or more bedroom units shall be less than or equal to the bonus density FAR achieved through the established Density Bonusing framework in Chapter 5 of this Plan.