

# PROPOSED

CPC2021-0372  
ATTACHMENT 2

## BYLAW NUMBER 25P2021

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE 16 AVENUE NORTH URBAN  
CORRIDOR AREA REDEVELOPMENT PLAN  
BYLAW 24P2017  
(LOC2020-0015/CPC2021-0372)**  
\*\*\*\*\*

**WHEREAS** it is desirable to amend the 16 Avenue North Urban Corridor Area Redevelopment Plan Bylaw 24P2017, 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 16 Avenue North Urban Corridor Area Redevelopment Plan attached to and forming part of Bylaw 24P2017, as amended, is hereby further amended as follows:
  - (a) Delete Map 1 entitled 'Land Uses' and replace with the revised Map 1 entitled 'Land Uses' attached as Schedule A.
  - (b) Delete Map 2 entitled 'Building Heights' and replace with the revised Map 2 entitled 'Building Heights' attached as Schedule B.
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






### MAP 1: LAND USES

#### Commercial Mixed Use

	Commercial	Mixed Use
 Commercial Mixed High Density	4.0 FAR	6.0 FAR**
 Commercial Mixed Medium - High Density	3.0 FAR	5.0 FAR
 Commercial Mixed Medium Density	3.0 FAR	4.5 FAR
 Commercial Mixed Medium - Low Density	3.0 FAR	4.0 FAR
 Auto Oriented Overlay		






FAR = Floor Area Ratio; uph = Units Per Hectare

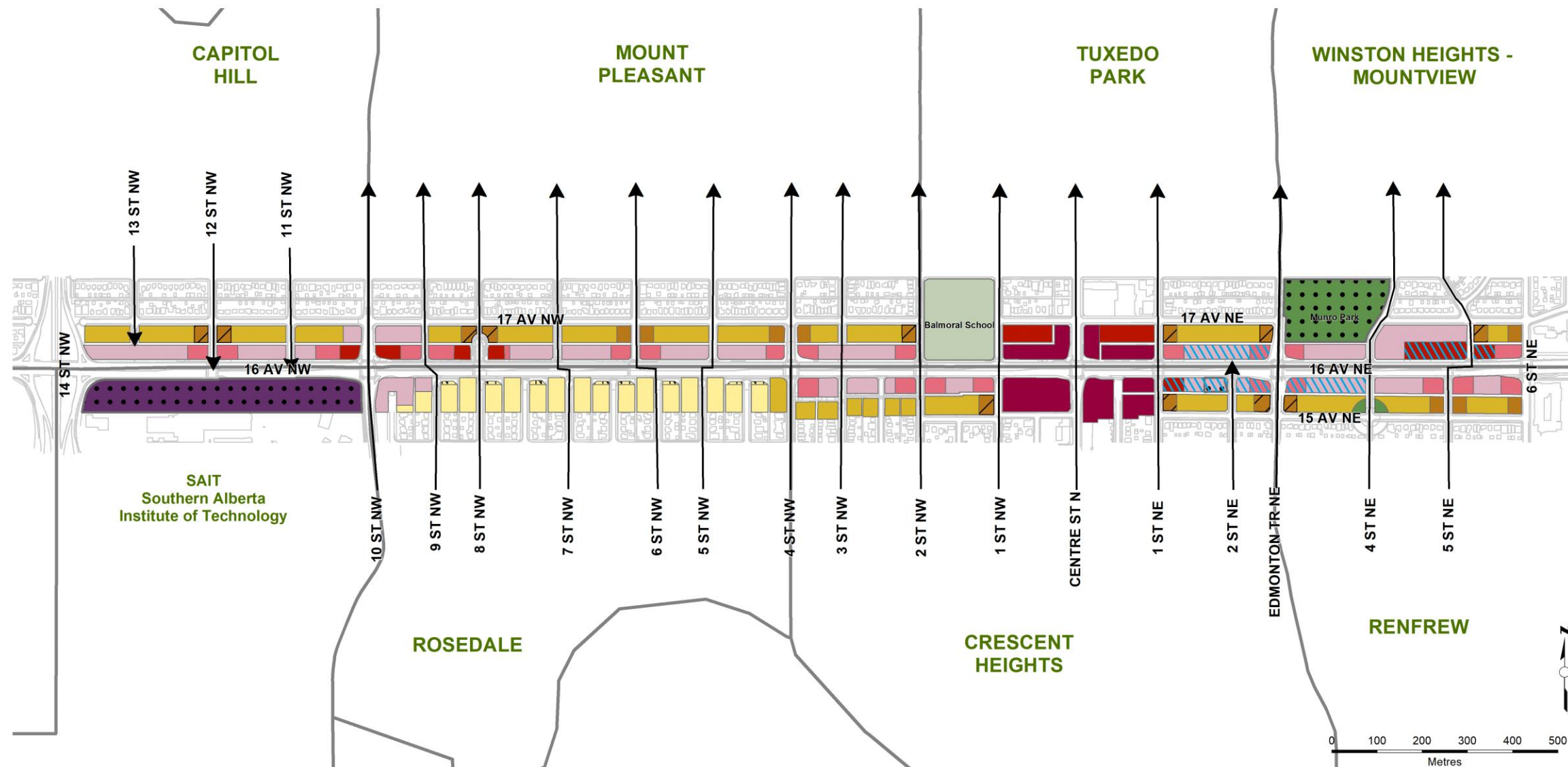
#### Residential Use

	Minimum	Maximum
 Multi Residential Medium Density	148 uph	210 uph*
 Multi Residential Medium Density/ Support Commercial	72 uph	210 uph*
 Multi Residential Medium Density Low Minimum	148 uph	210 uph*
 Single Detached Residential		
 Single Detached Residential with Noise Attenuation		

\*Unless more units/area can be accommodated within the Land Use Bylaw FAR limits

\*\*For the site at 112-140 – 16 Avenue NW the maximum FAR for a Mixed Use development is 10.0 FAR

-  Character Site
-  Public Parks
-  Community Boundary
-  Institutional
-  Balmoral School/ Open Space



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## SCHEDULE B

MAP 2: BUILDING HEIGHTS

