PROPOSED

C2022-1212 ATTACHMENT 2

BYLAW NUMBER 67P2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE NORTH HILL COMMUNITIES LOCAL AREA PLAN BYLAW 18P2020 (C2022-1212)

WHEREAS it is desirable to amend the North Hill Communities Local Area Plan Bylaw 18P2020, 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 North Hill Communities Local Area Plan attached to and forming part of Bylaw 18P2020, as amended, is hereby further amended as follows:
 - (a) Amend Map 3 entitled "Urban Form" by changing 9.83 hectares ± (24.28 acres ±) located at 920, 954, 970, 990, 998, 1020, 1028 16 Avenue NE, 16 Moncton Road NE, and a portion of 2502M 6 Street NE (Plan 7059HG Block P; Plan 1442JK Blocks R, S, and T; Plan 8672HL Block Q; Plan 2011532 Area 'A' and Area 'B'; and Portion of Plan 2113JK Block 1) from "Comprehensive Planning Site" to "Comprehensive Planning Site", "Neighbourhood Commercial", "Neighbourhood Flex", "Neighbourhood Connector", "Neighbourhood Local", "Parks and Open Space", and "Natural Areas" as generally illustrated in the sketch below:



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(b) Amend Map 4 entitled "Building Scale" by changing 9.83 hectares ± (24.28 acres ±) located at 920, 954, 970, 990, 998, 1020, 1028 – 16 Avenue NE, 16 Moncton Road NE, and a portion of 2502M – 6 Street NE (Plan 7059HG Block P; Plan 1442JK Blocks R, S, and T; Plan 8672HL Block Q; Plan 2011532 Area 'A' and Area 'B'; and Portion of Plan 2113JK Block 1) from "No Scale Modifier" to "Mid (up to 12 storeys)", "Low (up to 6 storeys)", "Limited (up to 3 storeys)", and "Parks, Civic and Recreation" as generally illustrated in the sketch below:



- (c) In Section 2.2.6 Comprehensive Planning Sites, in policy f, delete the first paragraph and replace with the following:
 - "Midfield Heights located at 920, 954, 970, 990, 998, 1020 and 1028 16 Avenue NE and 16 Moncton Road NE is a Comprehensive Planning Site. Development on this site should:"
- (d) In Section 2.2.6 Comprehensive Planning Sites, in policy f, delete bullet iii and replace with the following:
 - "iii. show, to the satisfaction of the Development Authority, that nonmarket housing is, will be, or has been provided on at least two parcels throughout the Midfield Heights land;"

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- (e) In Section 2.2.6 Comprehensive Planning Sites, in policy f, in bullet v, delete the word "and," at the end.
- (f) In Section 2.2.6 Comprehensive Planning Sites, in policy f, in bullet vi, delete "." at the end and replace with ";".
- (g) In Section 2.2.6 Comprehensive Planning Sites, in policy f, after the last bullet add the following:
 - "vii. 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; and
 - viii. design surface parking in order to reduce its visual impact and minimize its impact on the pedestrian realm."

SIGNED ON

DEAD A EIDST TIME ON

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

2.

READ A FIRST TIME ON _		
READ A SECOND TIME ON		
READ A THIRD TIME ON		
	MAYOR	
	SIGNED ON	
	CITY CLERK	