

Calgary



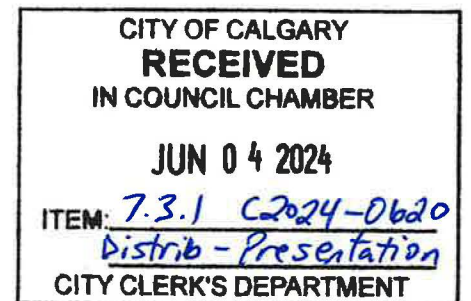
Item 7.3.1 Amendment to the Beltline Area Redevelopment Plan

C2024-0620

2024 June 4

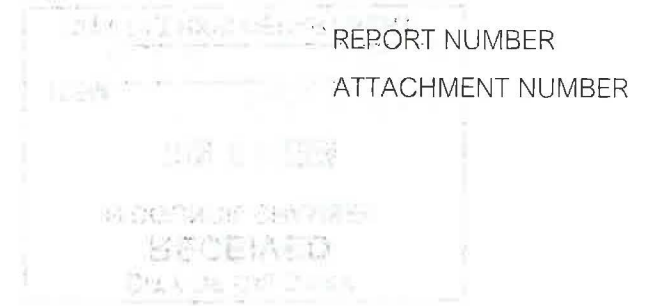
ISC: Unrestricted

Item 7.3.1 C2024-0620 Policy Amendment in Beltline ARP





Recommendations



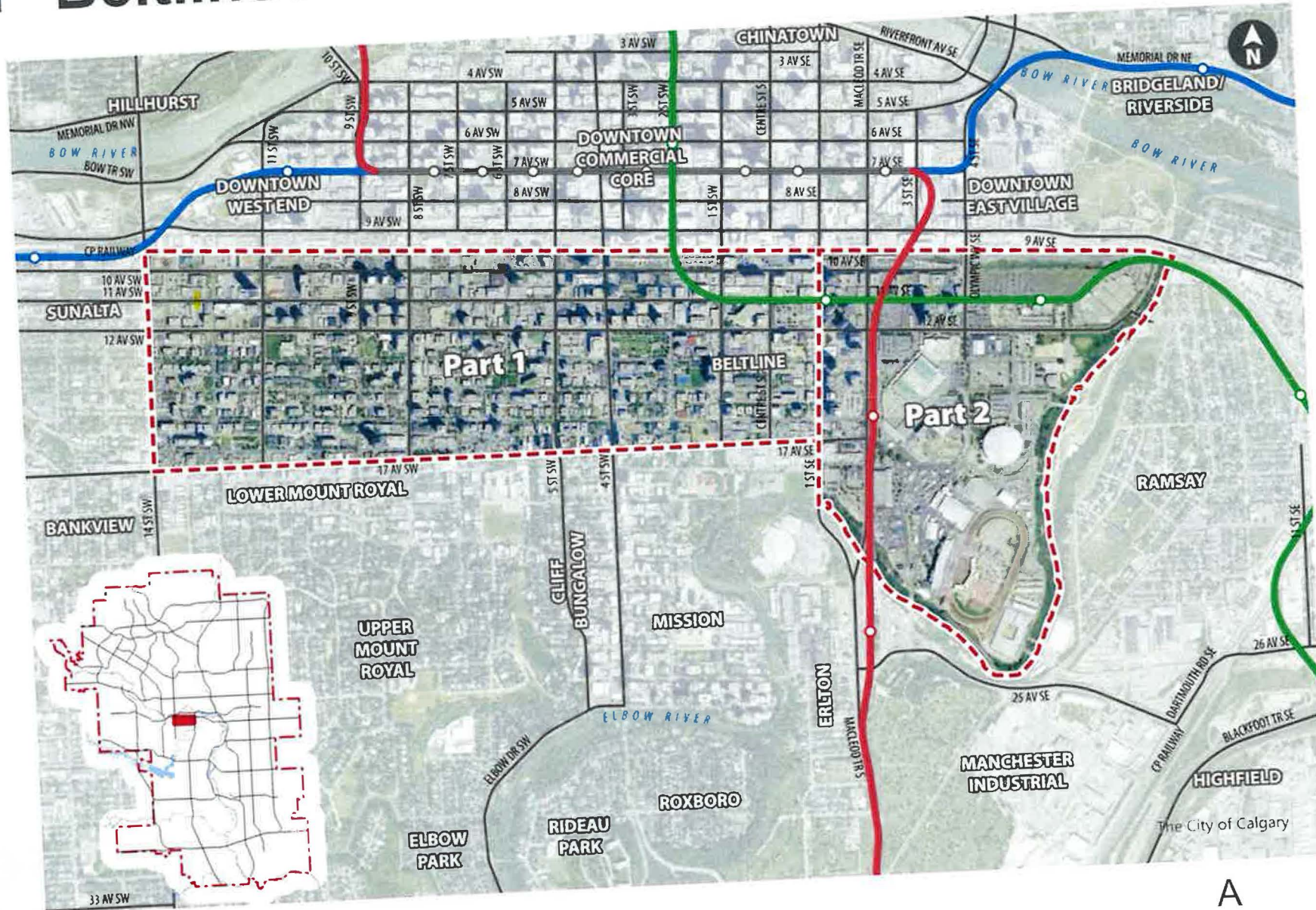
That Council give three readings to **Proposed Bylaw 46P2024** to direct Administration to remove the location criterion of Policy 5.2 of the three or more-bedroom incentive policy to remove policy conflicts in the Beltline ARP.



Supplemental Slides



Beltline Area Redevelopment Plan Boundary



A

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

1. The first motion deleted 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 matching second bullet of Policy 5.2 “Three- or more bedroom units should be located within the lower half of the building or at grade”.
2. The second motion made further amendments to the first. As a result, Policy 4.1.11.1(c) was removed, while the matching policy in 5.2 remained in place.



ARP Amendment Highlight

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

Removing the second bullet in Policy 5.2 would enable developers to maximize the incentive policy up to 15 percent as administration strives to work with developers to maximize the FAR exemption of the incentive. The direction of policy 5.2 in the ARP conflicts with Council's previous removal of policy 4.1.11.1 (c). This would result in development proposals with three or more-bedroom units located in the upper half of the building that would not qualify for the FAR exemption.

5.2 Density Exclusion for Provision of Three- or More Bedroom Units

To encourage developers to incorporate a variety of housing options in Beltline without compromising existing development potential, the provision of three- or more bedroom units facilities are incentivized through density (FAR) exclusion.

As per the policies under **Section 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 calculation at the time of Development Permit, up to a maximum of 15 per cent of the total units proposed.

- Any three- or more bedroom units proposed above the 15 per cent shall be included in the gross floor area ratio calculation.
- Three- or more bedroom units should be located within the lower half of the building or at grade.



Recommendations

REPORT NUMBER
ATTACHMENT NUMBER

That Council give three readings to **Proposed Bylaw 46P2024** to direct Administration 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.