

Planning & Development Services Report to
Public Hearing Meeting of Council
2024 June 04

ISC: UNRESTRICTED
C2024-0620

Policy Amendment to the Beltline Area Redevelopment Plan - C2024-0620

PURPOSE

The purpose of this report is to correct a technical error as a result of Council's approval of the [Beltline Area Redevelopment Plan \(ARP\)](#) at the Public Hearing of 2024 April 09. A motion to amend the main motion removed a location criterion policy in one section of the *ARP* but left a similar policy in a different section. Administration is proposing to remove the remaining location criterion policy to ensure alignment with Council's direction.

PREVIOUS COUNCIL DIRECTION

Council approved amendments to the *Beltline ARP* on 2024 April 09, with amendments. Details of the motions and the technical error that resulted can be found in Attachment 2.

RECOMMENDATION:

That Council give three readings to **Proposed Bylaw 46P2024** to remove the location criterion of Policy 5.2 of the three or more-bedroom incentive policy to remove policy conflicts in the *Beltline ARP*.

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

Acting General Manager Debra Hamilton concurs with this report. The proposed amendment corrects a technical error and better supports implementation of the approved incentive policy.

HIGHLIGHTS

The proposed policy amendment corrects an error by removing a conflicting portion of the policy, as described below, which is important for the implementation of the *Beltline ARP*.

DISCUSSION

At the 2024 April 09 meeting of Council, Council approved comprehensive amendments to Part 1 of the *Beltline ARP*. The amended *Beltline ARP* included a new density incentive policy to exempt the Floor Area Ratio (FAR) of three or more-bedroom units from the density calculation, up to a certain percentage, for residential units that are located in the lower half of the building or at grade. This location criterion existed in both policy sections 4.1.11 and 5.2.

A motion was carried by Council to remove policy 4.1.11.1(c) which removed the criterion that three or more-bedroom units needed to be located in the lower half of the building to be eligible for the incentive. When this motion was passed, the second bullet under 5.2 was not included and thus has created a conflict between the two policy sections.

Through this report, Administration is bringing forward the proposed amendment to remove the location criterion from the three or more-bedroom unit FAR incentive policy in policy 5.2, to better reflect the intent of Council's 2024 April 09 direction.

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EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | | | |
|-------------------------------------|---|--------------------------|---|
| <input type="checkbox"/> | Public engagement was undertaken | <input type="checkbox"/> | Dialogue with interested parties was undertaken |
| <input checked="" type="checkbox"/> | Public/interested parties were informed | <input type="checkbox"/> | Public communication or engagement was not required |

Notification of the Public Hearing for this proposed policy amendment to the *ARP* was advertised in accordance with the *Municipal Government Act*. Interested parties were notified by email of the intended correction. Additional public/interested party engagement was not required as the proposed amendment is to correct a technical error from a motion that was carried to amend the *Beltline ARP* at the Public Hearing of 2024 April 09.

IMPLICATIONS

Social

The proposed amendment to the *Beltline ARP* provides clarity to an incentive for the development of three or more-bedroom housing in the community. Correcting this technical error may lead to more uptake of this incentive policy by developers, leading to more housing choice in Beltline.

Environmental

The *Beltline ARP* supports a more compact, complete and climate resilient neighbourhood. Removing the conflicting policy will encourage development, making efficient use of existing infrastructure bringing people closer to services and amenities, resulting in reduced greenhouse gas emissions from both buildings and transportation.

Economic

Calgary's future economic success relies on our downtown communities, including Beltline, being places where people want to live, visit and set up businesses. The economic strategy for Calgary identifies "Livability" as one of the five connected key drivers that support a future-proof and sustainable economy. Having an incentive policy that is easier to implement can positively impact the development of more housing choices (three- or more bedroom units) thereby creating a more liveable community.

Service and Financial Implications

No anticipated financial impact.

RISK

The current direction of policy 5.2 in the *ARP* conflicts with Council's previous decision to remove policy 4.1.11.1 (c). Leaving the location criterion in the *ARP* would result in confusion on where three or more-bedroom units should be placed in development proposals to qualify for the FAR exemption. The proposed amendment aligns the *ARP* policies fully with Council's intent and direction on 2024 April 09.

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ATTACHMENT(S)

1. Proposed Bylaw 46P2024
2. Background and Previous Council Direction

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning and Development Services	Approve

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