

THE CITY OF CALGARY

LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	24P2011	June 27, 2011	4P2017	January 23, 2017
13P2008	June 1, 2008	27P2011	July 1, 2011	5P2017	February 13, 2017
15P2008	June 1, 2008	30P2011	July 25, 2011	13P2017	March 27, 2017
47P2008	June 1, 2008	31P2011	September 12, 2011	20P2017	May 1, 2017
48P2008	June 1, 2008	33P2011	September 19, 2011	29P2017	June 26, 2017
49P2008	June 1, 2008	35P2011	December 5, 2011	30P2017	June 26, 2017
50P2008	June 1, 2008	36P2011	December 5, 2011	37P2017	August 2, 2017
53P2008	June 1, 2008	4P2012	January 10, 2012	49P2017	September 12, 2017
54P2008	May 12, 2008	2P2012	February 6, 2012	50P2017	September 25, 2017
57P2008	June 9, 2008	9P2012	April 23, 2012	56P2017	September 25, 2017
67P2008	October 1, 2008	12P2012	May 7, 2012	24P2018	March 13, 2018
68P2008	October 6, 2008	30P2012	November 5, 2012		January 29, 2019
71P2008	December 22, 2008	32P2012	December 3, 2012	13P2018	April 2, 2018
51P2008	January 4, 2009	4P2013	March 1, 2013	16P2018	April 2, 2018
75P2008	January 4, 2009	5P2013	March 25, 2013	18P2018	April 2, 2018
1P2009	January 26, 2009	38P2013	September 2, 2013	17P2018	April 10, 2018
10P2009	April 21, 2009	44P2013	December 2, 2013	25P2018	April 24, 2018
17P2009	June 1, 2009	7P2014	April 14, 2014	39P2018	June 11, 2018
28P2009	July 13, 2009	33P2013	June 9, 2014	40P2018	June 25, 2018
31P2009	September 14, 2009	13P2014	June 9, 2014	26P2018	July 30, 2018
41P2009	October 13, 2009	15P2014	June 9, 2014	51P2018	August 6, 2018
32P2009	December 14, 2009	11P2014	June 19, 2014	52P2018	August 7, 2018
46P2009	December 14, 2009	24P2014	October 27, 2014	67P2018	September 25, 2018
38P2009	December 15, 2009	37P2014	December 22, 2014	61P2018	October 9, 2018
3P2010	March 1, 2010	5P2015	March 9, 2015	62P2018	October 9, 2018
11P2010	April 19, 2010	13P2015	May 13, 2015	83P2018	December 10, 2018
14P2010	May 17, 2010	26P2015	September 1, 2015	10P2019	January 29, 2019
26P2010	May 17, 2010	40P2015	November 9, 2015	32P2019	April 29, 2019
12P2010	June 7, 2010	43P2015	November 9, 2015	33P2019	April 29, 2019
19P2010	June 7, 2010	45P2015	December 8, 2015	35P2019	April 29, 2019
23P2010	June 7, 2010	15P2016	April 22, 2016	42P2019	June 10, 2019
32P2010	July 26, 2010	22P2016	May 2, 2016	46P2019	July 1, 2019
34P2010	August 19, 2010	23P2016	May 24, 2016	76P2019	November 18, 2019
39P2010	November 22, 2010	27P2016	June 13, 2016	77P2019	November 18, 2019
7P2011	January 10, 2011	29P2016	June 13, 2016	32P2020	July 27, 2020
13P2011	February 7, 2011	28P2016	June 14, 2016	48P2020	November 3, 2020
21P2011	June 20, 2011	43P2016	November 21, 2016	6P2021	January 18, 2021

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

27P2021	June 21, 2021 July 5, 2021
28P2021	December 21, 2021
46P2021	July 28, 2021
20P2022	March 29, 2022
44P2022	July 26, 2022
34P2022	August 15, 2022
66P2022	December 20, 2022
56P2022	January 2, 2023
28P2023	May 16, 2023
34P2023	June 20, 2023
2H2023	June 20, 2023
65P2023	September 19, 2023
17P2024	April 9, 2024

NOTE:

Amending Bylaw numbers are located in the text of this document to identify that a change has occurred in a Section, Subsection or Clause. Amending Bylaws should be consulted for detailed information. Where the amendment corrected spelling, punctuation or type face, the amending bylaw number has not been noted in the document.

This document is consolidated for convenience only. The official Bylaw and all amendments thereto are available from the City Clerk and should be consulted in interpreting and applying this Bylaw.

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Floor Area Ratio

- 1183** (1) For **developments** that do not contain **Dwelling Units**, the maximum **floor area ratio** is 3.0.
- (2) For **developments** containing **Dwelling Units**, the maximum **floor area ratio** is:
- (a) 3.0; or
 - (b) 3.0, plus the **gross floor area** of **Dwelling Units** above the ground floor, up to a maximum **floor area ratio** of 5.0.
- (3) The maximum **floor area ratio** may be increased in accordance with the bonus provisions contained in Part 11, Division 7.
- (4) Unless otherwise referenced in subsections (1) to (3), where a **development** provides **units** with three or more bedrooms in the form of **Assisted Living, Dwelling Units, Live Work Units** or **Multi-Residential Development**, the **Development Authority** may exclude the three or more bedroom units from the **gross floor area ratio** calculation, up to a maximum of 15 per cent of the total units in the **development**.

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Building Height

- 1184** There is no maximum **building height**.

Building Orientation

- 1185** (1) The main **public entrance** to a **building** must face the **property line** shared with a commercial **street**.
- (2) Each at **grade use** facing a **street** must have an individual, direct access to the **use** from the **building** exterior and such access must face the **street**.
- (3) Lobbies or entrances for upper floor **uses** must not occupy more than 20% of the at **grade** façade facing a **street**. For **laneless parcels**, portions of façades dedicated to underground parking and loading entrances must not be included as part of the at **grade** façade for the purposes of this rule.
- (4) For **laned parcels**, no motor vehicle access, **motor vehicle parking stalls, loading stalls**, garbage facilities, parkade access/egress or parkade venting may be located between the **street** and an at **grade use**.

Building Façade

- 1186** (1) The length of the **building** façade that faces the commercial **street** must be a minimum of 80.0 per cent of the length of the **property line** it faces.
- (2) In calculating the length of the **building** façade, the depth of any required **rear** or **side setback areas** referenced in sections 1191 and 1192 will not be included as part of the length of the **property line**.

Heritage Density Transfer Increase

35P2019

1202 Notwithstanding sections 1197 to 1201.3, the maximum **floor area ratio** with bonuses for Bonus Areas A through H may be increased by an additional 10 per cent where:

- (a) the additional 10 per cent **floor area ratio** is gained through a heritage density transfer from a site other than the **development** site, as defined for the purposes of this Division in Table 6.1; and
- (b) the additional floor area gained is equal to or less than the amount being transferred from the heritage site.

Heritage Commercial Concentration Area Density Increase

17P2024

1202.1 Notwithstanding sections 1197 to 1201.3, the maximum **floor area ratio** with bonuses for Bonus Area A through H may be increased by an additional 1.0 FAR where:

- (a) the site falls within the Heritage Commercial Concentrations on Map 10: Beltline Heritage Commercial Concentration Areas; and
- (b) the Municipal Heritage Resource is located on site and heritage conservation is completed to the satisfaction of the **Development Authority**. Map 10: Beltline Heritage Commercial Concentration Areas

Map 10: Beltline Heritage Commercial Concentration Areas



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Transit Station Integration Density Increase

1202.2 Notwithstanding sections 1197 to 1201.3, the maximum **floor area ratio** with bonuses for Bonus Area A through H may be increased by an additional:

- (a) 2.0 FAR for sites where **development** includes a **building** that is fully integrated, either above an **LRT station** entrance and/or adjacent to the **LRT station** entrance, or above the **LRT platform** where the station entrance and related infrastructure (e.g. platforms and mechanical elements) are fully integrated into the adjacent development.
- (b) 1.0 for sites where **development** above a BRT station entrance and/or adjacent to the BRT station entrance or a **building** above the BRT Platform where the station entrance and related infrastructure (e.g. platforms and mechanical elements) are fully integrated into the adjacent **development**.

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1203 *deleted*

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1204 *deleted***Density Transfer Limitation**

35P2019

1205 (1) There is no provision for density transfer from one **parcel** to another other than those bonus earning items listed in Table 6.1.

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(2) Bonus earning items listed in Table 6.1, heritage density transfer and park dedication transfer, may be from source sites located outside the bonus area boundaries set out in section 1196 and shall be located within the community in accordance with the purpose statements of the CC-MH, CC-MHX, CC-X and CC-COR districts as specified in section 1122(e), 1132 (e), 1162(e) and 1179(f).

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1206 *deleted*

35P2019

1207 *deleted*

35P2019

1208 *deleted*

35P2019

1209 *deleted*

35P2019

1210 *deleted*

35P2019

1211 *deleted*

35P2019

1212 *deleted*

35P2019

1213 *deleted*

35P2019 **Incentive Density Calculation Method**

1216.1 (1) The amount of additional **gross floor area** achieved by providing the requirements of the public amenity items in Table 6.1 are calculated as a **floor area ratio**, an Incentive Ratio or an Incentive Rate.

(2) An Incentive Rate indicates that the amount of additional **gross floor area** will be calculated by dividing the cost of the provided public amenity item in Table 6.1 by the respective Incentive Rate as established by Council where the following Incentive Rates apply:

17P2024 (a) Incentive Rate 1 for 2023 is \$270.00 per square metre. The Incentive Rate will be adjusted annually on January 1 by the **Development Authority**, based on the Statistics Canada Consumer Price Index for Alberta."

(3) Public amenity items that must or may be provided to achieve additional **gross floor area** are shown in Table 6.1.

17P2024 **(4)** Bonus Areas A through D may use any of Public Amenity Items 1 through 7 and 14 in Table 6.1.

17P2024 **(5)** Bonus Areas E through H may use any of Public Amenity Items 1 through 14 in Table 6.1.

(6) Unless otherwise specified in this Part, a Public Amenity Item for which additional **gross floor area** has been achieved must be maintained on the **parcel** for so long as the **development** exists.

(7) The **Development Authority** must determine whether a proposed Public Amenity Item is appropriate for the **development**.

35P2019 Table 6.1: Beltline Density Bonus Items

Overview	
1.0	Indoor Community Amenity Space
2.0	Publicly Accessible Private Open Space
3.0	Affordable Housing Units
4.0	Municipal Historic Resource Designation
5.0	Heritage Density Transfer
6.0	Contribution to Beltline Community Investment Fund
7.0	Parks Density Transfer
8.0	Public Art On-Site
9.0	Active Arts Space
10.0	Cultural Support Space
11.0	Innovative Public Amenity
12.0	Indoor Public Hotel Space
13.0	District Energy Connection Ability Cash in Lieu Contribution of affordable housing units
14.0	Cash in Lieu Contribution of affordable housing units
	Continued....

Item No.	Public Amenity Items
12.3 cont'd	(b) where the space is not a conference facility, public accessibility through a public access agreement during normal operating hours.
13.0	DISTRICT ENERGY CONNECTION ABILITY District energy connection ability is the preservation of site areas from physical obstructions that would preclude or make unviable a connection to district energy infrastructure in the future.
13.1	The maximum incentive floor area ratio for this item is 1.0.
13.2	Incentive Calculation: Where a development provides district energy connection ability the additional floor area ratio is 1.0.
13.3	Requirements: A district energy connection ability includes the following: (a) maintenance on the parcel until the development has been connected to and utilizes energy from district energy infrastructure; (b) demonstration of the ability of a building to connect to existing or proposed district energy infrastructure by providing: (i) space allocated for an energy transfer station at ground level or below (energy transfer station is defined as the mechanical interface between the district energy system and the building heating system located in the building - commonly known as a plate and frame heat exchanger and includes all heat transfer equipment, measurement equipment and control systems); (ii) a heat distribution system that can accommodate the primary heat source at ground level or below; and (iii) an easement with a minimum width of 4.0 metres registered on the certificate of title for the parcel for a thermal pipe from the property line to the building and through the building to the allocated energy transfer station location.
17P2024	14.0 Cash in Lieu Contribution of affordable housing units Density may be granted for cash in lieu contributions towards affordable housing units. The funds may be used for the purchase of land, construction of or rental of affordable units in Beltline.
17P2024	14.1 Incentive Calculation: Where a development provides a cash in lieu contribution to the Affordable Housing Fund, the Incentive Rate is Incentive Rate 1. Method: Incentive gross floor area (square metres) = contribution (\$) divided by Incentive Rate 1 (\$).