

BYLAW NUMBER 40P2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE BANKVIEW
AREA REDEVELOPMENT PLAN BYLAW 13P81**

WHEREAS it is desirable to amend the Bankview Area Redevelopment Plan Bylaw 13P81, 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. This Bylaw may be cited as the "Bankview Area Redevelopment Plan Amendment Number 18 Bylaw."
2. The Bankview Area Redevelopment Plan attached to and forming part of Bylaw 13P81, as amended, is hereby further amended as follows:

- (a) In Part 3.0, Section 3.1, Subsection 3.1.2, insert new policy area entitled "5) Neighbourhood Mid-Rise"
- (b) In Part 3.0, Section 3.1, Subsection 3.1.2, delete the existing Figure 2 entitled "Land Use Policy" and replace with new Figure 2 entitled "Land Use Policy", attached hereto as Schedule A.
- (c) In Part 3.0, Section 3.1, Subsection 3.1.2, insert:

"Neighbourhood Mid-Rise"

The intent with Neighbourhood Mid-Rise areas is to provide a transition between existing low-rise residential and more intense residential or mixed-use areas along Neighbourhood Corridors, as well as to accommodate increased density through mid-rise residential buildings four to six storeys in height that provide a sensitive interface between higher and lower intensity areas.

Where such redevelopment occurs on identified sites, application of a Direct Control land use district is encouraged to ensure appropriate transition and form."

- (d) In Part 3.0, Section 3.1, Subsection 3.1.2, amend the title of paragraph 3 from "Maximum Density Redevelopment (RM-4, RM-5)" to "Medium Density Redevelopment (RM-4, RM-5)"
- (e) In Part 3.0, Section 3.1, Subsection 3.1.3, amend the table to include an additional row at the bottom:

Neighbourhood Mid-Rise	M-C1, M-C2, M-H1, M-X1, DC
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- (f) In Part 4.0, Section 4.1, delete the existing Figure 6 entitled "Proposed Open Space" and replace with new Figure 6 entitled "Proposed Open Space", attached hereto as Schedule B.

3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ____ DAY OF _____, 2017.

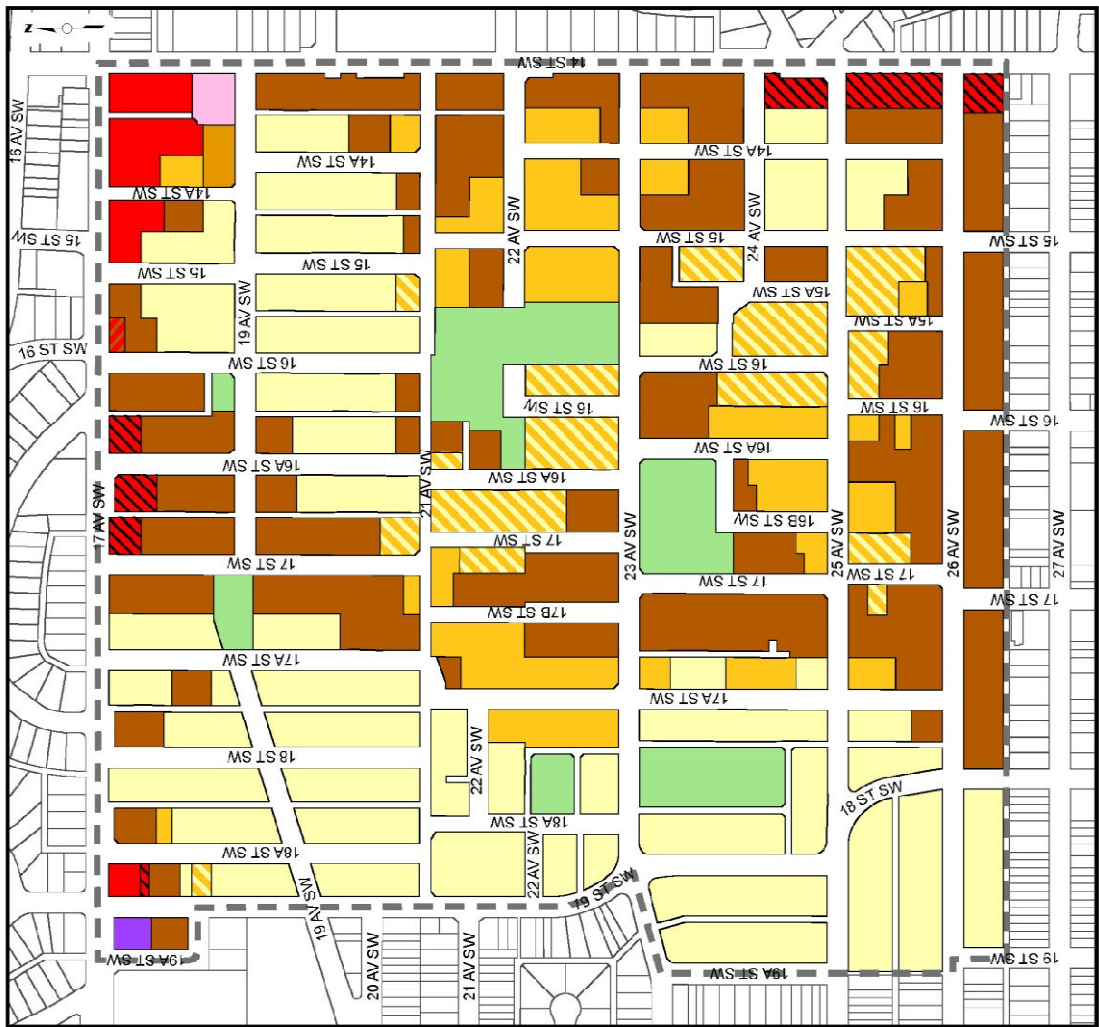
READ A SECOND TIME THIS ____ DAY OF _____, 2017.

READ A THIRD TIME THIS ____ DAY OF _____, 2017.

MAYOR
SIGNED THIS ____ DAY OF _____, 2017.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2017.

SCHEDULE A



Bankview
Area Redevelopment Plan

Fig. 2

Land Use Policy

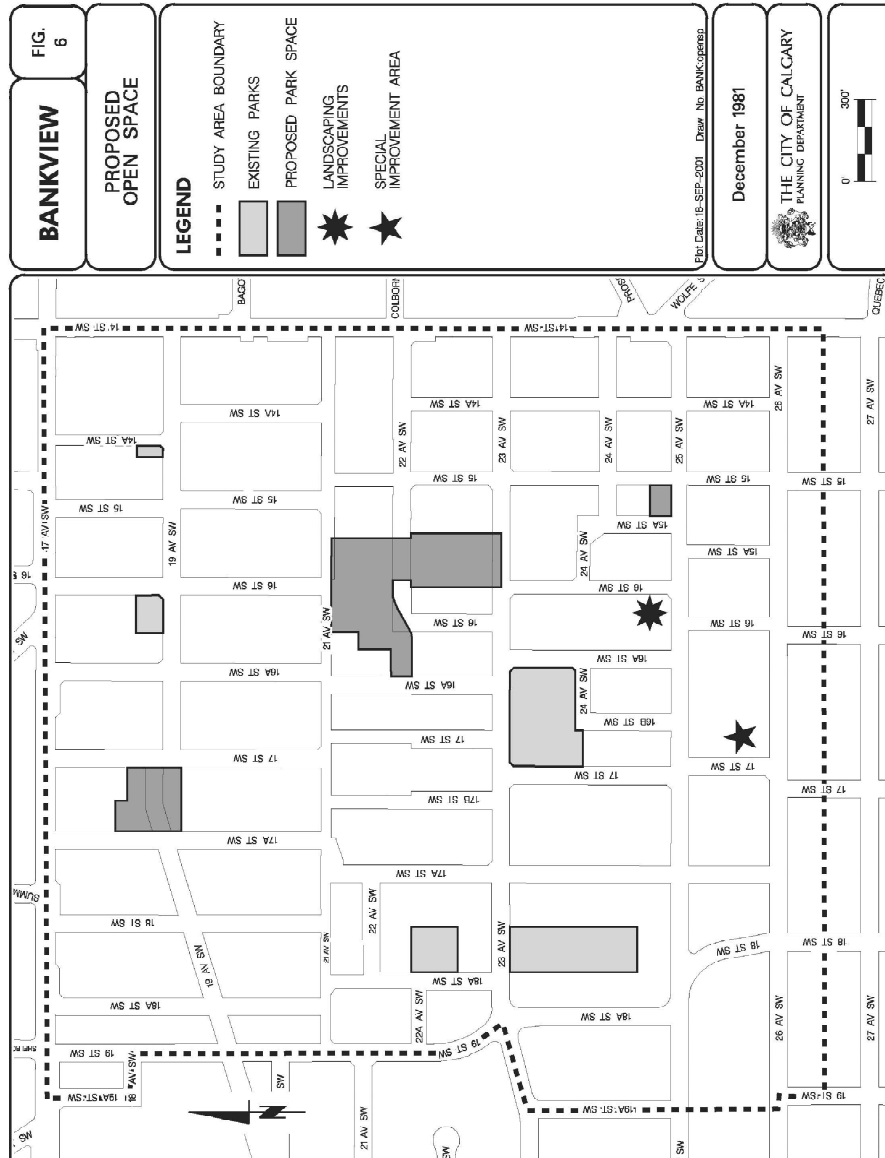
- Legend**
- Study Area Boundary
 - Conservation
 - Conservation and Infill
 - Medium Low Density
 - Medium Density
 - Neighbourhood Mid-Rise
 - Neimons Residence Site
 - Medium Density Residential With Office Use
 - Local Commercial
 - General Commercial
 - Institutional
 - Park School and Recreation



This map is conceptual only. All measurements of distances or areas should be taken from this map.

PROPOSED

SCHEDULE B



PROPOSED