

# PROPOSED

CPC2018-1301  
ATTACHMENT 3

## BYLAW NUMBER 2P2019

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

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**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 replace with the revised Map 3 entitled "Policy Areas", as attached as Schedule A.
  - (b) Delete the existing Map 8 entitled "Residential Policy Area 5" and replace with the revised Map 8 entitled "Residential Policy Area 5", as attached as Schedule B.
  - (c) Delete the existing Map 10 entitled "Commercial Policy Area 7" and replace with the revised Map 10 entitled "Commercial Policy Area 7", as attached as Schedule C.
  - (d) Under Section 3.5 Local Commercial Nodes: Edmonton Trail Policies, delete policy 3.5.3 and replace with the following:
    - "3.5.3 Notwithstanding 3.5.2 above, mixed use development with commercial at grade and residential above with a maximum height greater than two storeys may be considered appropriate for the sites at 1914 Edmonton Trail NE and 407 – 27 Avenue NE. Development on these sites should front onto both Edmonton Trail NE and the avenue with building 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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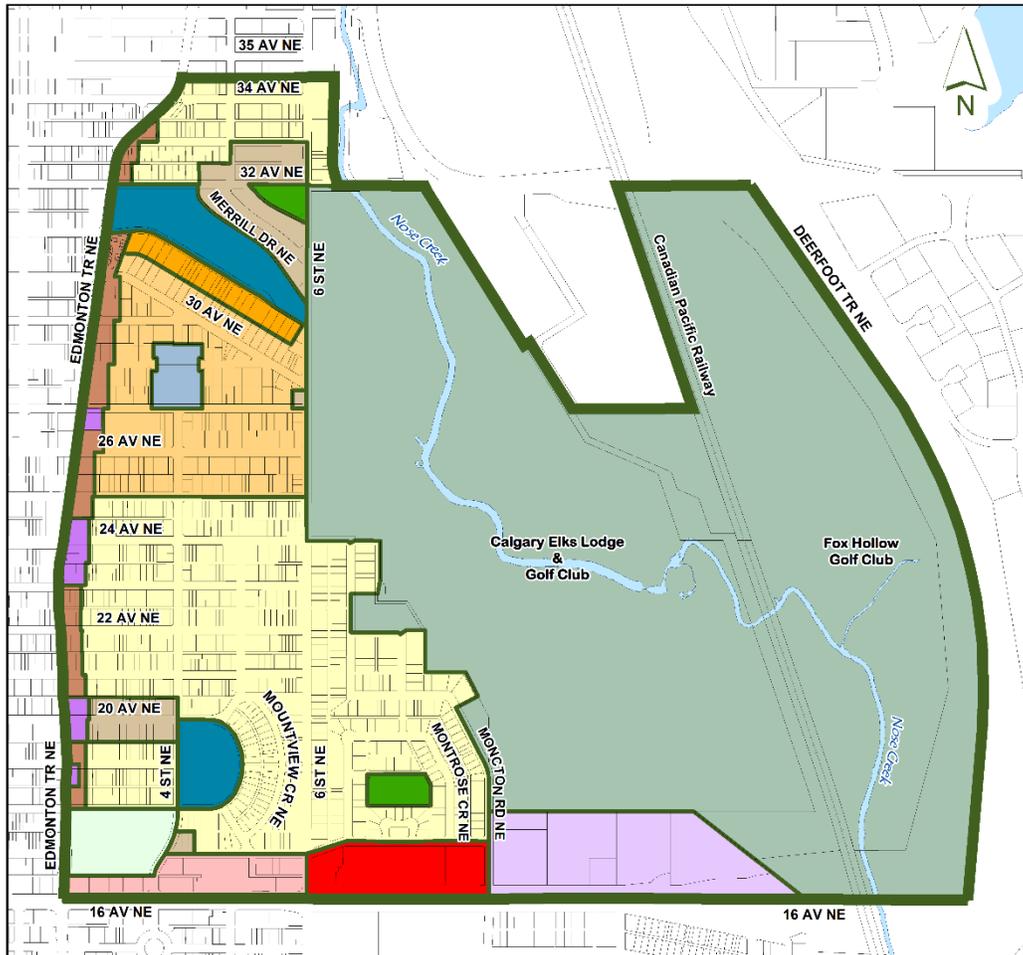
## SCHEDULE A

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



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