

BYLAW NUMBER 7P2016

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE BRIDGELAND-RIVERSIDE
AREA REDEVELOPMENT PLAN BYLAW 11P80

WHEREAS it is desirable to amend the Bridgeland-Riverside Area Redevelopment Plan Bylaw 11P80, 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. This Bylaw may be cited as the "Bridgeland-Riverside Area Redevelopment Plan Amendment Number 21 Bylaw."
2. The Bridgeland-Riverside Area Redevelopment Plan attached to and forming part of Bylaw 11P80, as amended, is hereby further amended as follows:
 - (a) Delete the existing Figure 3 entitled "Generalized Land Use" and replace it with the revised Figure 3 entitled "Generalized Land Use", attached hereto as Schedule A.
 - (b) In Part 2 Bridgeland-Riverside Area Redevelopment Plan, Section 3 Residential, Implementation, after the last paragraph add a new section 21 as follows:

"21. Historic Bridgeland School Site

This site is the former home of the Bridgeland School originally constructed in 1921. The intent of this policy is to provide for reuse of the historic Bridgeland School building for a range of community uses as well as multi-residential development to the north and east of the school building.

a) Community Use

The historic portion of the school shall be maintained for community uses such as an arts incubator, artist studios, child care facility, school, and performing arts centre.

Demolition of non-historic portions of the building, rehabilitation of the original school building and new additions shall be conducted to the satisfaction of the Heritage Approving Authority and align with best practices in heritage conservation, as per the Standards and Guidelines for the Conservation of Historic Places in Canada.

b) Multi-Residential Development

The north and east portions of the site will be redeveloped with multi-residential development with a maximum height of 14 metres across the entire building, excluding ancillary structures as defined by the Land Use Bylaw and a maximum of 39 dwelling units. All dwelling units along the ground floor fronting a street should have direct at grade access to the street.

c) Circulation and Access/Open Space

Access into the development shall be taken from 11A Street NE and exit from the development shall be onto 2 Avenue NE. Public access should be maintained through the site to the park to allow for a direct pedestrian connection."

3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ____ DAY OF _____, 2016.

READ A SECOND TIME THIS ____ DAY OF _____, 2016.

READ A THIRD TIME THIS ____ DAY OF _____, 2016.

MAYOR
SIGNED THIS ____ DAY OF _____, 2016.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2016.

Schedule A

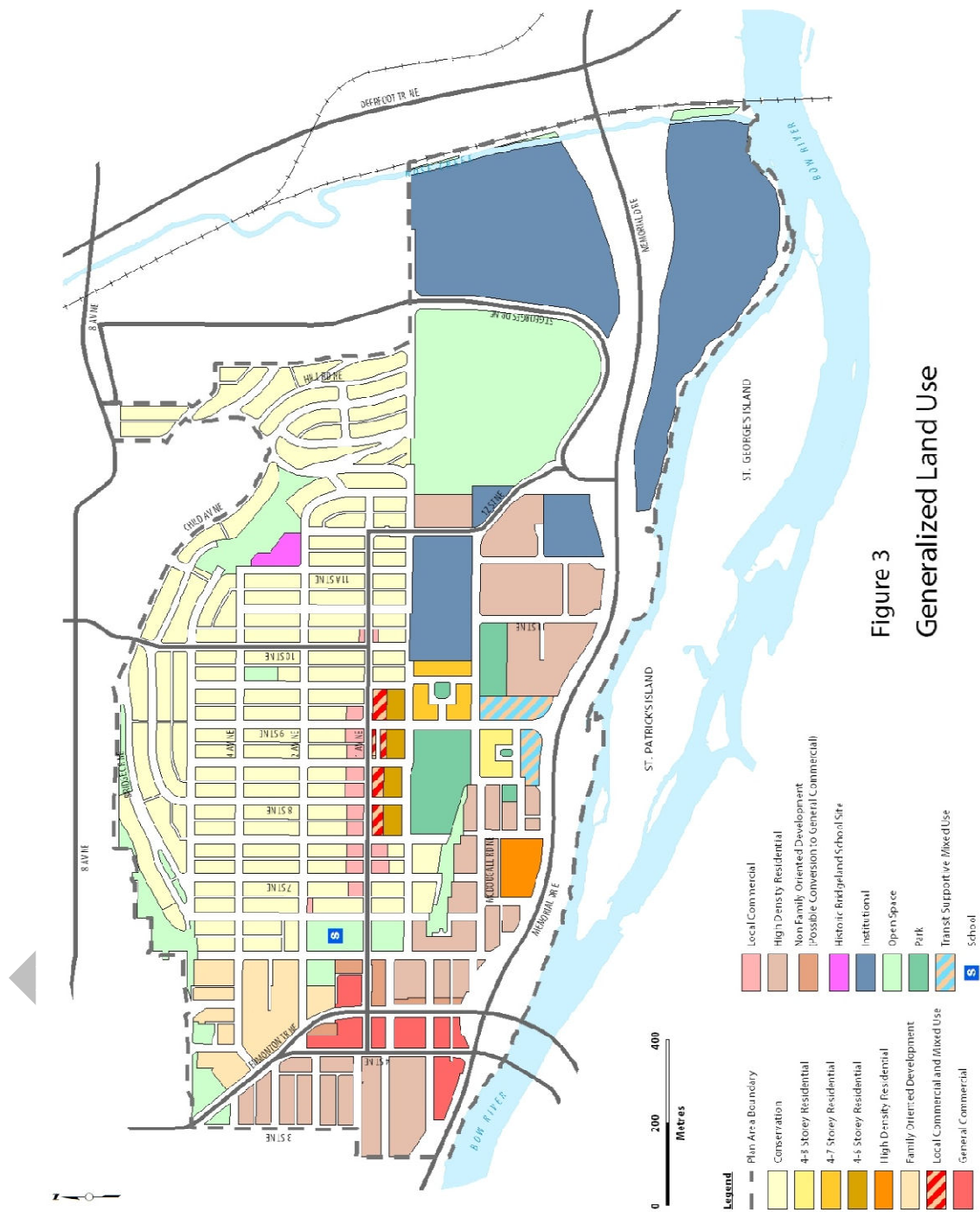


Figure 3
Generalized Land Use

PROPOSED