

# PROPOSED

ITEM #5.1.13  
CPC2018-049  
ATTACHMENT 1

## BYLAW NUMBER 7P2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE WINSTON HEIGHTS/MOUNTVIEW AREA REDEVELOPMENT PLAN BYLAW 20P2006 \*\*\*\*\*

**WHEREAS** it is desirable to amend the Winston Heights/Mountview Area Redevelopment Plan Bylaw 20P2006, 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 Winston Heights/Mountview Area Redevelopment Plan attached to and forming part of Bylaw 20P2006, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 3 entitled "Policy Areas" and insert the revised Map 3 entitled "Policy Areas", attached hereto as Schedule A.
  - (b) Delete the existing Map 8 entitled "Residential Policy Area 5" and insert the revised Map 8 entitled "Residential Policy Area 5, attached hereto as Schedule B.
  - (c) Delete the existing Map 10 entitled "Commercial Policy Area 7" and insert the revised Map 10 entitled "Commercial Policy Area 7, attached hereto as Schedule C.
  - (d) Add a new policy 3.5.3, "Notwithstanding 3.5.2 above, mixed use development with commercial at grade and residential above with a maximum height of 16 metres may be considered appropriate for 1914 Edmonton Trail NE. Development on this site should front onto both Edmonton Trail NE and 19 Avenue NE with entrances provided along both frontages."

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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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








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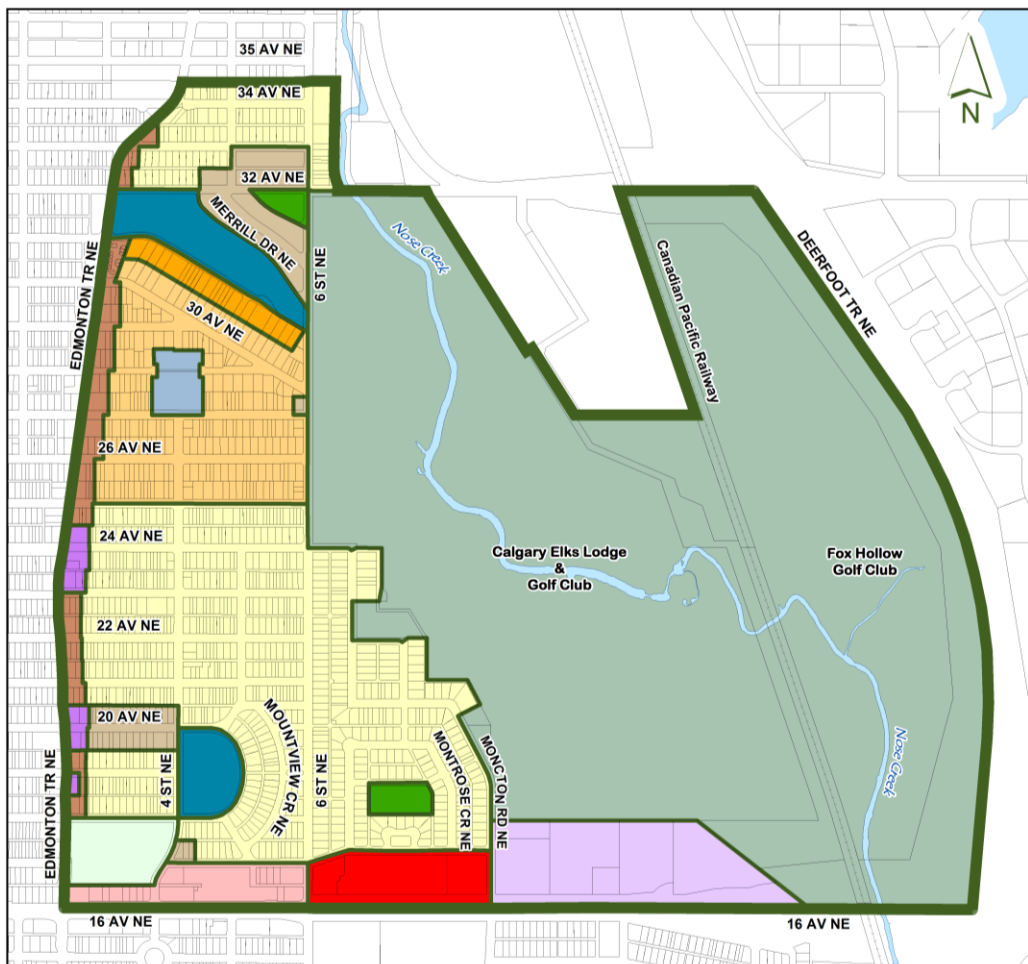
## Schedule A

Winston Heights  
Mountview ARP

## Map 3 POLICY AREAS

### Legend

 Area 1 - Low Density - Landed Lots	 Area 9 - Commercial or Mixed Use - 16 Avenue NE
 Area 2 - Low Density - Laneless Lots	 Area 10 - Open Space - Community Centre
 Area 3 - Medium Density - 31 Avenue NE	 Area 11 - Open Space - School Sites
 Area 4 - Medium Density - Multi-Unit	 Area 12 - Open Space - Munro Park
 Area 5 - Medium Density - Edmonton Tr	 Area 13 - Open Space - Neighbourhood Parks
 Area 6 - Multi-Unit Residential or Mixed Use - Midfield Park Area	 Area 14 - Open Space - Nose Creek Valley
 Area 7 - Local Commercial - Edmonton Tr	 Policy Area Boundary
 Area 8 - Commercial - 16 Av Corridor	 Study Boundary



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## Schedule B

Winston Heights  
Mountview ARP

### Legend

- Study Boundary
- policy\_areas

### Map 8 RESIDENTIAL POLICY AREA 5 MEDIUM DENSITY: Edmonton Trail NE



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## Schedule C

Winston Heights  
Mountview ARP

### Legend

-  Policy Area 7
-  Study Boundary

## Map 10 COMMERCIAL POLICY AREA 7

LOCAL COMMERCIAL:  
Edmonton Trail NE

