

Proposed Amendments to the Sunalta Area Redevelopment Plan

1. The Sunalta Area Redevelopment Plan, being Bylaw 13P82, as amended, is hereby further amended as follows:
 - (a) Delete the existing Map 3 entitled “Maximum Building Heights” and replace with the revised Map 3 entitled “Maximum Building Heights”, as attached as Schedule A.
 - (b) At the end of Subsection 3.3.4.1, titled “Density”, add the following:

“d. To reflect the prominent location of the parcel as a gateway to the community of Sunalta and in close proximity to the Sunalta LRT station, development on parcels located at Lots 25-36, Block 208, Plan 5380V, shall not exceed the maximum base density of 9.0 FAR for mixed-use development. . This may be increased by up to 3.0 FAR when low occupancy uses, such as motor vehicle parking, are proposed above the first floor of a development to enable residential units to begin above the LRT guideway and catenary; and may be further increased by a maximum of 3.0 FAR in accordance with the density bonus provisions as outlined in (2) below, to a maximum total of 15.0 FAR.”
 - (c) At the end of Subsection 3.3.4.2, titled “Density Bonusing”, delete policy 3.3.4.2.c and replace with the following:

“c. Any of the following items, or a combination thereof, may be used to earn a density bonus:

 - i. Provision of indoor community amenity space within the development.*
 - ii. Provision of publicly accessible private open space.*
 - iii. Contribution to a community investment fund (CIF) established by Council.*
 - iv. Contribution to a grants program for the rehabilitation of historic resources with a statutory historic resource designation.*
 - v. Provision of universally accessible units where not already required by an affordable housing provider.*
 - vi. Provision of affordable housing units by a housing provider approved by The City of Calgary to provide non-market housing.”*
 - (d) In Subsection 3.3.4.2 titled “Density Bonusing”, delete policy 3.3.4.2.d(vi) and replace with the following:

“vi Revitalization and upgrading of the Sunalta Community Association Building, and surrounding site, termed the Sunalta Community Hub Project.”
 - (e) At the end of Subsection 3.3.4.4, titled “Building Height”, add the following:

“e. New development located in a gateway area and in close proximity to the Sunalta LRT station, specifically parcels located at Lots 25-36, Block 208, Plan 5380V, do not have a maximum height limit.”

Proposed Amendments to the Sunalta Area Redevelopment Plan

Schedule A

