

PROPOSED

CPC2020-1197
ATTACHMENT 1

BYLAW NUMBER 57P2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE WINSTON
HEIGHTS/MOUNTVIEW AREA
REDEVELOPMENT PLAN BYLAW 20P2006
(LOC2020-0074/CPC2020-1197)**

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) Amend Map 3 entitled 'Policy Areas', by changing 0.1 hectares \pm (0.24 acres \pm) located at 401 and 405 - 21 Avenue NE (Plan 5613FO, Block 5, Lots 140 and 141) from 'Area 5 – Medium Density – Edmonton Tr' to 'Area 7 – Local Commercial – Edmonton Tr' as generally illustrated in the sketch below:

PROPOSED

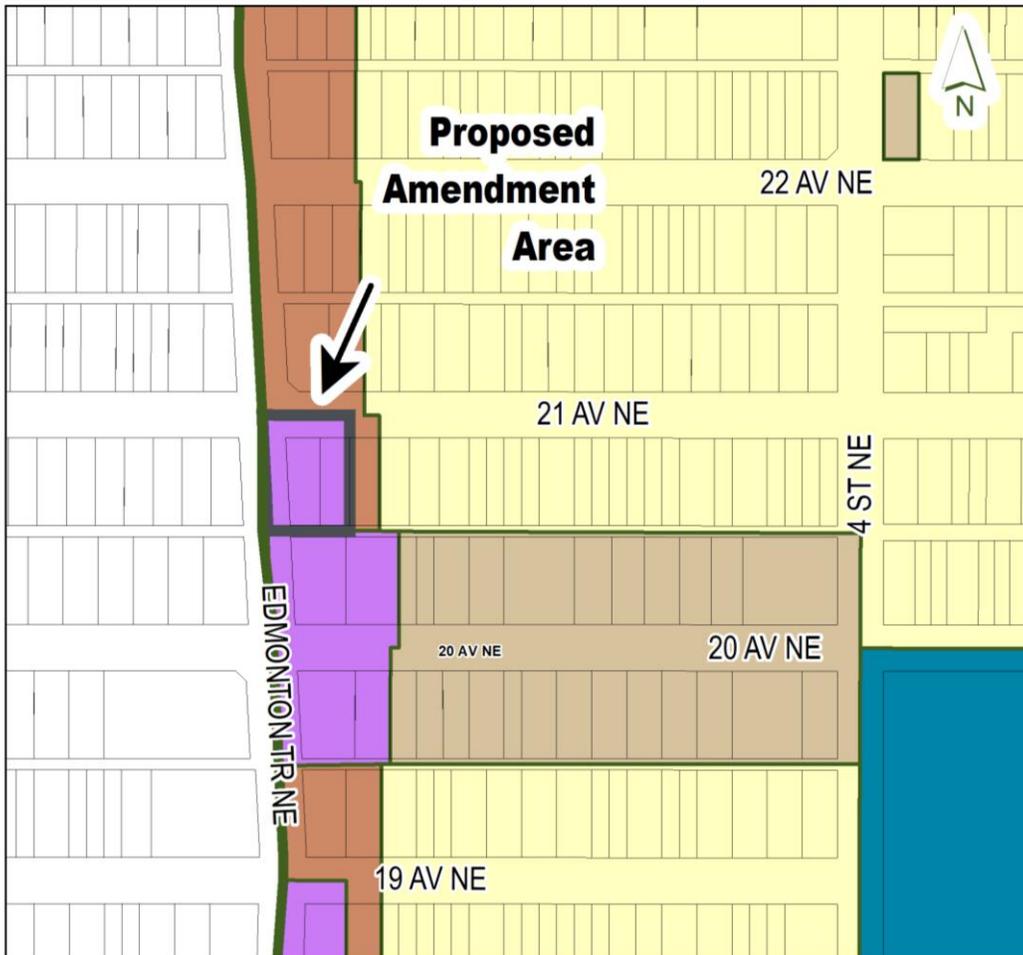
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Winston Heights
Mountview ARP

Map 3 POLICY AREAS

Legend

 Area 1 - Low Density - Laned Lots	 Area 7 - Local Commercial - Edmonton Tr
 Area 4 - Medium Density - Multi-Unit	 Area 11 - Open Space - School Sites
 Area 5 - Medium Density - Edmonton Tr	 Study Boundary



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- (b) Amend Map 8 entitled 'Residential Policy Area 5', by removing 0.1 hectares ± (0.24 acres ±) located at 401 and 405 - 21 Avenue NE (Plan 5613FO, Block 5, Lots 140 and 141) from 'Policy Areas' as generally illustrated in the sketch below:

Winston Heights
Mountview ARP

Legend

- Study Boundary
- Policy Areas

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



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- (c) Amend Map 10 entitled 'Commercial Policy Area 7', by adding 0.1 hectares \pm (0.24 acres \pm) located at 401 and 405 - 21 Avenue NE (Plan 5613FO, Block 5, Lots 140 and 141) to 'Policy Area 7' as generally illustrated in the sketch below:

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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- (d) In Section 3.5 Local Commercial Nodes: Edmonton Trail Policies, after policy 3.5.3, add the following:

“3.5.4 Notwithstanding 3.5.2 above, mixed-use development with commercial at grade and residential above with a maximum height of 20 metres may be considered appropriate for 401 and 405 - 21 Avenue NE. Development on this site should front onto both Edmonton Trail NE and 21 Avenue NE with building entrances provided along both frontages.”

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 _____