

# PROPOSED

C2021-0527  
ATTACHMENT 2

## BYLAW NUMBER 18P2021

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE WINSTON  
HEIGHTS/MOUNTVIEW AREA  
REDEVELOPMENT PLAN BYLAW 20P2006  
(C2021-0527)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Winston Heights/Mountview Area Redevelopment Plan Bylaw 20P2006, 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 Winston Heights/Mountview Area Redevelopment Plan attached to and forming part of Bylaw 20P2006, as amended, is hereby further amended as follows:

(a) In Section 2: Land Use Policies, after 2.17.4 add the following:

**“Commercial Uses**

2.17.5 Commercial uses, particularly those uses that generate frequent activity in and out of a building or business entrance such as retail and restaurants, should be provided along the frontages as generally shown on Map 9: Residential Policy Area 6.

**Non-Market Housing**

2.17.6 Non-market housing units shall be provided within Policy Area 6. Non-market housing units should be provided on at least two parcels through the sale of Policy Area 6 land.

**Parking**

2.17.7 With the exception of development where non-market housing is provided, a minimum of 75% of on-site parking, not including visitor and barrier-free parking stalls, should be provided underground or within above-grade parking structures.

2.17.8 Design surface parking in order to reduce its visual impact and minimize its impact on the pedestrian realm.”

(b) Delete the existing Map 9 entitled “Residential Policy Area 6” and replace with the revised Map 9 entitled “Residential Policy Area 6” as shown in Schedule A.

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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

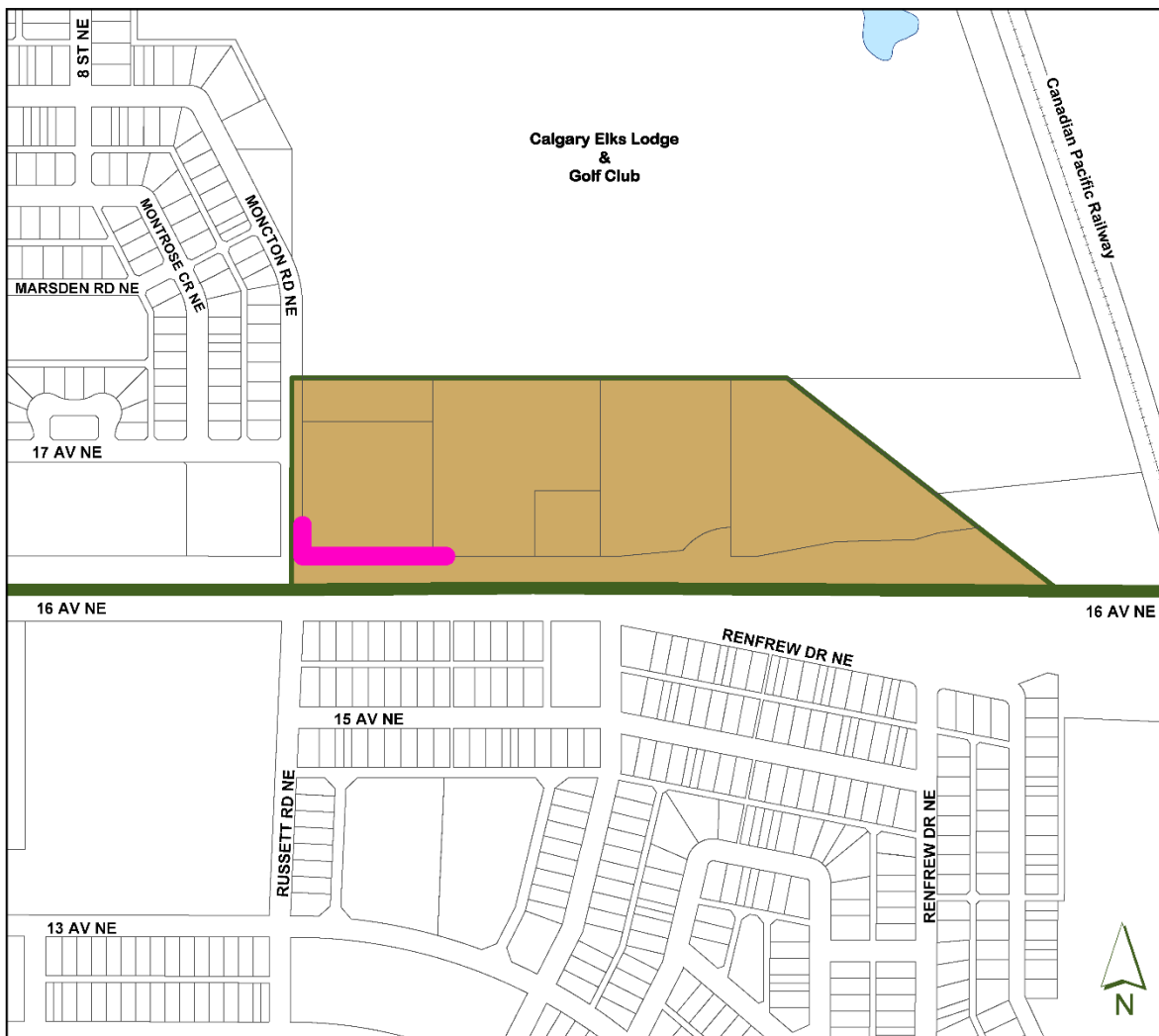
Winston Heights  
Mountview ARP

### Legend

-  Policy Area 6
-  Study Boundary
-  Commercial

## Map 9 RESIDENTIAL POLICY AREA 6

MULTI-UNIT RESIDENTIAL OR  
MIXED RESIDENTIAL/COMMERCIAL:  
Midfield Park, Former RCMP & EMS Area



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