

Summary of Amendments to the Land Use Bylaw 1P2007

Topic	Existing Rule	Proposed Amendment
<i>Discretionary Use</i>	Restaurant: Neighbourhood is currently not a use in CC-X.	Restaurant: Neighbourhood has been added as a discretionary use in 1164(3) as a housekeeping item.
<i>Floor Area Ratio</i>	Floor Area Ratio reflects existing provisions.	The floor area ratios in 1166 (2) have been amended to reflect the proposed densities of the Beltline Area Redevelopment Plan – Part 2: East Victoria Park Area.
<i>Map Amendment</i>	Map 9 shows existing Bonus Area Boundaries.	Map 9 has been amended to reflect the proposed densities in the Beltline Area Redevelopment Plan – Part 2: East Victoria Park Area.
<i>Bonus Area Densities</i>	Sections 1199 to 1201 reflect the existing bonus density provisions.	Sections 1199 to 1201 have been deleted and replaced with 1199 to 1201.3 to reflect the proposed densities in the Beltline Area Redevelopment Plan – Part 2: East Victoria Park Area. This includes amending for consistent language throughout this Division that clarifies how bonus density is implemented. In the case for Section 1200, the bonus density maximums did not change, but the text has been amended to provide clarity in how this is evaluated by Administration.
<i>Heritage Density Transfer Increase</i>	Section 1202 refers to the existing bonus areas and related sections.	Section 1202 has been amended to provide reference to Table 6.1, where the bonus items now reside, and to refer to Bonus Areas A through H as reflected on Map 9. Clarification also provided that the maximum floor area ratio can be exceeded with the use of a heritage density transfer.

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<i>Bonus Earning Items</i>	Section 1203 provides the existing list of bonus earning items.	Section 1203 has been deleted and replaced by Table 6.1, a table format of the existing items (that apply to the existing bonus areas) and the new bonus earning items (that apply to East Victoria Park). The table is in a consistent format to the one that is presently in Part 13, Division 3 (C20/R20).
<i>Sustainable Building Feature Limitation</i>	Section 1204 sets out a sunset clause to the Sustainable Building Feature item.	Deleted as the item ceased to be an eligible bonus item on December 31, 2011. No longer required.
<i>Density Transfer Limitation</i>	Identifies bonus items that can result in a density transfer.	1205(1) and (2) amended to refer to Table 6.1, which now houses the density incentive items of heritage density transfer and parks density transfer.
<i>Bonus Floor Area Calculation and Bonus Item Definitions</i>	Sections 1206 through 1216 provide bonus floor area calculations and defines the bonus area items for the Beltline.	Sections 1206 through 1216 has been replaced by Table 6.1 which provides a table format of the existing items (that apply to the existing bonus areas) and the new bonus earning items (that apply to East Victoria Park). The table is in a consistent format to the one that is presently in Part 13, Division 3 (C20/R20). Each density incentive item in the table is set out with a description, incentive calculation and method, and the requirements to acquire the density incentive item. While in a new format, the incentive calculation and method remain the same for all the existing items for the Beltline (1.0 through 7.0).

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<i>Incentive Density Calculation Method</i>	New section.	<p>Section 1216.1 sets out the use of Table 6.1 for density incentive items, include the use of an incentive rate and what bonus items can be access in each Bonus Area. Items 1 through 7 are available throughout the Beltline, maintaining the existing bonusing provisions. Items 8.0 through 13.0 are bonus items that are only available in East Victoria Park to reflect the proposed Part 2.</p> <p>The Incentive Rate has been maintained at \$270.00 per square metre as per the current rates in the Beltline.</p>

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<i>Table 6.1: Beltline Density Incentive Items</i>	New table.	<p>A new table for all density incentive items has been created that houses the existing bonus items available for the Beltline, as well as new items identified in the new Beltline Area Redevelopment Plan – Part 2: East Victoria Park Area. The table is based on the format from Part 13, Division 3 (C20/R20).</p> <p>Items 1.0 through 7.0 are existing items that are currently available to the entire Beltline. While in a new table format, the description, incentive calculation, methods and requirements remain the same.</p> <p>Items 8.0 through 13.0 are new items for the Beltline that provide additional density incentive items that relate to the development of the cultural and entertainment district. Through stakeholder engagement, these items have been identified as desirable in the short term and have been taken from the density incentive item table in Part 13, Division 3 (C20/R20). As the items are identical as the C20/R20, the calculations, methods and requirements remain the same, while maintaining the existing Incentive Rate set out for the Beltline.</p> <p>It is expected that Table 6.1, its items, methods and calculations will be revisited for Phase 2 of the Beltline ARP project.</p>