

PROPOSED

IP2024-1066
ATTACHMENT 7

BYLAW NUMBER 30P2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BRENTWOOD STATION AREA REDEVELOPMENT PLAN BYLAW 74P2008 (IP2024-1066)

WHEREAS it is desirable to amend the Brentwood Station Area Redevelopment Plan Bylaw 74P2008;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Brentwood Station Area Redevelopment Plan attached to and forming part of Bylaw 74P2008, is hereby amended as follows:

(a) In Section 1.2.4 Brentwood LRT Station, delete the sentence “Brentwood has the largest park and ride facility in the city, containing 1381 surface parking stalls located immediately south of Crowchild Trail.”

(b) In Section 1.2.6 Rationale for Station Area Boundaries, delete the following paragraphs:

“The area south of Crowchild Trail is currently being used for surface parking lots for LRT users and by the University Innovation Park. It is anticipated that the existing Park’n’Ride surface parking lots, bus loop and supporting transit facilities will remain for a number of years.

University Innovation Park is regulated by a separate approval process for development since the parcels are owned by the Province of Alberta and have a specific land use purpose of scientific research and development. The Province of Alberta, University of Calgary and the City of Calgary have a partnership agreement to regulate this area and a Draft Master Plan is being prepared for the research park area.

The development of Draft Master Plan will be subject to a separate exercise and this will be determined in consultation with the Province of Alberta, City of Calgary, the University of Calgary, Innovation Park and the surrounding communities.”

(c) In Section 4.3.1 Adjusted Maximum FAR, delete the following paragraph:

“Sites currently with a lower allowed maximum FAR have been designated with a maximum density, without bonus, to 2.0 FAR. This applies to Density Zones B2, C2, and D2.”

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- (d) Delete the existing Figure 7. entitled 'Existing Conditions & Station Area Boundaries' and replace it with the revised Figure 7. entitled 'Existing Conditions & Station Area Boundaries' attached as Schedule "A".
- (e) Delete the existing Figure 8. entitled 'An Integrated Street Network' and replace it with the revised Figure 8. entitled 'An Integrated Street Network' attached as Schedule "B".
- (f) Delete the existing Figure 9. entitled 'The Pedestrian Network' and replace it with the revised Figure 9. entitled 'The Pedestrian Network' attached as Schedule "C".
- (g) Delete the existing Figure 10. entitled 'The Bicycle Network' and replace it with the revised Figure 10. entitled 'The Bicycle Network' attached as Schedule "D".
- (h) Delete the existing Figure 11. entitled 'The Transit Network' and replace it with the revised Figure 11. entitled 'The Transit Network' attached as Schedule "E".
- (i) Delete the existing Figure 12. entitled 'Character Based Street Typologies' and replace it with the revised Figure 12. entitled 'Character Based Street Typologies' attached as Schedule "F".
- (j) Delete the existing Figure 16. entitled 'The Open Space Network' and replace it with the revised Figure 16. entitled 'The Open Space Network' attached as Schedule "G".
- (k) Delete the existing Figure 17. entitled 'The Land Use Precincts' and replace it with the revised Figure 17. entitled 'The Land Use Precincts' attached as Schedule "H".
- (l) Delete the existing Figure 18. entitled 'Active Frontages' and replace it with the revised Figure 18. entitled 'Active Frontages' attached as Schedule "I".
- (m) Delete the existing Figure 21. entitled 'Maximum Densities' and replace it with the revised Figure 21. entitled 'Maximum Densities' attached as Schedule "J".
- (n) Delete the existing table entitled 'Table for Figure 21 - Minimum and Maximum Densities' and replace it with the following revised table entitled 'Table for Figure 21 - Minimum and Maximum Densities' attached as Schedule "K".
- (o) Delete the existing Figure 23. entitled 'Maximum Building Heights' and replace it with the revised Figure 23. entitled 'Maximum Building Heights' attached as Schedule "L".

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2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

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SCHEDULE A

Figure 7. Existing Conditions & Station Area Boundaries



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SCHEDULE B

Figure 8. An Integrated Street Network



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SCHEDULE C

Figure 9. The Pedestrian Network



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SCHEDULE D

Figure 10. The Bicycle Network



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SCHEDULE E

Figure 11. The Transit Network



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SCHEDULE F

Figure 12. Character Based Street Typologies



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SCHEDULE G

Figure 16. The Open Space Network



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SCHEDULE H

Figure 17. The Land Use Precincts



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SCHEDULE J

Figure 21. Maximum Densities



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SCHEDULE K

Table for Figure 21 - Minimum and Maximum Densities.

TABLE FOR FIGURE 21 – MINIMUM AND MAXIMUM DENSITIES							
Zone	Minimum FAR	Maximum FAR		Bonus FAR		Maximum FAR Total including Bonus	
		Office Commercial Only	Residential with/without Office Commercial	Office Commercial Only	Residential with/without Office Commercial	Office Commercial Only	Residential with/without Office Commercial
A	1.0	n/a	2.5	n/a	n/a	2.5	2.5
B1	2.0	3.0	3.0	0.5	0.5	3.5	3.5
C1	2.0	4.0	3.0	0.5	1.5	4.5	4.5
D1	2.0	4.5	4.5	1.5	3.5	6.0	8.0

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SCHEDULE L

Figure 23. Maximum Building Heights

