

BYLAW NUMBER 35P2014

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE WESTBROOK VILLAGE AREA
REDEVELOPMENT PLAN BYLAW 22P2009

WHEREAS it is desirable to amend the Westbrook Village Area Redevelopment Plan Bylaw 22P2009, 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 "Westbrook Village Area Redevelopment Plan Amendment Number 2 Bylaw."
2. The Westbrook Village Area Redevelopment Plan attached to and forming part of Bylaw 22P2009, as amended, is hereby further amended as follows:
 - (a) Delete the existing Map 3.1 entitled "Land Use Precincts" and replace with the revised Map 3.1 entitled "Land Use Precincts", attached hereto as Schedule A.
 - (b) In Section 3.1.1 General Policies, Policy 5, delete the last sentence.
 - (c) In Section 3.1.6 Urban Residential/Retail Precinct, in the first paragraph, delete the last sentence.
 - (d) Delete the existing Map 3.2 entitled "Density Areas" and replace with the revised Map 3.2 entitled "Density Areas", attached hereto as Schedule B.
 - (e) In Section 3.1.9 Density and the Bonus System, after Policy 1 add the following:
 - "2. At the discretion of the Development Authority, the maximum bonus FAR available for a site may be transferred to another site if these sites are part of a comprehensive development."
 - (f) Delete the existing Map 3.3 entitled "Height of Streetwall & Location of Towers" and replace with the revised Map 3.3 entitled "Maximum Building Heights", attached hereto as Schedule C.
 - (g) In Section 3.2.1 Built Form, in the third paragraph, second sentence, delete the following:

"with the lower building heights situated along the perimeter"
 - (h) In Section 3.2.1 Built Form, in the fourth paragraph, delete the second, third and fourth sentences.

- (i) In Section 3.2.1 Built Form, General Policies, delete Policy 1 and replace with the following:
- “1. New development should comply with the maximum building heights indicated on Map 3.3 *Maximum Building Heights*.”
- (j) In Section 3.2.1 Built Form, General Policies, Policies 3, 5, 6, delete reference to “Map 3.3 Height of Streetwall & Location of Towers” and replace with “Map 3.3 Maximum Building Heights”.
- (k) In Section 3.2.1 Built Form, General Policies, in Policy 20, replace “700” with “930” and replace “1,850” with “2,400”.
- (l) In Section 3.2.1 Built Form, General Policies, delete the subtitle “17th Avenue SW” immediately after Policy 24, and replace it with the subtitle “17th Avenue SW & 33rd Street SW”.
- (m) In Section 3.2.1 Built Form, General Policies, delete Policy 25 and replace with the following text:
- “A minimum setback of 1.5 metres should be maintained along the northside of 17th Avenue SW between 35th Street SW and 33rd Street SW.”
- (n) In Section 3.2.1 Built Form, General Policies, Policy 26, delete the words “right-of-way” and replace with “tunnel”.
- (o) In Section 3.2.1 Built Form, General Policies, Policy 27, delete the word “frontage” and replace with “and 33rd Street SW frontages”.
- (p) Delete the existing Map 3.4 entitled “Urban Design & Public Realm” and replace with the revised Map 3.4 entitled “Urban Design & Public Realm”, attached hereto as Schedule D.
- (q) In Section 3.3.3 Park & Open Spaces, Policies, in Policy 12, first sentence, delete the word “two” and replace with “several”.
- (r) In Section 3.3.5 Formal Boulevard (35th Street SW), in the third sentence, delete the “and sidewalk bulb-outs at intersections”.
- (s) In Section 3.3.5 Formal Boulevard (35th Street SW), Policies, in Policy 1 delete the first paragraph and replace with the following:
- “Improve 35th Street SW north of 17th Avenue SW to include the following design features:”
- (t) Delete the existing Map 3.5 entitled “Mobility – Vehicles & Public Transit” and replace with the revised Map 3.5 entitled “Mobility – Vehicles & Public Transit”, attached hereto as Schedule E.

- (u) In Section 3.4.1 Street Typology, in the second paragraph, delete the last sentence.
- (v) Delete existing Figures 3.3, 3.4 and 3.5.
- (w) In Section 3.4.2 Street Network, Policies, in Policy 10, delete the words “those shown in Figures 3.3, 3.4 and 3.5 and”.
- (x) Delete the existing Map 3.6 entitled “Mobility – Bicycles & Pedestrians” and replace with the revised Map 3.6 entitled “Mobility – Bicycles & Pedestrians”, attached hereto as Schedule F.

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

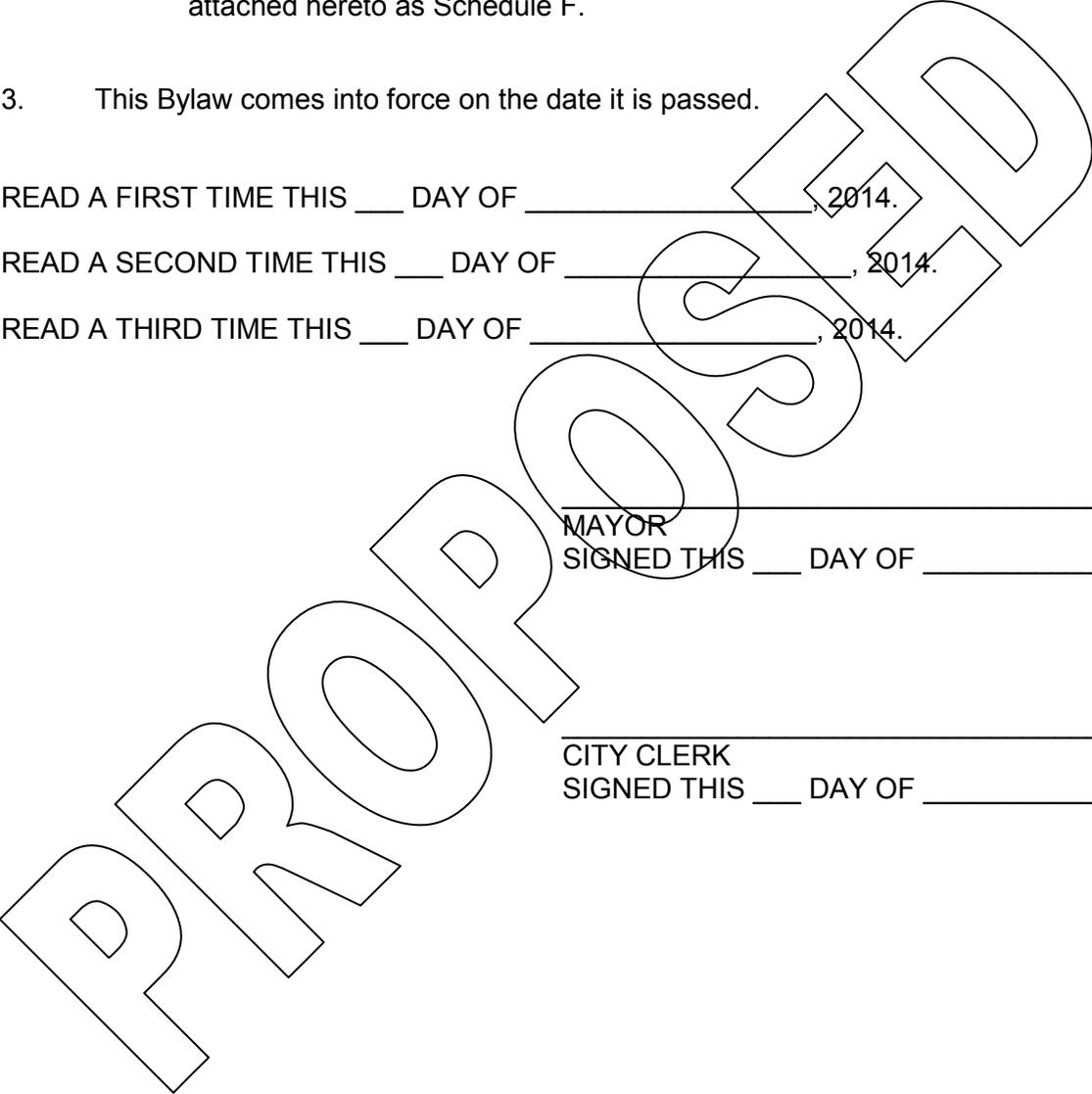
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READ A SECOND TIME THIS ___ DAY OF _____, 2014.

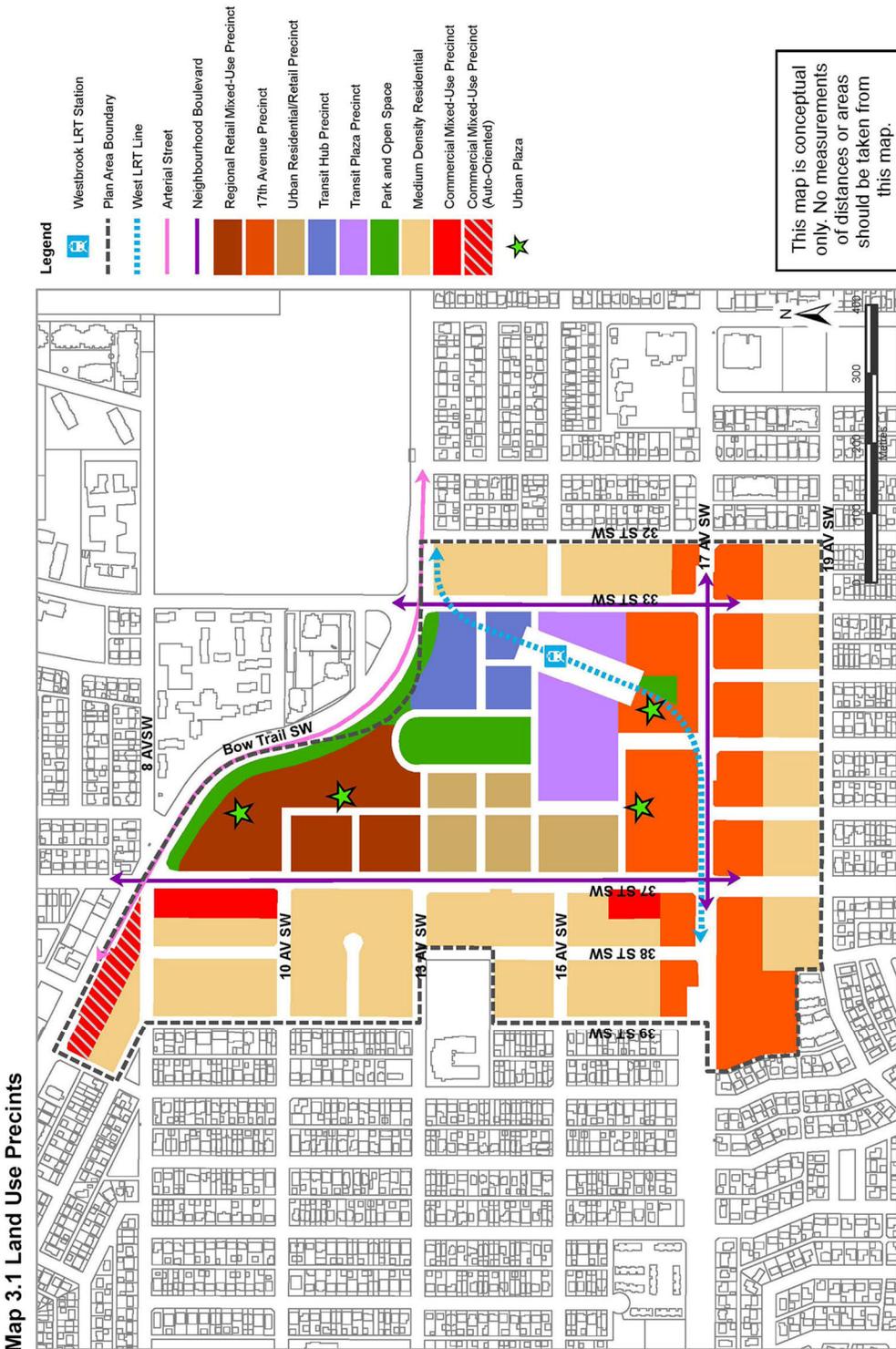
READ A THIRD TIME THIS ___ DAY OF _____, 2014.

 MAYOR
 SIGNED THIS ___ DAY OF _____, 2014.

 CITY CLERK
 SIGNED THIS ___ DAY OF _____, 2014.

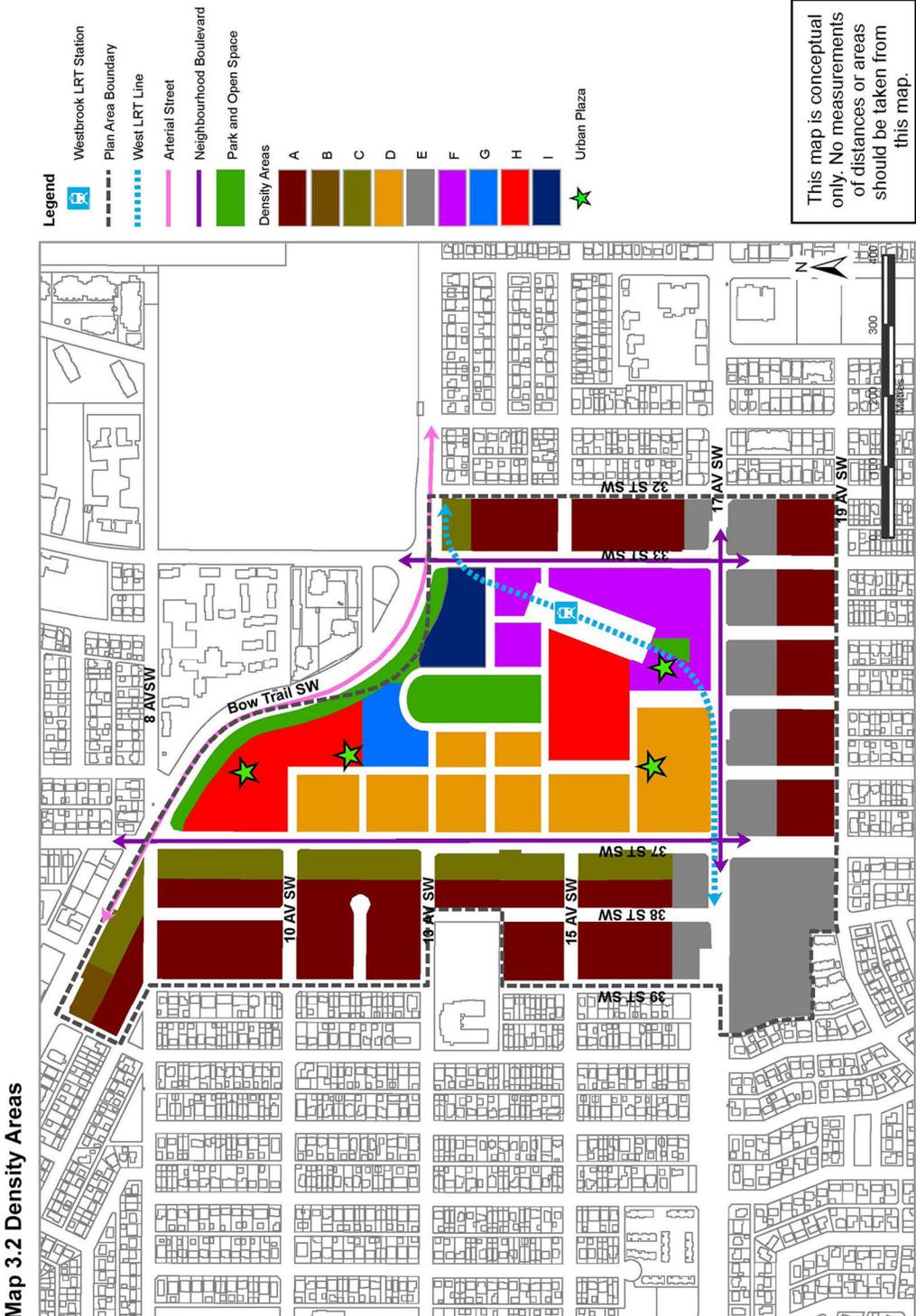


Schedule A



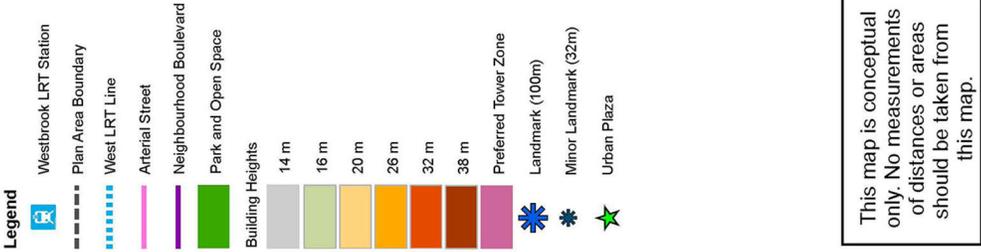
PROPOSED

Schedule B



PROPOSED

Schedule C



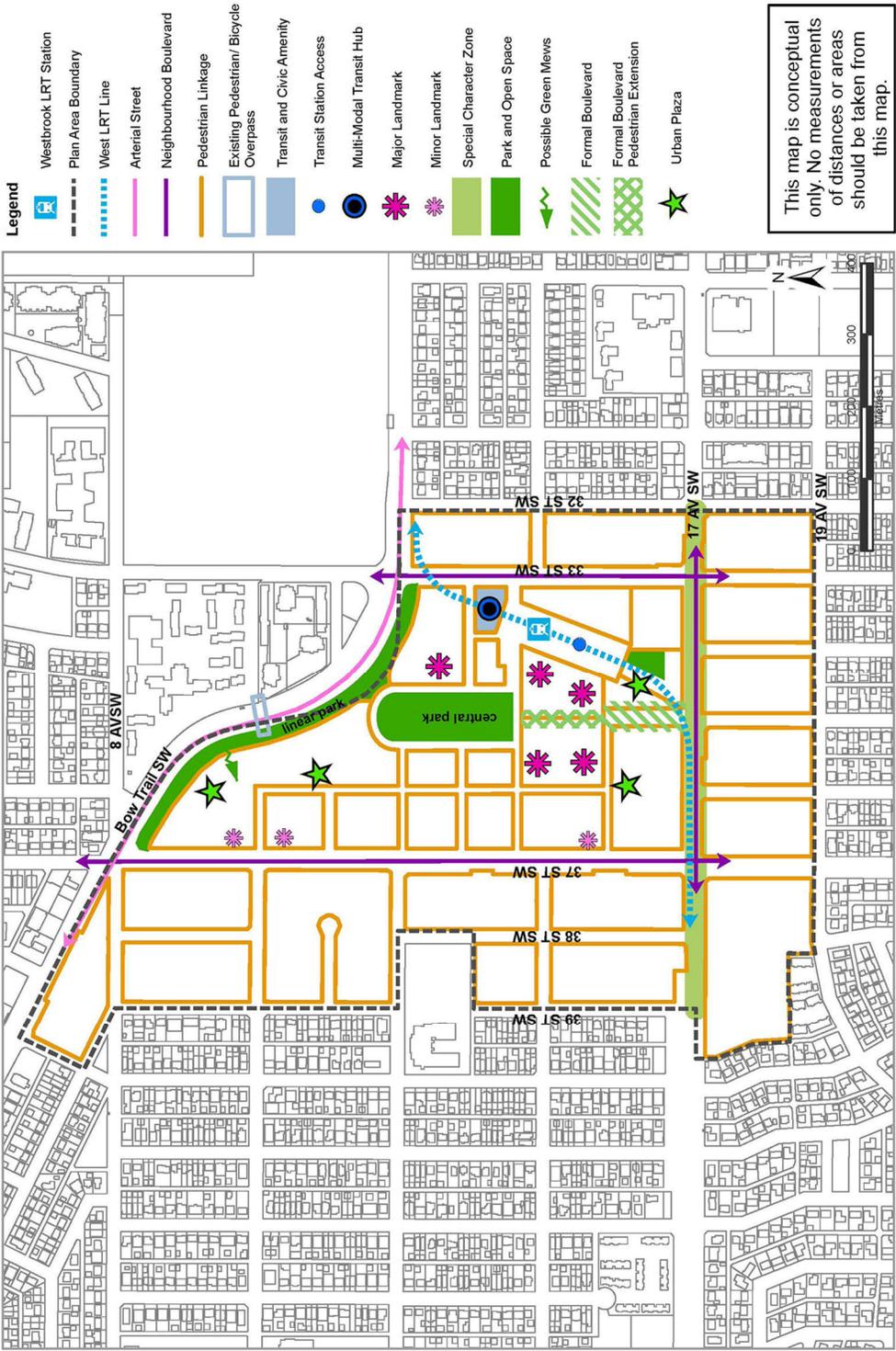
This map is conceptual only. No measurements of distances or areas should be taken from this map.

Map 3.3 Maximum Building Heights



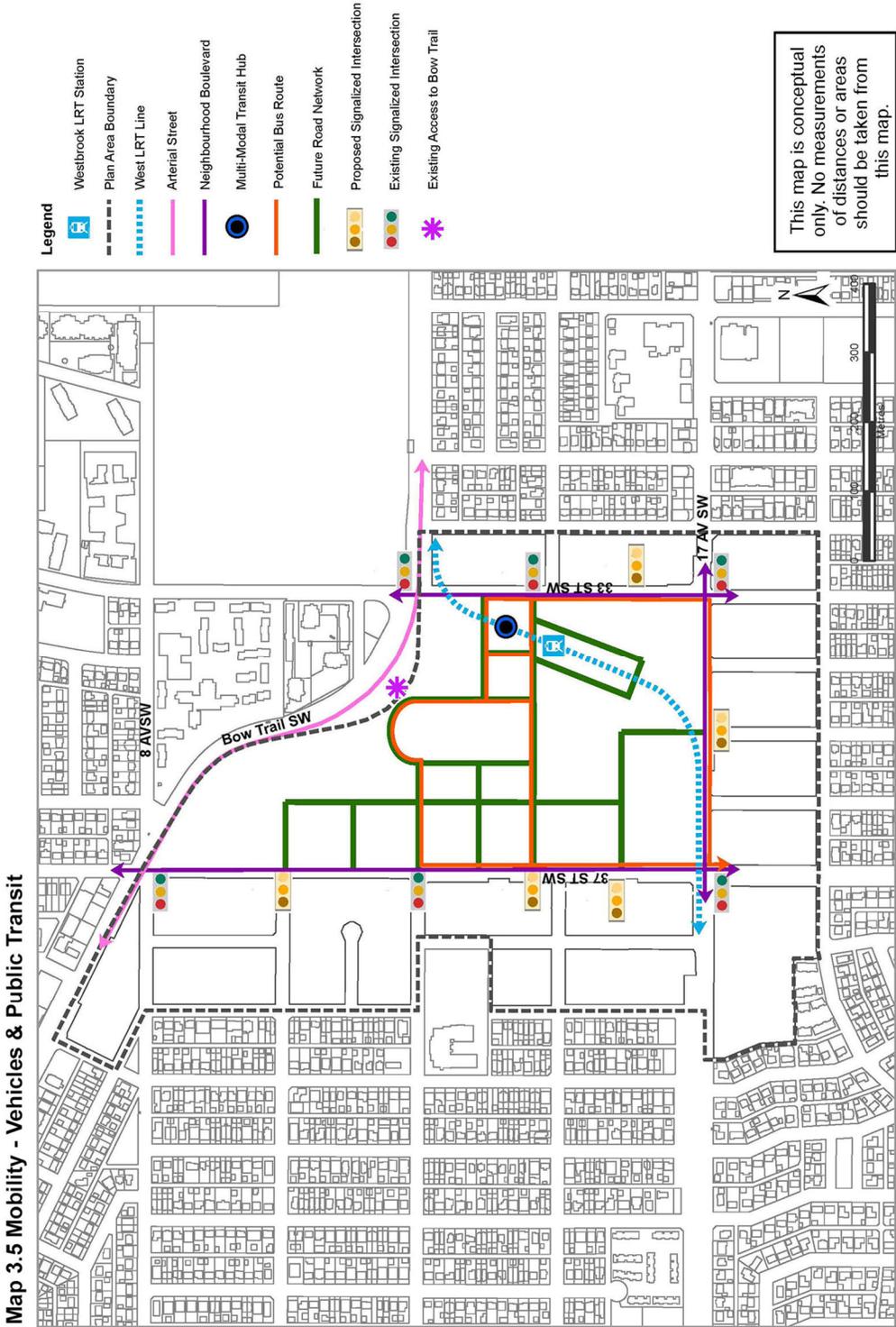
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Schedule D



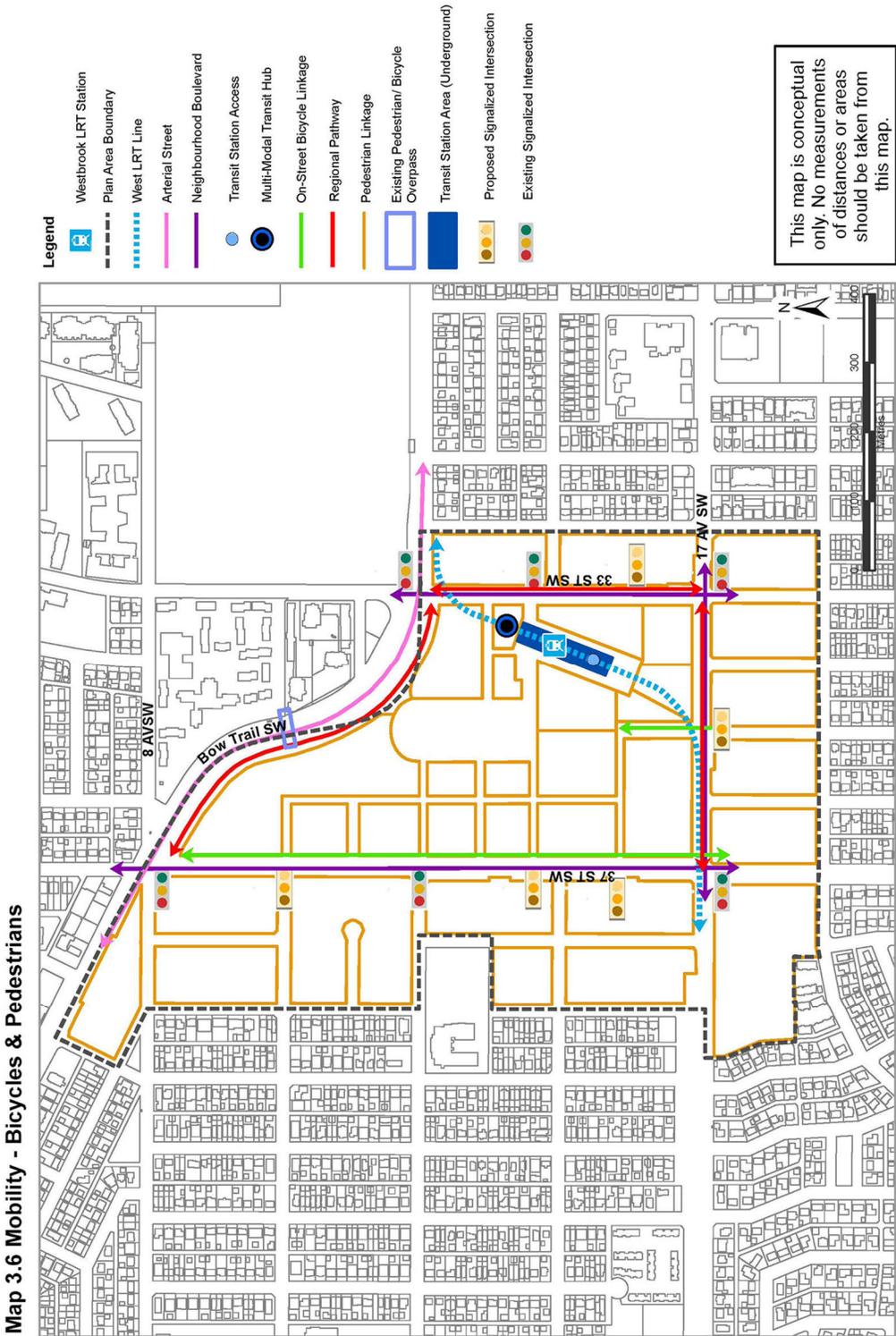
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Schedule E



PROPOSED

Schedule F



PROPOSED