

PROPOSED

CPC2021-0468
ATTACHMENT 2

BYLAW NUMBER 21P2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE MISSION AREA
REDEVELOPMENT PLAN BYLAW 12P2004
(LOC2020-0048/CPC2021-0468)**

WHEREAS it is desirable to amend the Mission Area Redevelopment Plan Bylaw 12P2004, 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 Mission Area Redevelopment Plan attached to and forming part of Bylaw 12P2004, as amended, is hereby further amended as follows:
 - (a) In Section 6.0 Residential Land Use Policies, subsection 6.1.3, Policy, delete policy 2 and replace with the following:
 - “2. A medium high density residential policy allowing a maximum density of 3.5 FAR with a maximum height of five storeys is recommended for the area bounded by 18 Avenue SW in the north, the Elbow River in the east, 25 Avenue SW in the south and 4 Street SW in the west, excluding:
 - the parcels located at 306, 308, 310 and 312 – 25 Avenue SW where a maximum density of 5.0 FAR and a maximum height of 28 metres is allowed.
 - the Holy Cross site which is addressed in Section 7.0; and
 - the Cathedral District which is addressed in Section 8.0.”

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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 _____