

BYLAW NUMBER 8P2016

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE EAU CLAIRE AREA
REDEVELOPMENT PLAN BYLAW 2P95**

WHEREAS it is desirable to amend the Eau Claire Area Redevelopment Plan Bylaw 2P95, 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 “Eau Claire Area Redevelopment Plan Amendment Number 9 Bylaw.”
2. The Eau Claire Area Redevelopment Plan attached to and forming part of Bylaw 2P95, as amended, is hereby further amended as follows:
 - (a) In Section 2.8, delete text after the first sentence and replace with the following:

*“For the lands bounded by 2 and 3 Streets SW and 2 and 3 Avenues SW (E2), a land use amendment application and development permit application were submitted in 2015.
As a result of these applications, policy changes were made to this ARP to guide the proposed mixed-use developments on the E2 lands.”*
 - (b) In Section 6.0B.1.3, delete text after the third sentence of the second paragraph and replace with the following:

“A density range of 3.0 – 14.0 F.A.R.,...”
 - (c) In section 6.0B.5.2, delete text and replace with the following:

“To allow a maximum density of 3.0 – 14.0 FAR for residential or mixed-use purposes, subject to sunlight protection policies as per section 11.4.6.”
 - (d) In Section 6.0B.5.3, delete text in its entirety.
 - (e) In Section 6.0B.5.5, delete text in its entirety.
 - (f) In Section 6.0B.5.6, delete text in its entirety.
 - (g) Delete the existing Figure 6 entitled “Potential Major Land Uses, Densities and Building Heights” and replace with the revised Figure 6 entitled “Potential Major Land Uses, Densities and Building Heights”, attached hereto as Schedule A.

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

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

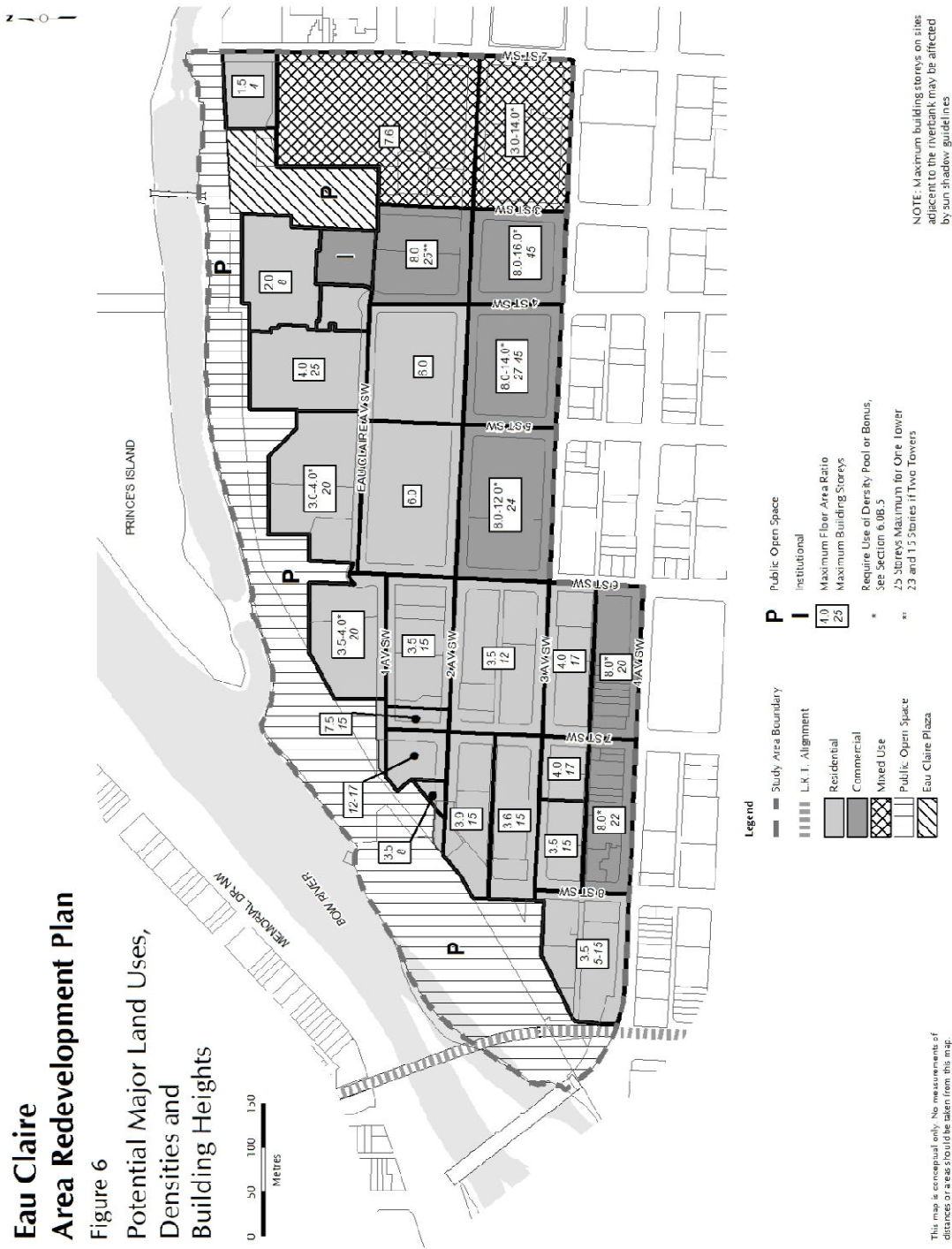
READ A SECOND TIME THIS ____ DAY OF _____, 2016.

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

MAYOR
SIGNED THIS ____ DAY OF _____, 2016.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2016.

Schedule A



PROPOSED