

**BYLAW NUMBER 2P2015**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE BRIDGELAND-RIVERSIDE  
AREA REDEVELOPMENT PLAN BYLAW 11P80  
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**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 20 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) In Part 2, Section 4, Subsection 10, after the first sentence add the following:

"The site at 103 and 107 – 4 Street NE and 450 Marsh Road NE is considered appropriate for higher density development with a maximum density of 5.0 FAR and a maximum height of 40 metres. At the discretion of the Approving Authority, the height of that portion of any building closest to 4 Street NE must incorporate a step back of a minimum 1.0 metres at the fourth storey to protect the pedestrian experience at grade. The building may encroach back into this step back at a height higher than 30 metres."
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.