

BYLAW NUMBER 28D2013

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2012-0055)

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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 Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as dark-shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as dark-shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

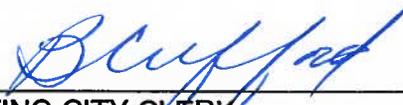
READ A FIRST TIME THIS 4TH DAY OF MARCH, 2013.

READ A SECOND TIME, AS AMENDED, THIS 4TH DAY OF MARCH, 2013.

READ A THIRD TIME, AS AMENDED, THIS 4TH DAY OF MARCH, 2013.



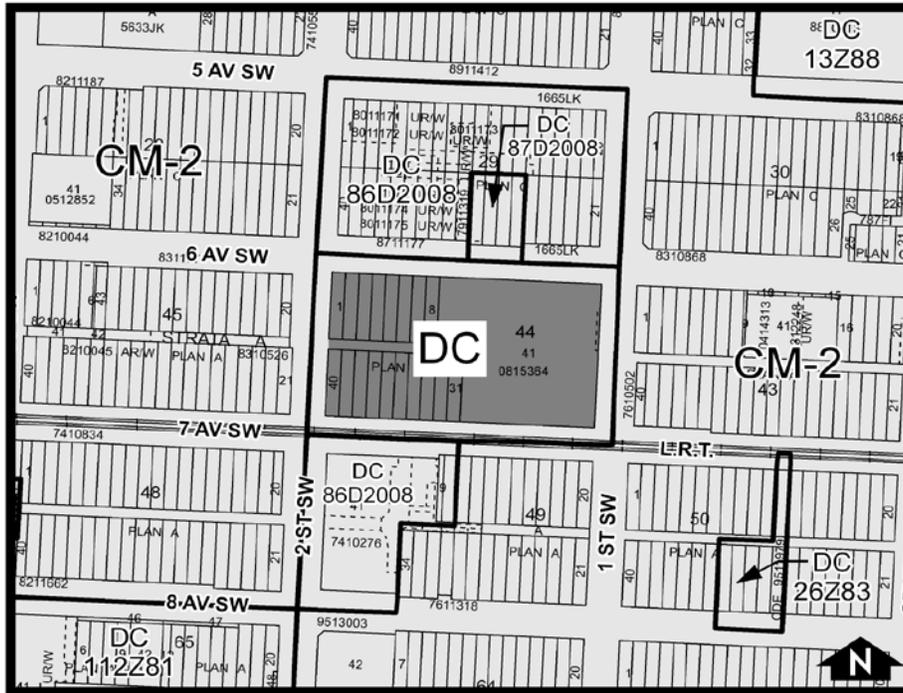
MAYOR
SIGNED THIS 12TH DAY OF MARCH, 2013.



ACTING CITY CLERK
SIGNED THIS 12TH DAY OF MARCH, 2013.

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SCHEDULE B



DC DIRECT CONTROL DISTRICT

1 Purpose

This Direct Control District is intended to:

- (i) allow the comprehensive redevelopment of the block, bounded by 6 and 7 Avenues SW between 1 and 2 Streets SW in accordance with the aims of the Centre City Plan;
- (ii) provide for the replacement of the existing 1038 parking stalls within the Bow Parkade;
- (iii) provide for additional density bonus standards that provide public benefits.

2 Compliance with Bylaw 1P2007

Unless otherwise specified, the rules and provisions of sections 1-4 of Part 1, sections 21(1), (2) and 22 of Part 2 and Part 10 of Bylaw 1P2007 apply to this Direct Control District.

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3 Reference to Bylaw 1P2007

Within this Direct Control District, a reference to a section of Part 10 of Bylaw 1P2007 is deemed to be a reference to the section as existed on the date of the passage of this Direct Control District Bylaw.

4 General Definitions

In this Direct Control District,

- (i) “bicycle parking stall” means an area approved as bicycle parking stall – class 1 or bicycle parking stall – class 2 that is equipped to store a bicycle and must include a device:
 - (a) specifically designed to park a bicycle;
 - (b) designed to allow a bicycle frame and both wheels to be secured; and
 - (c) designed to support the bicycle frame and both wheels; and
 - (d) that is anchored to a hard surface or fixed structure.
- (ii) “bicycle parking stall – class 1” means a bicycle parking stall in a secured or controlled area.
- (iii) “bicycle parking stall – class 2” means a bicycle parking stall in an unsecured or uncontrolled area.

5 Permitted Uses

- (a) The following uses are permitted uses in this Direct Control District:

- Home occupations - Class 1
- Power Generation Facility, Small-scale
- Signs - Class 1
- Special function - class 1

- (b) Notwithstanding any other requirement of this Bylaw, proposed or existing uses of a site shall be permitted uses on that site if they:
 - (i) are included in the list of Discretionary Uses in Section 42.3(4) of Part 10 of Bylaw 1P2007; and
 - (ii) have been approved on or before October 10, 1984, by a development permit that has not expired.

6 Discretionary Uses

The following *uses* are *discretionary uses* in this Direct Control District:

- Accessory food services
- Amusement arcades
- Automotive specialties
- Billiard parlours
- Child care facilities
- Commercial schools
- Drinking establishments
- Dwelling units
- Entertainment establishments
- Essential public services
- Financial institutions
- Gaming establishment - bingo
- Grocery stores
- Hotels
- Laboratories
- Liquor stores
- Mechanical reproduction and printing establishments
- Medical clinics
- Offices
- Outdoor cafes
- Parks and playgrounds
- Parking Area – short stay
- Parking Structure
- Personal service businesses
- Private clubs and organizations
- Private schools
- Public and quasi-public buildings
- Public and separate schools
- Radio and television studios
- Restaurants-food service only
- Restaurants-licensed
- Retail food stores
- Retail stores
- Signs – Class 2
- Special function - class 2
- Take-out food services
- Universities, colleges, and provincial training centres
- Utility Building
- Veterinary clinics

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7 Bylaw 1P2007 District Rules

Unless otherwise specified, the rules of the CM-2 Downtown Business District of Part 10 of Bylaw 1P2007 apply in this Direct Control District.

8 Location of Uses

(a) The following uses must not be located on the ground floor of a building:

- Billiard parlours
- Commercial schools
- Dwelling units
- Laboratories
- Offices
- Private clubs and organizations
- Private schools
- Public and quasi-public buildings
- Public and separate schools
- Universities, colleges, and provincial training centres

(b) In addition to the uses listed in subsection (1) above, the following uses must not be located on the second floor of a building when the building is connected to the +15 System:

- Automotive specialties
- Entertainment establishments
- Essential public services
- Gaming establishment - bingo
- Radio and television studios

9 Required Motor Vehicle Parking Stalls

(a) The requirements of Section 18 of Part 10 of Bylaw 1P2007 apply to this Direct Control District, with the exception of section 18 (1.1)(a)(iii).

(b) Notwithstanding the requirements of Section 18 (1.1) (b) of Part 10 of Bylaw 1P2007, the parcel may be redeveloped to provide an additional 1038 parking stalls.

(c) Any of the additional 1038 parking stalls referred to in subsection (b) that are provided on the lands subject of this Direct Control Bylaw may be used as credit against that portion of the required parking stalls for the development that is required to be paid as cash-in-lieu under Division 6 Section 18(1.1)(b).

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- (d) A minimum of 15 percent of the parking stalls provided on the parcel must be provided within the development site as parking area – short stay.
- (e) The parking stalls provided within the parking area – short stay must be:
 - (i) Located in a portion of the development approved for use as a parking area - short stay with convenient public access to street level and adjoining publicly accessible uses
 - (ii) Identified through appropriate signage as parking area – short stay; and
 - (iii) Prominently signed at the street level indicating the availability and conditions of use of such stalls
- (f) The provision of the required parking stalls and loading spaces for the development may be phased, providing a phasing plan is submitted to and approved in writing by the Approving Authority.

10 Required Bicycle Parking Stalls

- (a) For an Office, the minimum number of required:
 - (i) bicycle parking stalls - class 1 is 1.0 per 1000.0 square metres of net floor area; and
 - (ii) bicycle parking stalls - class 2 is 1.0 per 1000.0 square metres of net floor area.
- (b) For a Dwelling Unit or Live Work Unit, the minimum number of bicycle parking stalls – class 1 is 1.0 per unit for developments with greater than 20.0 units.
- (c) Required bicycle parking stalls – class 1 must be located at grade or within the first parkade level directly below grade.
- (d) The provision of the bicycle parking stall requirement for the site may be phased.

11 Discretionary Use Rules

Gross Floor Area

All development, regardless of density, shall provide all Bonus Group A features of the Bonus Density Table to the satisfaction of the Approving Authority. The maximum gross floor area, calculated using the Bonus Density Table, shall be

- (i) 7 F.A.R., which shall not be refused on the grounds of density only, where all Group A features of the Bonus Density Table are provided to the satisfaction of the Approving Authority;
- (ii) 15 F.A.R. where, in addition to provision of all Group A features, Group B features of the Bonus Density Table of a type, location, and design required by and acceptable to the Approving Authority are provided;

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- (iii) 20 F.A.R. where, in addition to provision of all Group A features, Group B and Group C of the Bonus Density Table of a type, location, and design are provided in accordance with Council's policy for public improvements in the Downtown.

12 Density Bonus Table

The Density Bonus Table for this Direct Control District Bylaw forms part of this bylaw.

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BONUS DENSITY TABLE LOC2012-0055

BONUS GROUP A. A maximum of 7 F.A.R. may be achieved through provision of group A features.

STANDARD	PUBLIC AMENITY TO BE PROVIDED	LOCATION AND ACCESS REQUIREMENTS	PERFORMANCE REQUIREMENTS	ILLUSTRATION
A1	<p>A1-Grade Pedestrian Circulation</p> <p>(e) On-Site Pedestrian Space</p> <p>(b) Street Corner Pedestrian Space</p>	<ul style="list-style-type: none"> Abutting primary roads, the 7 Avenue S. and future L.R.T. alignments and the secondary roads of 1 and 2 Streets S.W., all as shown on Map 1, Roadway Network. Directly accessible to and level with public sidewalks. At all intersections. Directly accessible to and level with public sidewalks. 	<ul style="list-style-type: none"> If encaded, a minimum unobstructed width of 3.5 metres. If no structure to grade, a minimum unobstructed width of 2.2 metres from the setback line along primary roads and L.R.T. Corridors or 1.5 metres along 1 and 2 Streets S.W. Open to sky or built-over above second storey. A triangular area formed by the two setback lines and a straight line which intersects them 7.5 metres from the corner where they meet. Open to sky or built-over above second storey. No vegetation, finished lot grade, building or structure within the triangular area formed by the two setback lines and a straight line which intersects them 3 metres from the corner where they meet. Beyond this distance, columns permitted to satisfaction of the Approving Authority. Clearly and appropriately signed for pedestrians. 	
A2	<p>+15 System</p> <p>(e) Development must make provision for connecting to the +15 System by:</p> <p>(i) Walkways (See also Bonus B7b)</p> <p>(ii) Supports</p> <p>(iii) Vertical Movement Between Grade and +15 Level</p> <p>(b) Contribution to +15 Fund</p>	<ul style="list-style-type: none"> Where required by the Approving Authority, routes shall be oriented in north/south and east/west directions, continuous with existing and potential +15 routes on neighbouring sites. Within the net site area. Where required by the Approving Authority. Must provide for public use either interior stair, ramp, escalator or elevator between grade and +15 levels. One elevator must provide access to both the grade and +15 level. Where a +15 bridge is to be located adjacent to the site, a means of vertical movement (indoors or outdoors) shall be in a location convenient to the +15 bridge. 	<ul style="list-style-type: none"> A minimum unobstructed width of 4.5 metres. Pedestrian path shall be a minimum of 5.5 metres above grade. Capable of accepting +15 bridges and lane links. A minimum unobstructed width of 2.0 metres. May be indoors or outdoors. Clearly visible and directly adjacent and accessible to street or avenue sidewalk and +15 system. In accordance with approved policy. 	
A3	<p>Open Space At Grade</p>	<ul style="list-style-type: none"> At grade. Abutting street or avenue. 	<ul style="list-style-type: none"> 5 percent of net site area. Open to sky. Depth of open space may not exceed 1.5 times the street or avenue frontage of such open space. 	

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See Section 42.3 (5) (a) (i) (C) for special exemption for public auditoria, cinemas and theatres.
See Section 42.3 (5) (a) (i) (D) for special exceptions for the development of sites of 3,020 square metres gross site area or less. 7.9P37

BONUS DENSITY TABLE

BONUS GROUP B: A maximum additional 8 F.A.R. may be achieved through provision of Group B features.

STANDARD	PUBLIC AMENITY TO BE PROVIDED	BONUS RATIO DEVELOPMENT : FEATURE AREA	LOCATION AND ACCESS	PERFORMANCE REQUIREMENTS	ILLUSTRATION
B1	At-Grade Plaza (Excludes any Standard A1 and A3 spaces)	Plazas 250 square metres to 499 square metres in size - 10:1 Plazas 500 square metres or over in size - 15:1 Maximum of 20 percent of gross site area eligible for bonus density. Where plazas abut north/south streets, an additional 25 percent bonus for that portion of the plaza where the north/south street frontage equals or exceeds the depth.	<ul style="list-style-type: none"> At-grade or within 450 millimetres above or below grade with no wall along the sidewalk higher than 450 millimetres. Direct access to sidewalk or on-site pedestrian space amounting to at least 50 percent of each of the plaza's street and avenue frontage. Retail or personal service units abutting a plaza shall front onto it and have individual direct plaza level access to it. 	<ul style="list-style-type: none"> Open to sky. A minimum contiguous area of 250 square metres. A minimum dimension of 9 metres in all directions. A minimum frontage along street or avenue of 9 metres, with that frontage equal to or greater than the plaza depth. The combined width of all entranceways and lobbies of office developments shall not exceed 15 percent of the perimeter distance of all building fronting onto the plaza, or 10 metres whichever is the greater. A minimum ratio of 1 seat or 750 millimetres of bench seating for each 10 square metres of plaza area. 	
B2	Space: Other At-Grade (Excludes any Standard A3 spaces) Standard A1 space eligible for this bonus where open to sky.	7.5:1	<ul style="list-style-type: none"> At-grade or within 450 millimetres above or below grade, with no wall along the sidewalk higher than 450 millimetres. Accessible and visible from public sidewalk or on-site pedestrian space. 	<ul style="list-style-type: none"> Open to sky. Depth of open space may not exceed 1.5 times the street or avenue frontage. Other alongside, open to the sky areas (A1, A3, B1) must be included in the measurement depth. 	
B3	Sloped or Terraced Open Space	5:1	<ul style="list-style-type: none"> Between grade and +15. Physically accessible to, and visible from, sidewalk or on-site pedestrian space, and where required by the Approving Authority, from the +15 walkway. 	<ul style="list-style-type: none"> Open to sky. A minimum dimension of 6 metres in all directions. 	

1.9P37

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BONUS DENSITY TABLE
 BONUS GROUP B: Continued

STANDARD	PUBLIC AMENITY TO BE PROVIDED	BONUS RATIO DEVELOPMENT : FEATURE AREA	LOCATION AND ACCESS	PERFORMANCE REQUIREMENTS	ILLUSTRATION
B4	Open Space at +15 Level	4:1	<ul style="list-style-type: none"> At +15 level. Visible from +15 walkway for its whole length where the walkway abuts the open space. Direct access from walkway to abutting open space at least every 9 metres. 	<ul style="list-style-type: none"> Open to sky. A minimum width of 6 metres in all directions. Frontage of open space along the +15 walkway must be greater than the depth of the open space. 	
B5	Outdoor Built-Over Space Standard A1(a) space arcaded or built over is eligible for this bonus.	4:1	<ul style="list-style-type: none"> Directly accessible to and level with public sidewalk, on-site pedestrian area and/or at-grade open space. 	<ul style="list-style-type: none"> Built over above second storey but not enclosed. If arcaded, a minimum unobstructed width of 3.5 metres up to a maximum of 5 metres with a minimum contiguous area of 30 square metres. If no structure to grade, a maximum unobstructed width of 5 metres. 	
B6	Indoor Park	Where provided at grade level - 12.5:1 Where provided at +15 level - 10:1 Maximum of one third of gross site area eligible for this bonus.	<ul style="list-style-type: none"> At-Grade <ul style="list-style-type: none"> Must front on, have direct access to, and be visible from the sidewalk, grade level open space or on-site pedestrian space. Must be a distinctly separate area from lobby or reception area. +15 Level <ul style="list-style-type: none"> Must front on and be visible from the street or avenue. Must have direct access to street or avenue by indoor stairs, escalators or elevators. Directly accessible to, and visible from, +15 walkway. For the whole length of the +15 walkway where it abuts the indoor park, it must be glazed with direct access between the walkway and the park at least every 9 metres, or else completely open without barriers. 	<p>At-Grade and +15 Levels</p> <ul style="list-style-type: none"> A minimum width of 9 metres and a minimum contiguous area of 150 square metres, excluding access ways to elevators and required +15 walkways. Exterior walls shall be glazed except where they abut another property. Minimum 8 metres vertical clearance between floor and non-glazed roof or ceiling and 4.5 metres between floor and glazed roof. Intensively landscaped to create a park-like setting which must include seating, and may include playgrounds and performance areas. A minimum of 50 percent of the area of the park shall have a glazed roof. The depth of any area of the park without a glazed roof shall not exceed 8 metres measured from the point where it abuts the area with a glazed roof. Where a park area without glazing above is separated from an exterior wall by a glazed-over area, the depth of that area without glazing above shall not exceed the distance that it is separated from the exterior wall. Where a +15 walkway covers a portion of at-grade indoor park, the area directly under the walkway which, may not exceed 4.5 metres in width, is eligible for a B6 bonus only where that walkway is separated from the exterior glazed walls surrounding the park by a distance of not less than 4.75 metres. No more than 15 percent of the indoor park may be covered by a +15 walkway. 	

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BONUS DENSITY TABLE

BONUS GROUP B: Continued

STANDARD	PUBLIC AMENITY TO BE PROVIDED	BONUS RATIO DEVELOPMENT : FEATURE AREA	LOCATION AND ACCESS	PERFORMANCE REQUIREMENTS	ILLUSTRATION
B7	<p>+15 Walkway Enhancement</p> <p>(a) Maximum of 5 percent of the net site area, excluding area of basic on-site north/south and east/west +15 walkway connections required as in Standard A2, with the following exception.</p> <p>(b) Where a required A2 walkway exceeds 20 percent of the net site area, the amount by which it exceeds that 20 percent is eligible for this bonus. If this amount exceeds 5 percent of the net site area, the B7(a) bonus is not available. If the amount is less than 5 percent, a total of 5 percent may be bonussed as B7(a) and B7(b).</p>	4:1	<ul style="list-style-type: none"> At +15 level. Directly accessible to the +15 system. 	<ul style="list-style-type: none"> A minimum unobstructed width of 6 metres which may be measured in combination with the +15 walkway required in Standard A2. Widened walkways shall provide landscaping, seating areas, information and other public facilities. 	<p>B7</p>
B8	<p>+15 Bridge</p> <p>(a) Standard Bridge Sites may build or contribute to the system the equivalent of 1 bridge from an area of up to and including 3020 square metres; 2 bridges from an area of over 3020 square metres but not more than 6040 square metres; 3 bridges from an area of over 6040 square metres but not more than 9060 square metres; and 4 bridges from an area over 9060 square metres.</p> <p>(b) Bridge With Skylighting</p>	<p>20:1</p> <p>Calculated on bridge floor area over right-of-way.</p> <p>Where more than 50 percent of a bridge is skylit, the whole skylit portion will be bonussed at 2.5:1.</p>		<ul style="list-style-type: none"> A minimum clearance of 4.75 metres except a minimum clearance of 6 metres over the L.R.T. Corridors. A minimum unobstructed width of 4.5 metres. A maximum unobstructed width of 6 metres eligible for bonus density. Mechanically controlled doors. No air conditioning or other equipment shall be located on the roof of the bridge. Minimum of 75 percent of total wall surface clear glazed between 0.5 and 2.5 metres above bridge floor for the total length of the bridge. More than 50 percent of floor area with transparent glazing directly above. 	<p>B8</p>

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BONUS DENSITY TABLE
BONUS GROUP B. Continued

STANDARD	PUBLIC AMENITY TO BE PROVIDED	BONUS RATIO DEVELOPMENT : FEATURE AREA	LOCATION AND ACCESS	PERFORMANCE REQUIREMENTS	ILLUSTRATION
B9	Provision of Pair of Escalators	30:1 Calculated on area of escalator's floor plate. Maximum of 1 F.A.R.	<ul style="list-style-type: none"> Directly connects public access areas at-grade to those at +15 level. 	<ul style="list-style-type: none"> A minimum unobstructed width of 6 metres which may be measured in combination with the +15 walkway required in Standard A2. Wideened walkways shall provide landscaping, seating areas, information and other public facilities. 	
B10	Lane Link Sites may build or contribute to the system the equivalent of 1 link from an area up to and including 3020 square metres; 2 links from an area over 3020 up to and including 6040 square metres; 3 links from an area over 6040 up to and including 9060 square metres; 4 links from an area over 9060 square metres.	12.5:1 Calculated on area of link over lane right-of-way.		<ul style="list-style-type: none"> A minimum unobstructed width of 4.5 metres. A maximum unobstructed width of 6 metres eligible for bonus except a maximum of 10 metres where the lane link abuts a bridge. A minimum clearance of 4.75 metres above grade with the elevation of the pedestrian path a minimum of 5.5 metres above grade. 	
B11	Improvements to Adjacent Right-of-Way (a) Street Enhancement (b) Mall Enhancement	2.5:1 2.5:1	<ul style="list-style-type: none"> Sites abutting streets or avenues. Area limited to frontage of the site. Sites abutting Stephen (8th) Avenue Mall or Barclay (3rd Street) Mall. 	<ul style="list-style-type: none"> Enhanced treatment and materials over and above basic standards for sidewalk reconstruction consistent with Council's policy for public improvements in the Downtown. Area limited to the frontage of the site. Mall construction or enhancement consistent with Council's policy. Area limited to the frontage of the site by the full width of the mall. 	

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BONUS DENSITY TABLE

BONUS GROUP B: Continued

STANDARD	PUBLIC AMENITY TO BE PROVIDED	BONUS RATIO DEVELOPMENT : FEATURE AREA	LOCATION AND ACCESS REQUIREMENTS	PERFORMANCE REQUIREMENTS
B12	<p>Sculpture in Public Spaces</p> <p>(a) Provided on Site</p>	<p>1 square metre of floor area for every \$110 (October 1984 dollars) of sculpture provided. Maximum of 1 F.A.R. 13287</p>	<p>o Setting acceptable to Approving Authority on site. If off the development site, on the Stephen (8th Avenue Mall, Barclay (3rd Street) Mall or a Downtown public park.</p> <p>o Minimum of 75 percent of total value contributed to sculpture used outdoors, at-grade or on building exterior visible from the sidewalk.</p> <p>o Maximum of 25 percent of total value contributed to sculpture used in indoor park.</p>	<p>o Unique not mass-produced sculpture by a practitioner in the visual arts who is generally recognized by critics and peers as a professional of serious intent and ability.</p> <p>o Value of sculpture provided calculated in accordance with Council's approved policy.</p> <p>o In accordance with Council policy.</p>
B13	<p>(b) Contribution to Public Art Fund</p> <p>Sites Retaining Heritage Features</p>	<p>1 square metre of floor area for every \$110 (October 1984 dollars) contributed to Public Art Fund. Maximum of 1 F.A.R.</p> <p>Up to a maximum of 1 F.A.R. of the site originally covered by the Heritage Building.</p>		<p>o Amount of density to be determined by the Approving Authority based on importance of retained feature, cost of retention and relative size of heritage feature.</p> <p>o Features of heritage significance to be retained and integrated into the new building to the satisfaction of the Approving Authority.</p>
B14	<p>Sites Receiving Density from Heritage Buildings</p>	<p>Up to a maximum of 3 F.A.R., except on sites with a net site area of 1812 square metres or less where this limit may be exceeded.</p>		<p>o Available only in accordance with Council policy where density is being transferred from another site, as per Section 42.3(5)(h), or by purchase from a heritage preservation fund.</p>
B15	<p>(a) Sites Receiving Density from the Density Transfer Area - Stephen (8th Avenue Mall)</p> <p>(b) Sites Receiving Density as a result of the protection of sunlight on Public Spaces</p>	<p>Up to a maximum of 3 F.A.R., except on sites with a net site area of 1812 square metres or less where this limit may be exceeded.</p>		<p>o Available only in accordance with Council policy where density is being transferred from another site, as per Section 42.3(5)(f).</p> <p>o Available only in accordance with Section 42.3(5)(i).</p>

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BONUS GROUP C. Once a density of 15 F.A.R. is achieved through the provision of Group A and B features, a maximum additional 5 F.A.R. may be achieved through provision of Group C.

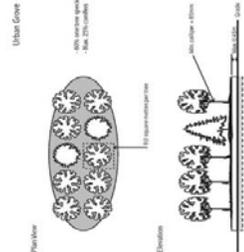
STANDARD	PUBLIC AMENITY TO BE PROVIDED	BONUS	LOCATION AND ACCESS REQUIREMENTS	PERFORMANCE REQUIREMENTS
C1	Sites Receiving Density from Heritage Buildings as per Section 42.3(5)(h).	Up to 5 F.A.R.	Up to 5 F.A.R.	<ul style="list-style-type: none"> o Available only in accordance with Council policy where density is being transferred from another site, as per Section 42.3(5)(i), or by purchase from a heritage preservation fund.
C2	Off-Site Improvements	Up to 3 F.A.R.	Up to 3 F.A.R.	<ul style="list-style-type: none"> • Available only in accordance with Council policy for a contribution to, or the construction of, features identified in Council's policy for public improvements in Downtown, and where such features are not located abutting the development site.
C3	<p>(a) Sites Receiving Density from the Density Transfer Area - Stephen (8th) Avenue Mall</p> <p>(b) Sites Receiving Density as a result of the protection of sunlight on Public Spaces</p>	<p>Up to a maximum of 3 F.A.R., except on sites with a net site area of 1812 square metres or less where this limit may be exceeded.</p>	<p>Up to a maximum of 3 F.A.R., except on sites with a net site area of 1812 square metres or less where this limit may be exceeded.</p>	<ul style="list-style-type: none"> • Available only in accordance with Council policy where density is being transferred from another site, as per Section 42.3(5)(i). o Available only in accordance with Section 4.23(5)(i).
C4	At-Grade Plaza - Additional (Excludes any Standard A1 and A3 spaces)	<p>Where the additional plaza space is part of a plazas 250 square metres to 499 square metres in size - 10:1</p> <p>Where the additional plaza space is part of a plazas 500 square metres or over in size - 15:1</p> <p>Only the portion of plaza which exceeds 20 percent of gross site area is eligible for bonus density.</p>	<ul style="list-style-type: none"> o At-grade or within 450 millimetres above or below grade with no wall along the sidewalk higher than 450 millimetres. o Direct access to sidewalk or on-site pedestrian space amounting to at least 50 percent of each of the plaza's street and avenue frontage. o Retail or personal service units abutting a plaza shall front onto it and have individual direct plaza level access to it. 	<ul style="list-style-type: none"> • Open to sky. • A minimum contiguous area of 250 square metres. • A minimum dimension of 9 metres in all directions. • A minimum frontage along street or avenue of 9 metres, with that frontage equal to or greater than the plaza depth. • A minimum ratio of 1 seat or 750 millimetres of bench seating for each 10 square metres of plaza area.

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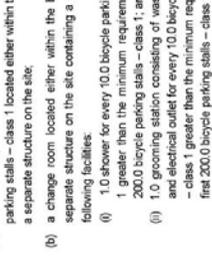
STANDARD	PUBLIC AMENITY TO BE PROVIDED	BONUS	LOCATION AND ACCESS REQUIREMENTS	PERFORMANCE REQUIREMENTS
C5	Exceptional Design	Up to: 1.0 F.A.R.		<p>Exceptional design includes a built form that:</p> <ul style="list-style-type: none"> (a) provides in terms of massing, orientation and facade design a positive contribution to the public realm, pedestrian environment and streetscape; (b) improves the pedestrian microclimate in terms of wind mitigation and/or sunlight penetration; (c) contributes positively to the vibrancy and activity of the urban environment at grade; (d) creates a sense of place and serves as a landmark in the urban environment; (e) employs materials, forms or building methods not commonly applied in the CM-2 district.
C6	+15 Bridge Refurbishment	22.51 Calculated on bridge floor area over right-of-way.		<p>The +15 Bridge Refurbishment must include upgrades to:</p> <ul style="list-style-type: none"> • Skylit: a minimum of 50% of the bridge must be skylit • Glazing: clear double glazed units over 75% of the bridge facade • Cladding: using light coloured material • HVAC: upgrades to system within the bridge where necessary to ensure the environment requirements of the +15 Policy • Flooring – upgraded to enhance long term maintenance • Decoration – internal painting to enhance pedestrian experience
C7	Heritage Based Public Art	1 square metre of floor area for every \$110 (October 1984 dollars) of sculpture provided. Maximum of 1 F.A.R.	<ul style="list-style-type: none"> o Setting acceptable to Approving Authority on site. o Minimum of 75 percent of total value contributed to Heritage Based Public Art used outdoors all-grade within a plaza space or on building exterior visible from the sidewalk. o Maximum of 25 percent of total value contributed to Heritage Based Public Art sculpture used in publicly accessible internal areas. 	<ul style="list-style-type: none"> • Unique not mass-produced sculpture by a practitioner in the visual arts who is generally recognized by critics and peers as a professional of serious intent and ability. • Value of the feature provided calculated in accordance with Council's approved policy. • Any internal must be located in an area within a public easement agreement.
C8	Heagle Facade	Up to: 0.5 FAR		<p>To be eligible for this incentive, the costs associated with the following restoration work will be covered by the developer:</p> <ul style="list-style-type: none"> • Removal, repair and storage of facade elements. • Cataloguing of all salvaged stones and windows. • Relocation of all salvaged materials (or storage until an appropriate location can be found).

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C9	Urban Grove	3.1	a location visible from the public sidewalk or an on-site pedestrian space;	<p>An urban grove includes the following:</p> <ul style="list-style-type: none"> a minimum of 10.0 trees, a minimum of 80.0 per cent of which are to be of the same species; trees of a species capable of healthy growth in Calgary that must conform to the standards of the Canadian Nursery Landscape Association; trees with an average 25-year life span; 5.0 square metres of planting area for each tree planted; a maximum of 25.0 per cent coniferous trees of all trees provided; a minimum caliper size of 85.0 millimetres at the time of planting for deciduous trees; a minimum height of 3.0 metres at the time of planting for coniferous trees; a location within 0.45 metres above the grade of the adjoining public sidewalk where the urban grove is provided in a raised bed, and an underground irrigation system.
C10	Additional Bicycle Parking Stalls	3.5.1 Up to a maximum of 1.0 F.A.R.		<p>Additional bicycle parking stalls include the following:</p> <ol style="list-style-type: none"> bicycle parking stalls – class 1 located either within the building or in a separate structure on the site; a change room located either within the building or in a separate structure on the site with a minimum area of 30.0 square metres that contains: <ol style="list-style-type: none"> 1.0 locker for every 4.0 bicycle parking stalls – class 1; 1.0 shower for every 4.0 bicycle parking stalls – class 1; 1.0 grooming station consisting of wash basin, mirror and electrical outlet for every 4.0 bicycle parking stalls – class 1; use only by the tenants of the development; located with the minimum required bicycle parking stalls – class 1;



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C11	Bicycle Facilities	7.5:1 up to a maximum of 2.0 FAR	<p>where located in a parkade:</p> <ul style="list-style-type: none"> (i) must be on the closest parkade level to grade and physically separated from the motor vehicle parking stalls; (ii) must have bicycle lanes within parkade ramps where these are shared with motor vehicles. 	<p>PERFORMANCE REQUIREMENTS</p> <p>A bicycle station includes the following:</p> <ul style="list-style-type: none"> (a) bicycle parking stalls – class 1 that are not required bicycle parking stalls – class 1 located either within the building or in a separate structure on the site; (b) a change room located either within the building or in a separate structure on the site containing a minimum of the following facilities: <ul style="list-style-type: none"> (i) 1.0 shower for every 10.0 bicycle parking stalls – class 1, greater than the minimum requirement for the first 200.0 bicycle parking stalls – class 1; and (ii) 1.0 grooming station consisting of wash basin, mirror and electrical outlet for every 10.0 bicycle parking stalls – class 1 greater than the minimum requirement for the first 200.0 bicycle parking stalls – class 1; and (iii) 1.0 toilet for every 25.0 bicycle parking stalls – class 1 greater than the minimum requirement for the first 100.0 bicycle parking stalls – class 1; and (iv) 1.0 locker for every 4.0 bicycle parking stalls – class 1; (f) use only by the tenants of the development; (c) a bicycle repair space of at minimum 2.0 metres by 3.0 metres in dimension; 	