

Proposed Amendments to the Beltline Area Redevelopment Plan

1. The Beltline Area Redevelopment Plan attached to and forming part of Bylaw 2P2006, as amended, is hereby further amended as follows:
 - (a) In Part 1, delete the existing Map 3 entitled 'Land Use Concept' and replace with the revised Map 3 entitled 'Land Use Concept' attached as Schedule A.
 - (b) In Part 1, Section 4.7 Special Policy Areas, delete subsection 4.7.1 Special Policy Area 1 and replace with the following:

“4.7.1 Special Policy Areas 1 and 2

 1. Notwithstanding Section 5, subsection 5.2 of this Plan, applications for increased density for sites within Density Area D may be considered within Special Policy Areas 1 and 2, and within Density Area B for Special Policy Area 2, provided that they contribute to the animation of a pedestrian connector linking 17 Avenue and 4 Street SW, support a pedestrian-oriented experience along 17 Avenue SW, and demonstrate a transition in massing and height from high density development in Beltline to lower density development south of 17 Avenue SW.”
 - (c) In Part 1, Section 4.7 Special Policy Areas, after subsection 4.7.1, add a new subsection as follows:

“4.7.2 Special Policy Area 2

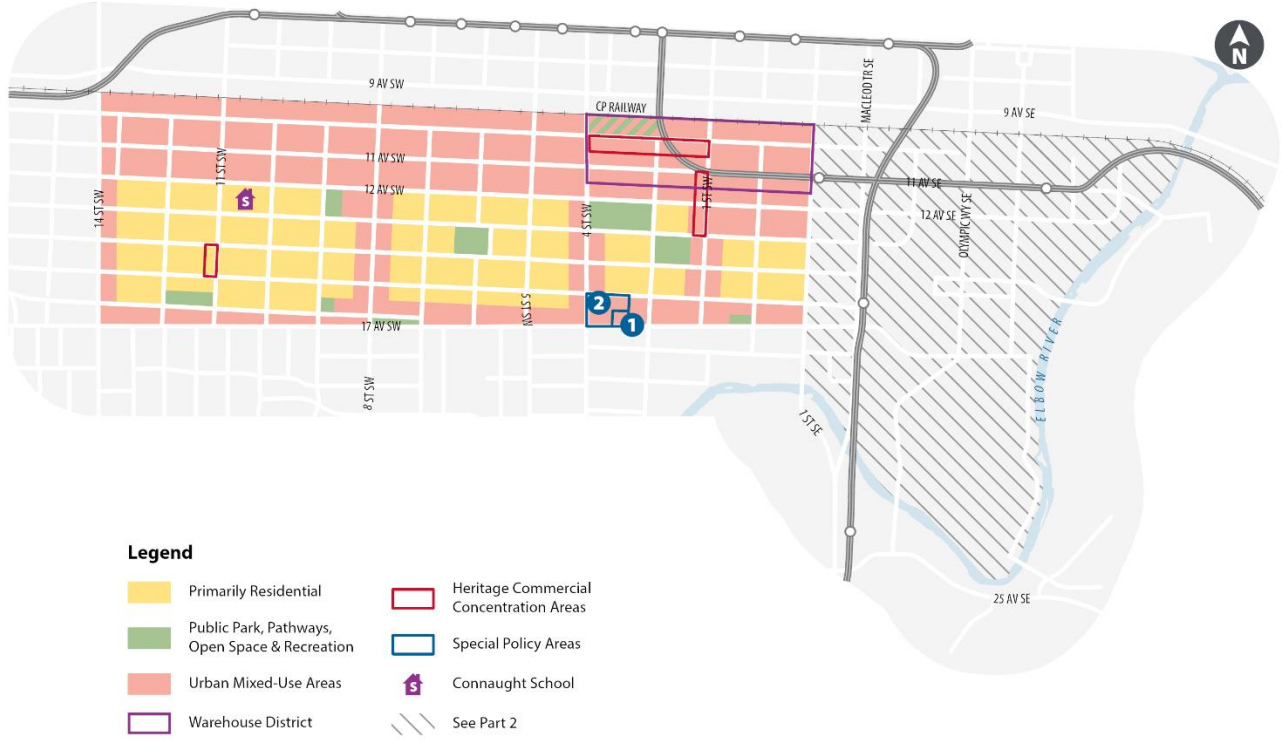
 1. The floor plate restrictions as identified in Table 4.2: Floor Plate Size Restrictions may be increased for developments proposed in Special Policy Area 2. Any tower located in the area that is both within 50.0 metres of 4 Street SW and 50.0 metres of 15 Avenue SW may have a floor plate of 950.0 square metres between 36.0 and 52.0 metres above grade and 850.0 square metres above 52.0 metres from grade. For development on the remainder of the site, floor plate restrictions may be increased to allow for an 800.0 square metre floor plate above 36.0 metres from grade.
 2. For developments in Special Policy Area 2, the Development Authority may consider an additional bonusing item entitled “Public Realm Improvements” to allow for enhancements to the public realm to be considered as a separate bonusing item. This bonusing item must follow all principles of Density Bonusing as found under Section 5.3.1 of this ARP. Any public realm improvements that are considered under this bonusing item must not be an element that would otherwise be requested as part of any new development, but must be an enhancement over and above what would normally form a part of any new development.”

- (d) In Part 1, delete the existing Table 5 entitled 'Density Areas' and replace with the revised Table 5 entitled 'Density Areas' attached as Schedule B.
- (e) In Part 1, delete the existing Map 5 entitled 'Density Areas' and replace with the revised Map 5 entitled 'Density Areas' attached as Schedule C.

TEXT FOR DISCUSSION

SCHEDULE A

Map 3: Land Use Concept



TEXT FOR

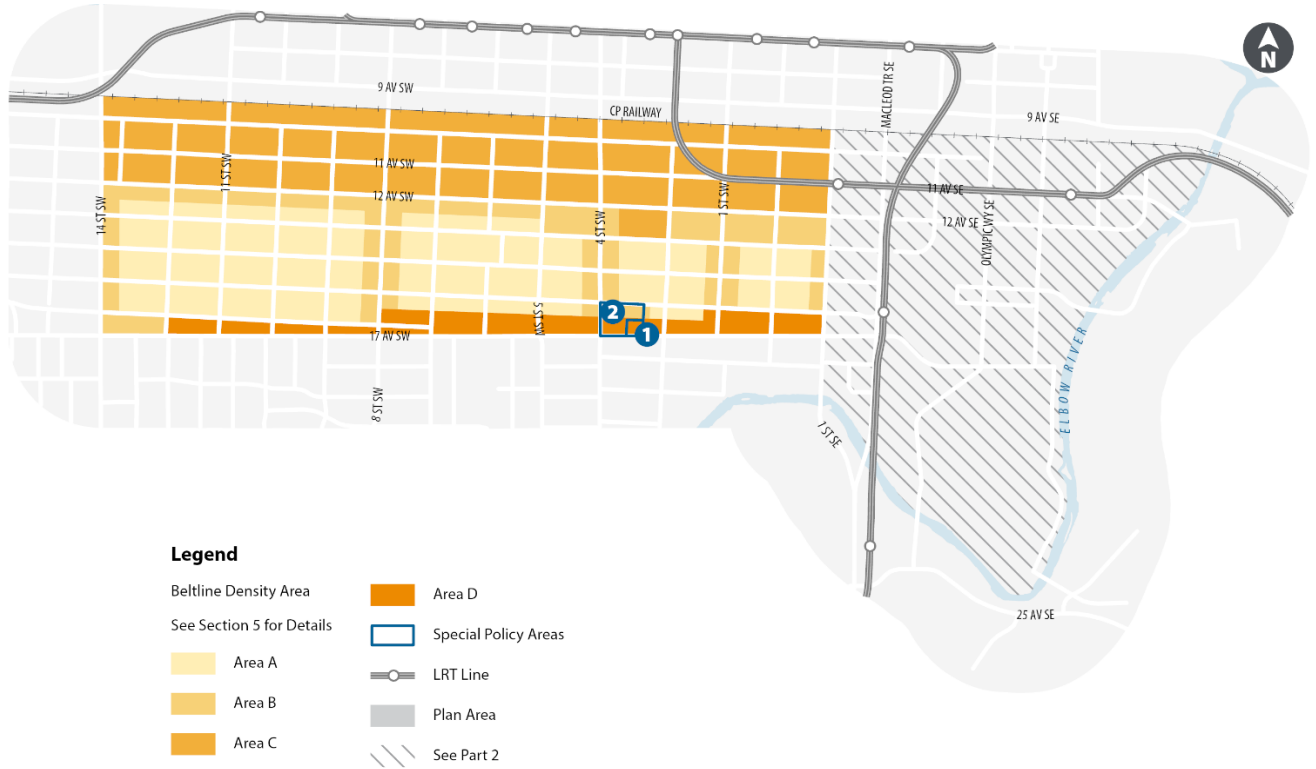
SCHEDULE B**Table 5: Density Areas**

Density area	Base density (in FAR)	Maximum density with bonuses and transfers of density (in FAR)	Additional FAR and exceptions
A	5.0	7.0	<p>The Maximum Density with bonuses and transfers of density may be exceeded in the areas indicated in this Table by up to:</p> <ol style="list-style-type: none"> 10% through the transfer of heritage density from a Municipal Historic Resource within the Plan Area; an additional 1.0 FAR for sites that fall within the Commercial Concentrations Policy Areas on Map 3B: Policy Areas, where new development includes a designated Municipal Heritage Resource on-site and heritage conservation to the satisfaction of the Development Authority; and an additional: <ul style="list-style-type: none"> 2.0 FAR for sites located adjacent to a current or future LRT station and where a transit stop or LRT station entrance is included in an application for a development permit to the satisfaction of the Development Authority (refer to policies contained in Section 7.1.3 Transit); or 1.0 FAR for sites located adjacent to a current or future BRT station and where a transit stop or BRT station entrance is included in an application for a development permit, to the satisfaction of the Development Authority (refer to policies contained in Section 7.1.3 Transit).
B	<p>3.0 for Commercial West of Macleod Trail (Subject to a land use redesignation, the maximum allowable commercial floor area may be exceeded when commercial uses are combined with arts and culture uses.)</p> <p>5.0 for Commercial East of Macleod Trail</p> <p>5.0 for Residential/mixed-use</p> <p>7.0 for Special Policy Area 2</p> <p style="text-align: right;">Bylaw #####</p>	<p>3.0 for Commercial West of Macleod Trail (Subject to a land use redesignation, the maximum allowable commercial floor area may be exceeded when commercial uses are combined with arts and culture uses.)</p> <p>8.0 for Commercial East of Macleod Trail</p> <p>9.0 for Residential/mixed-use (11.0 for the total area encompassing the parcels legally described as Plan A1, Block 106, Lots 24-30)</p> <p>12.0 for Special Policy Area 2</p>	
C	<p>5.0 for Commercial</p> <p>8.0 for Residential/mixed-use</p>	<p>8.0 for Commercial</p> <p>12.0 for Residential/mixed-use</p>	
D	<p>3.0</p> <p>7.0 for Special Policy Area 2</p> <p style="text-align: right;">Bylaw #####</p>	<p>3.0 West of Centre Street</p> <p>4.0 East of Centre Street</p> <p>12.0 for Special Policy Area 2</p> <p style="text-align: right;">Bylaw #####</p>	

TEXT FOR

SCHEDULE C

Map 5: Density Areas



TEXT FC