

# PROPOSED

ITEM #8.2.2  
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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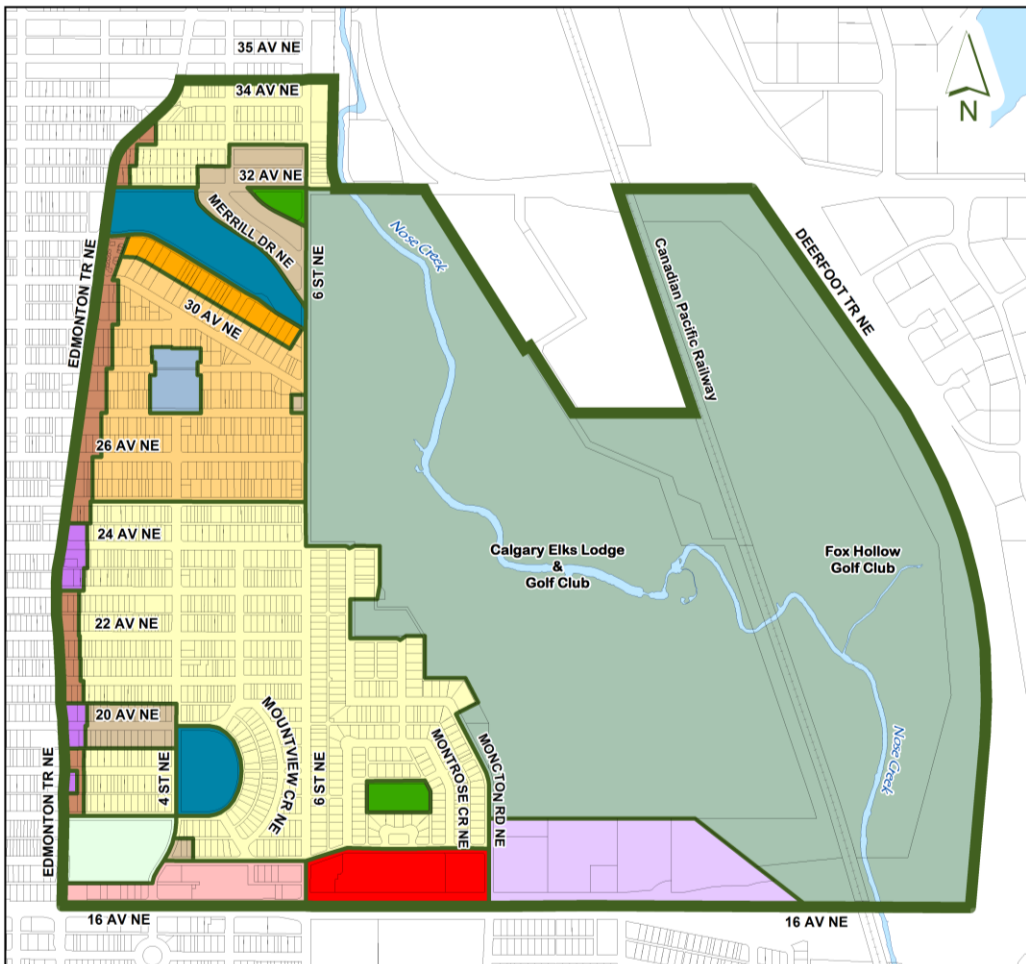
## Schedule A

Winston Heights  
Mountview ARP

### Map 3 POLICY AREAS

#### Legend

- |   |   |
|---|---|
|  Area 1 - Low Density - Laned 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

