

PROPOSED

CPC2021-1023
ATTACHMENT 3

BYLAW NUMBER 56P2021

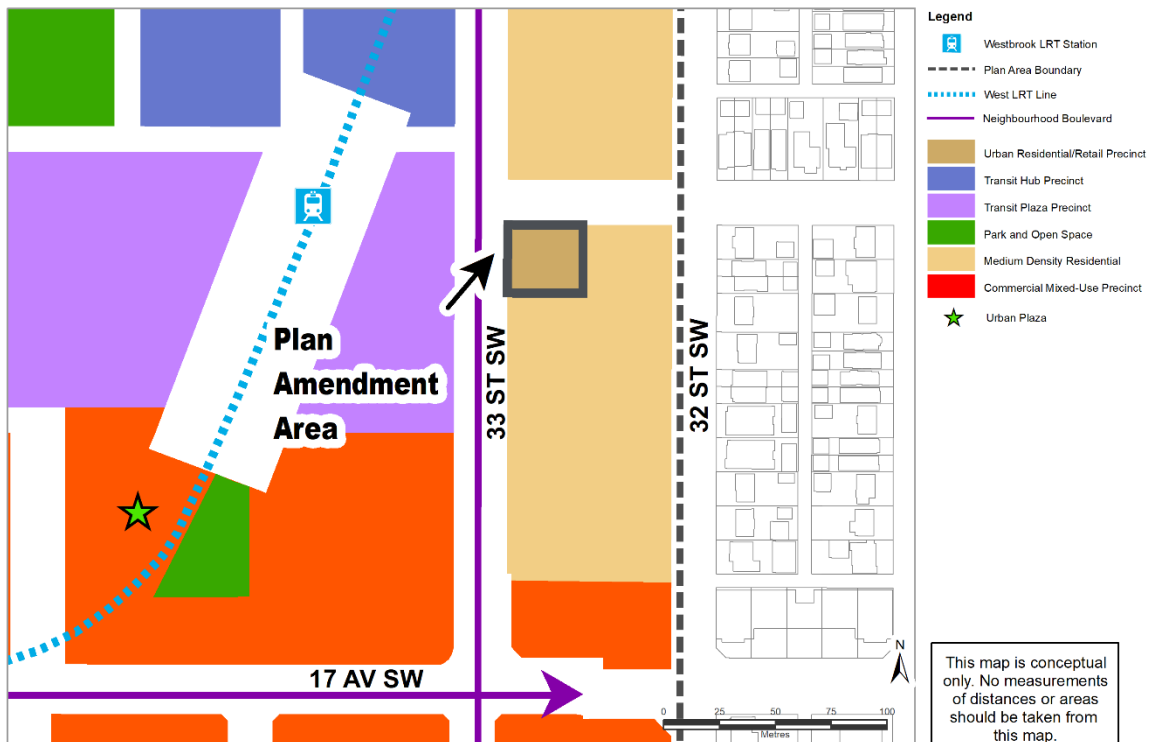
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE WESTBROOK VILLAGE AREA REDEVELOPMENT PLAN BYLAW 22P2009 (LOC2021-0023/CPC2021-1023)

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 0.10 hectares ± (0.25 acres ±) located at 1706 – 33 Street SW (Plan 2111032, Block 1, Lot 26) from 'Medium Density Residential' to 'Urban Residential/Retail Precinct' as generally illustrated in the sketch below:



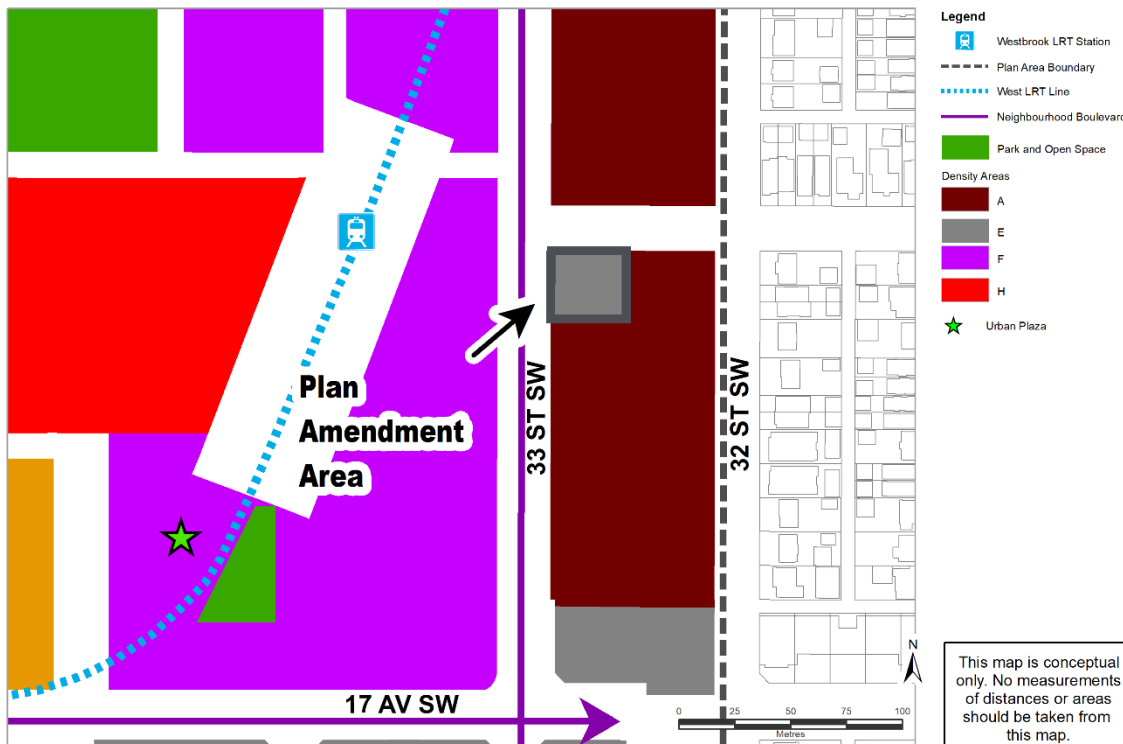
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- (b) In Section 3.1 Land Use & Density, subsection 3.1.6 Urban Residential/Retail Precinct, delete the first sentence and replace with the following:

“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.”

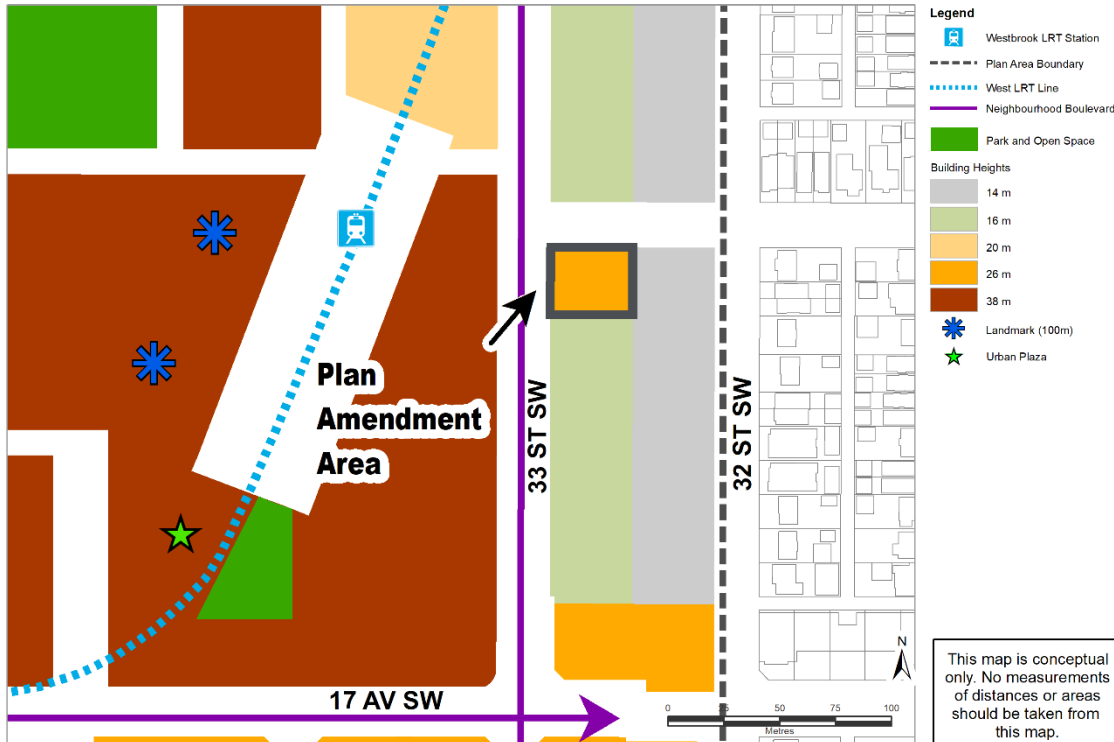
- (c) Amend Map 3.2 entitled ‘Density Areas’ by changing 0.10 hectares ± (0.25 acres ±) located at 1706 – 33 Street SW (Plan 2111032, Block 1, Lot 26) from Density Area ‘A’ to Density Area ‘E’ as generally illustrated in the sketch below :



PROPOSED

BYLAW NUMBER 56P2021

- (d) Amend Map 3.3 entitled 'Maximum Building Heights' by changing 0.10 hectares ± (0.25 acres ± located at 1706 – 33 Street SW (Plan 2111032, Block 1, Lot 26) 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