

# PROPOSED

CPC2021-1019  
ATTACHMENT 3

## BYLAW NUMBER 55P2021

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE WESTBROOK VILLAGE AREA REDEVELOPMENT PLAN BYLAW 22P2009 (LOC2021-0022/CPC2021-1019)

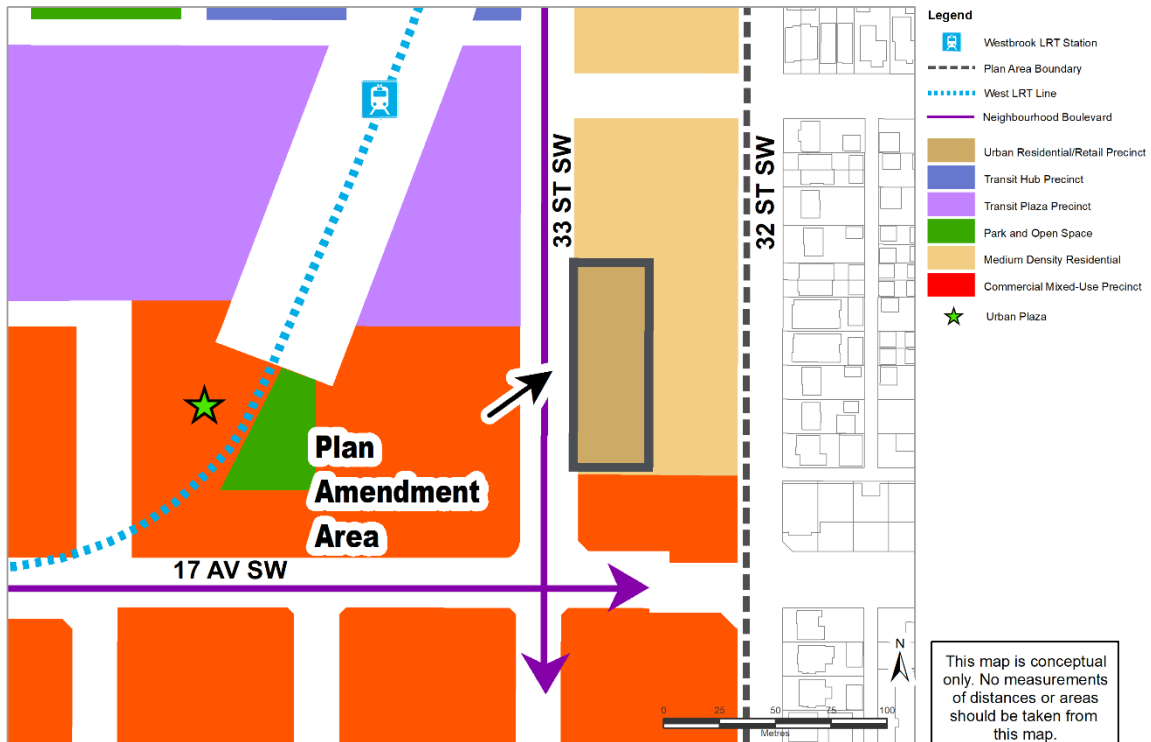
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**WHEREAS** it is desirable to amend the Westbrook Village Area Redevelopment Plan Bylaw 22P2009, as amended;

**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 Westbrook Village Area Redevelopment Plan attached to and forming part of Bylaw 22P2009, as amended, is hereby further amended as follows:
  - (a) Amend Map 3.1 entitled 'Land Use Precincts' by changing 0.31 hectares ± (0.77 acres ±) located at 1744 – 33 Street SW (Plan 2111033, Block 1, Lot 27) from 'Medium Density Residential' to 'Urban Residential/Retail Precinct' as generally illustrated in the sketch below:



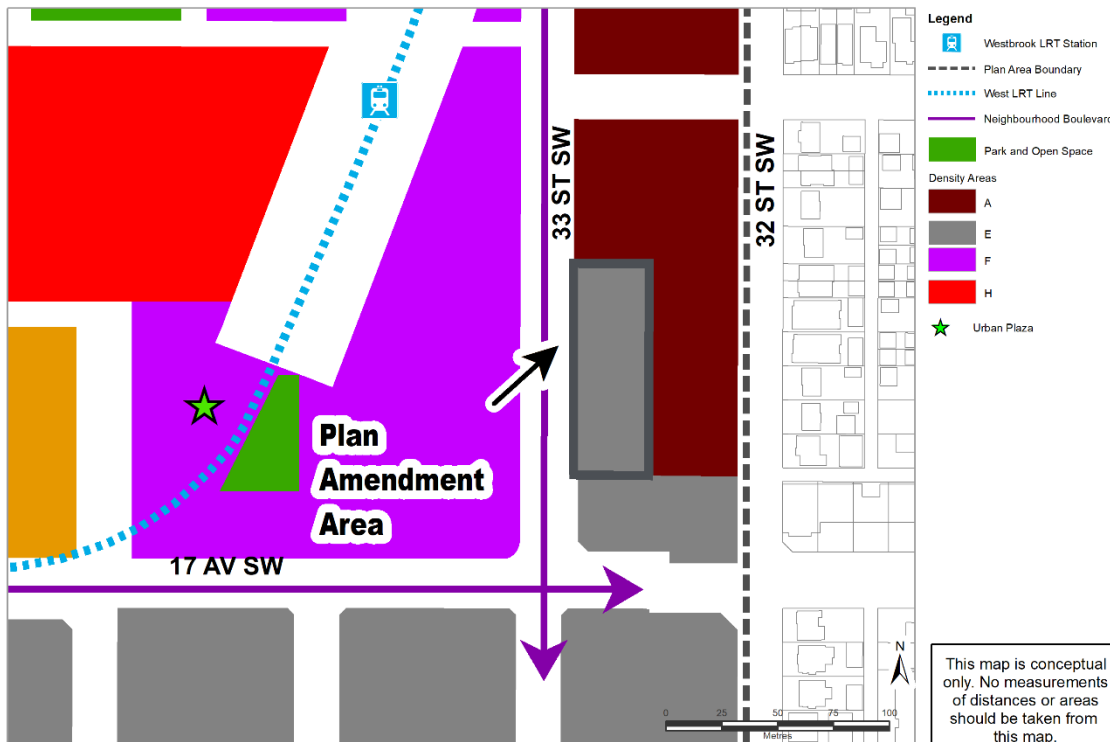
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## BYLAW NUMBER 55P2021

- (b) In Section 3.1 Land Use & Density, subsection 3.1.6 Urban Residential/Retail Precinct, delete the first sentence and replace with the following:

“The Urban Residential/Retail Precinct is located on the western side of the Plan area between 37 Street SW and the proposed central park as well as along the eastern side along 33 Street SW.”

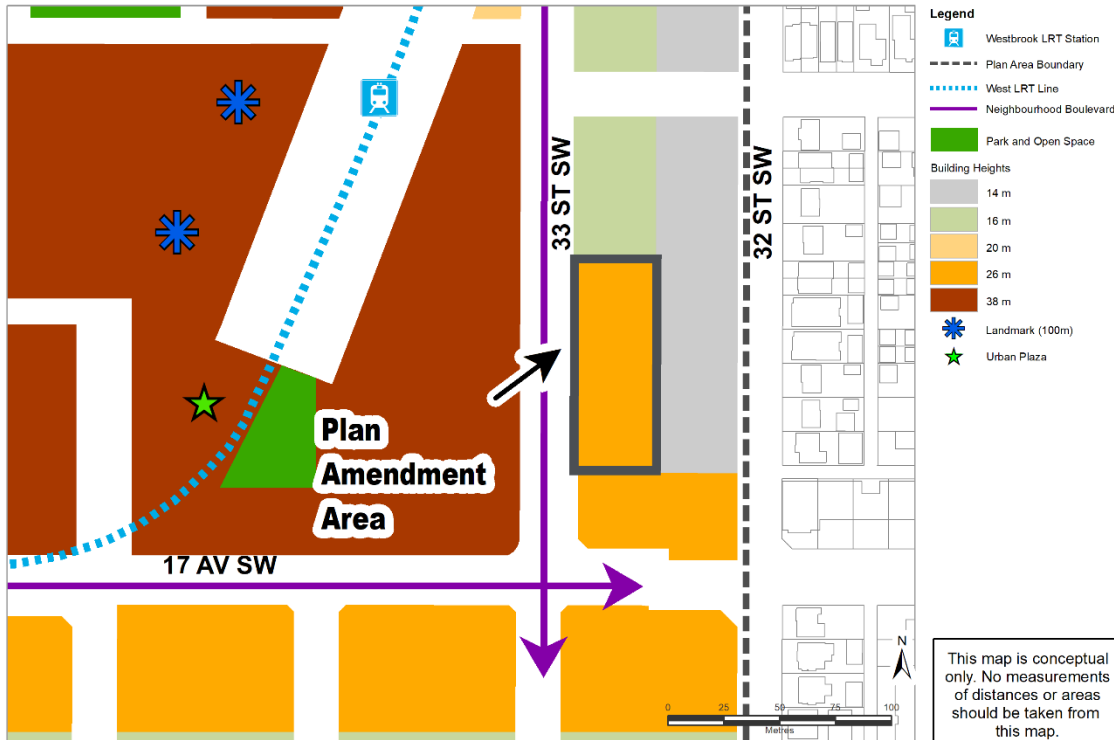
- (c) Amend Map 3.2 entitled ‘Density Areas’ by changing 0.31 hectares ± (0.77 acres ±) located at 1744 – 33 Street SW (Plan 2111033, Block 1, Lot 27) from Density Area ‘A’ to Density Area ‘E’ as generally illustrated in the sketch below :



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## BYLAW NUMBER 55P2021

- (d) Amend Map 3.3 entitled 'Maximum Building Heights' by changing 0.31 hectares ± (0.77 acres ±) located at 1744 – 33 Street SW (Plan 2111033, Block 1, Lot 27) from '16 m' to '26 m' as generally illustrated in the sketch below:



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