

PROPOSED

CPC2022-1242
ATTACHMENT 2

BYLAW NUMBER 3P2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE INGLEWOOD AREA
REDEVELOPMENT PLAN BYLAW 4P92
(LOC2022-0129/CPC2022-1242)**

WHEREAS it is desirable to amend the Inglewood Area Redevelopment Plan Bylaw 4P92, 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 Inglewood Area Redevelopment Plan attached to and forming part of Bylaw 4P92, as amended, is hereby further amended as follows:
 - (a) Delete Map 8 entitled 'Sites Requiring Redesignations - Commercial/Industrial', and replace with revised Map 8 entitled 'Sites Requiring Redesignations Commercial/Industrial' attached as Schedule A.
 - (b) Amend Table 3 entitled 'Proposed Commercial/Industrial Redesignations', by inserting Site C23 row as last item in the table, as shown below:

SITE	EXISTING DESIGNATION	PROPOSED POLICY	PROPOSED LAND USE DESIGNATION	DEVELOPMENT GUIDELINES (may be detailed in redesignations to Direct Control)
C23 1204, 1210, 1212, 1216 11 - Avenue SE	C-COR2 f2.8h12	<i>Integrated mixed-use development incorporating emergency response station</i>	MU-1f6.5h45	<ul style="list-style-type: none">• <i>The maximum building height is 45.0 metres.</i>• <i>Development should be designed to use variation in building heights, massing, setbacks, and/or other strategies to mitigate the massing impacts on neighbouring parcels and to vary the arrangement of building scale.</i>• <i>Development should provide a high-quality public realm with a pedestrian-friendly and</i>

PROPOSED

BYLAW NUMBER 3P2023

				<p><i>street-oriented building interface at the street corner edges and coordinate the detailed streetscape design and construction with the Ramsay-Inglewood Station Area Improvement Project.</i></p> <ul style="list-style-type: none">• <i>The integration of a multi-purpose flex space for broader community and/or public use, programming and activation should be explored, and where feasible, incorporated into the design of the development.</i>• <i>Laneway paving and/or additional public realm improvements, full signalization of the 12 Street SE/11 Avenue SE intersection, and other mobility safety measures should be provided with the development to improve pedestrian/cyclist safety and vehicular access/movements.</i>• <i>The integration of unique elements such as public art, interpretive plaques, and/or other innovate ideas that may acknowledge local area history (e.g. historic Fire Station No. 3) and/or elements of the 'Gopher Park' temporary site activation project (e.g. Inglewood letters bicycle rack, basketball court) should be explored, and where feasible, incorporated into the design of the development to enhance a strong sense of place.</i>
--	--	--	--	--

PROPOSED

BYLAW NUMBER 3P2023

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 _____

PROPOSED

BYLAW NUMBER 3P2023

SCHEDULE A

