

Background and Previous Council Direction

Background

The Beltline Area Redevelopment Plan (ARP) was approved by Council on 2024 April 09 with two amending Motions. The ARP included two policies that were similar. The motions removed one policy, but left the other. Not removing both policies has created a conflict in the ARP.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2024 April 09	C2024-0620	Policy Amendment to the Beltline Area Redevelopment Plan Please see below for the Previous Council Direction.

Council approved amendments to the *Beltline Area Redevelopment Plan (ARP)* on 2024 April 09. Council approved the main motion to approve the ARP after two motions were heard.

The first motion (moved by Councillor Walcott and seconded by Councillor Dhaliwal) was “That Proposed Bylaw 16P2024 in Schedule ‘A’ be amended by;

- (a) Deleting Policies 4.1.11.1(a)-(c) Creating Housing Options in Beltline and replacing with the following:
 - (a) “The Development Authority shall exclude the gross floor area for three- or more bedroom units from the gross floor area calculation at the time of Development Permit, up to a maximum of 10 per cent of the total units. Proposed.
 - (b) Any three- or more bedroom units proposed above the 10 per cent shall be included in the FAR [floor area ratio] calculation as part of the bylaw check review.
 - (c) This FAR exclusion incentive shall not apply to any three- or more bedroom units:
 - (i) of a larger than typical floor area (other than townhouse three- or more bedroom units); or
 - (ii) penthouse-type units on the top two floors of a building”
- (b) Deleting this second paragraph and both bullet points of Policy 5.2 Density Exclusion for Provision of Three- or More Bedroom Units and replacing with the following: “As per the policies under Policy 4.1.11 Creating Housing Options in Beltline, the Development Authority shall exclude the gross floor area for three- or more bedroom units from the gross FAR calculations at the time of Development Permit, up to a maximum of 10 per cent of the total units proposed.
 - Any three- or more bedroom units proposed above the 10 per cent shall be included in the gross floor area calculation.”

The first motion also included changes to Bylaw 17P2024 (amendments to the Land Use Bylaw 1P2007) to change the incentive to exclude the three or more-bedroom units from the gross floor area ratio calculation, up to a maximum of 10 per cent of the total units in the development. This motion was to delete Policies 4.1.11.1(c) "Three- or more bedroom units should be located within the lower half of the building or at grade." Motion 1 also proposed to delete the second bullet of Policy 5.2: "Three- or more bedroom units should be located within the lower half of the building or at grade". Motion 1 also proposed changes to the Land Use Bylaw 1P2007 to decrease the maximum eligibility from 15 per cent to 10 per cent. This Motion was further amended by Motion 2 which was carried.

The second motion (moved by Councillor Sharp and seconded by Councillor Chabot) was "That the amendment to Proposed Bylaw 16P2024 be further amended, as follows:

By deleting Section 1 in its entirety and replacing it with the following:

1. That Bylaw 16P2024 (Attachment 2) Schedule "A" be amended by:
 - (a) Deleting Policy 4.1.11.1 (c) Creating Housing Options in Beltline and replacing with the following:

"(c) This FAR exclusion incentive shall not apply to any three- or more bedroom units:

 - (i) Of a larger than typical floor area (other than townhouse three- or more bedroom units) or
 - (ii) Penthouse-type units on the top two floors of a building."
2. By deleting Section 2 in its entirety."

The second motion was carried by deleting and replacing as directly above, Policy 4.1.11.1 (c) "Three- or more bedroom units should be located within the lower half of the building or at grade." The second motion also deleted the proposed changes to the Land Use Bylaw 1P2007 to keep the maximum incentive at 15 per cent instead of 10 per cent which was proposed in the first motion.

As a result, Policy 4.1.11.1(c) was removed as part of the carried second motion which required that incentive qualifying "three or more-bedroom units be located in the lower half of the building or at grade." Administration is now proposing to remove the location criterion which is still included in the approved ARP policy 5.2 of the three or more-bedroom incentive policy to remove conflicts in the ARP.