

PROPOSED

CPC2018-0990
ATTACHMENT 7

BYLAW NUMBER 73P2018

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE SUNALTA AREA REDEVELOPMENT PLAN BYLAW 13P82

WHEREAS it is desirable to amend the Sunalta Area Redevelopment Plan Bylaw 13P82, as amended;

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 Sunalta Area Redevelopment Plan attached to and forming part of 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.

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- 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.”

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

