

CPC2022-0736 ATTACHMENT 2

### **BYLAW NUMBER 40P2022**

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE ERLTON AREA REDEVELOPMENT PLAN BYLAW 15P84 (LOC2021-0122/CPC2022-0736)

**WHEREAS** it is desirable to amend the Erlton Area Redevelopment Plan Bylaw 15P84, 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 Erlton Area Redevelopment Plan attached to and forming part of Bylaw 15P84, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 2 entitled 'Land Use' and replace with the revised Map 2 entitled 'Land Use' as shown in Schedule A.
  - (b) Add the following row to the end of the table entitled 'Land Use Recommendations':

Site	Existing Designation	Land Use	Density	Development Guidelines	Implementation
19*	R-C2	To be redesignated to M-X1 to allow for a mixed-use development	A maximum of 148 units per hectare (25 units)	M-X1 rules of 1P2007	Owner-initiated application for redesignation to M-X1.  Development Permit applications to be evaluated against the rules of the M-X1 District of Land Use Bylaw 1P2007 and on the policies for floodway areas set out in Section 2.4.

(c) In Note 1 of the table entitled 'Land Use Recommendations', delete the number "17".

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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**

# Area Redevelopment Plan Erlton

Map 2

# Land Use

## Legend

Study Area Boundary

Low Density Residential

Medium to High Density Residential

Low to Medium Density Mixed Use

High Density Mixed Use

Existing DC Residential Local Commercial

Residential/ Office

Major Open Space/ Recreational Facilities

L.R.T. Alignment L.R.T. Stations  Existing Pedestrian Overpass .≪

Proposed Pedestrian Overpass

**Erlton School** Ø

Shaw Cable  This map is conceptual only. No measurements of distances or areas should be taken from this map.

Stampede Grounds Burnsland Cemetery 2 MILLIAMIN -Chinese -Cemetery 80 -30 AV-SV 'n 31 AV SW 13 18 AV SW Roman of Catholic Cemetery 15 2 Roxboro 24 AV SW Mission 25 AV SW AV SW