

PROPOSED

CPC2022-1329
ATTACHMENT 3

BYLAW NUMBER 18P2023

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MARDA LOOP AREA REDEVELOPMENT PLAN BYLAW 3P2014 (LOC2022-0131/CPC2022-1329)

WHEREAS it is desirable to amend the Marda Loop Area Redevelopment Plan Bylaw 3P2014, 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 Marda Loop Area Redevelopment Plan attached to and forming part of Bylaw 3P2014, as amended, is hereby further amended as follows:
 - (a) Delete existing Map 1.1 entitled 'Plan Area Location and Boundary' and replace with the revised Map 1.1 entitled 'Plan Area Location and Boundary' attached as Schedule "A".
 - (b) Delete existing Figure 1.1 entitled 'Air Photo' and replace with the revised Figure 1.1 entitled 'Air Photo' attached as Schedule "B".
 - (c) Delete existing Map 1.2 entitled 'Existing Land Use' and replace with the revised Map 1.2 entitled 'Existing Land Use' attached as Schedule "C".
 - (d) Delete existing Map 3.1 entitled 'Land Use Policy Areas' and replace with the revised Map 3.1 entitled 'Land Use Policy Areas' attached as Schedule "D".
 - (e) Delete existing Map 4.1 entitled 'Public Realm' and replace with the revised Map 4.1 entitled 'Public Realm' attached as Schedule "E".
 - (f) Delete existing Map 4.2 entitled 'Maximum Building Heights' and replace with the revised Map 4.2 entitled 'Maximum Building Heights' attached as Schedule "F".
 - (g) In Section 4.2.2 Building Massing & Form, Policy 2, in the fourth bullet, at the end of the sentence add the following:

"along with design elements such as walkways, trees, planters, and art features."

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- (h) In Section 4.2.4 Building Entry & Access, after Policy 1, add the following and renumber the subsequent policies accordingly:
 - “2. Slope adaptive design strategies (e.g. the use of gently sloped ramps combined with clear step placement, patios and planters, interior steps or ramps) should be applied to accommodate any grade changes and provide a seamless transition between the public sidewalk and the building frontage.”
- (i) Delete existing Map 5.1 entitled ‘Mobility’ and replace with the revised Map 5.1 entitled ‘Mobility’ attached as Schedule “G”.

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

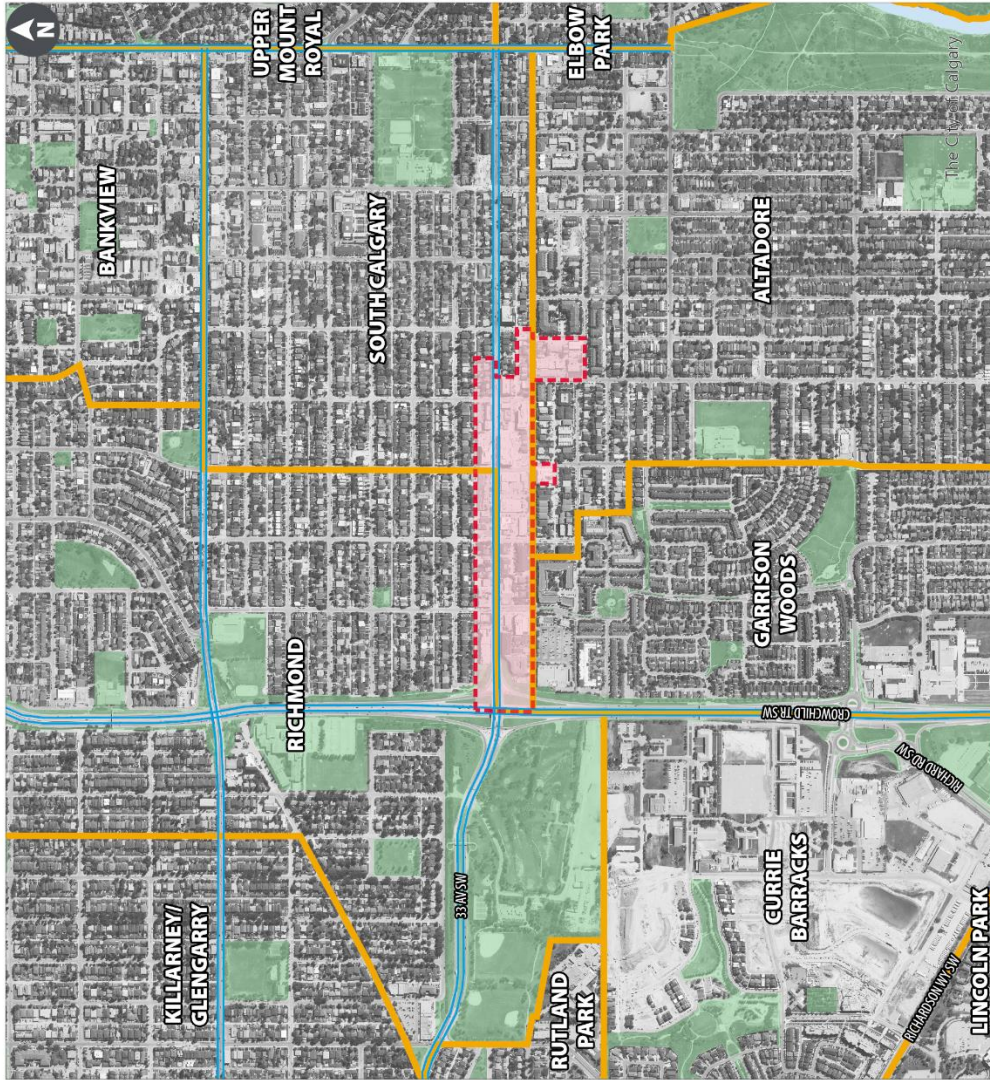
SIGNED ON _____

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SCHEDULE A

Map 1.1: Plan Area Location and Boundary



Legend

- Major Road
- Plan Area Boundary
- Community Boundary
- Parks & Open Space

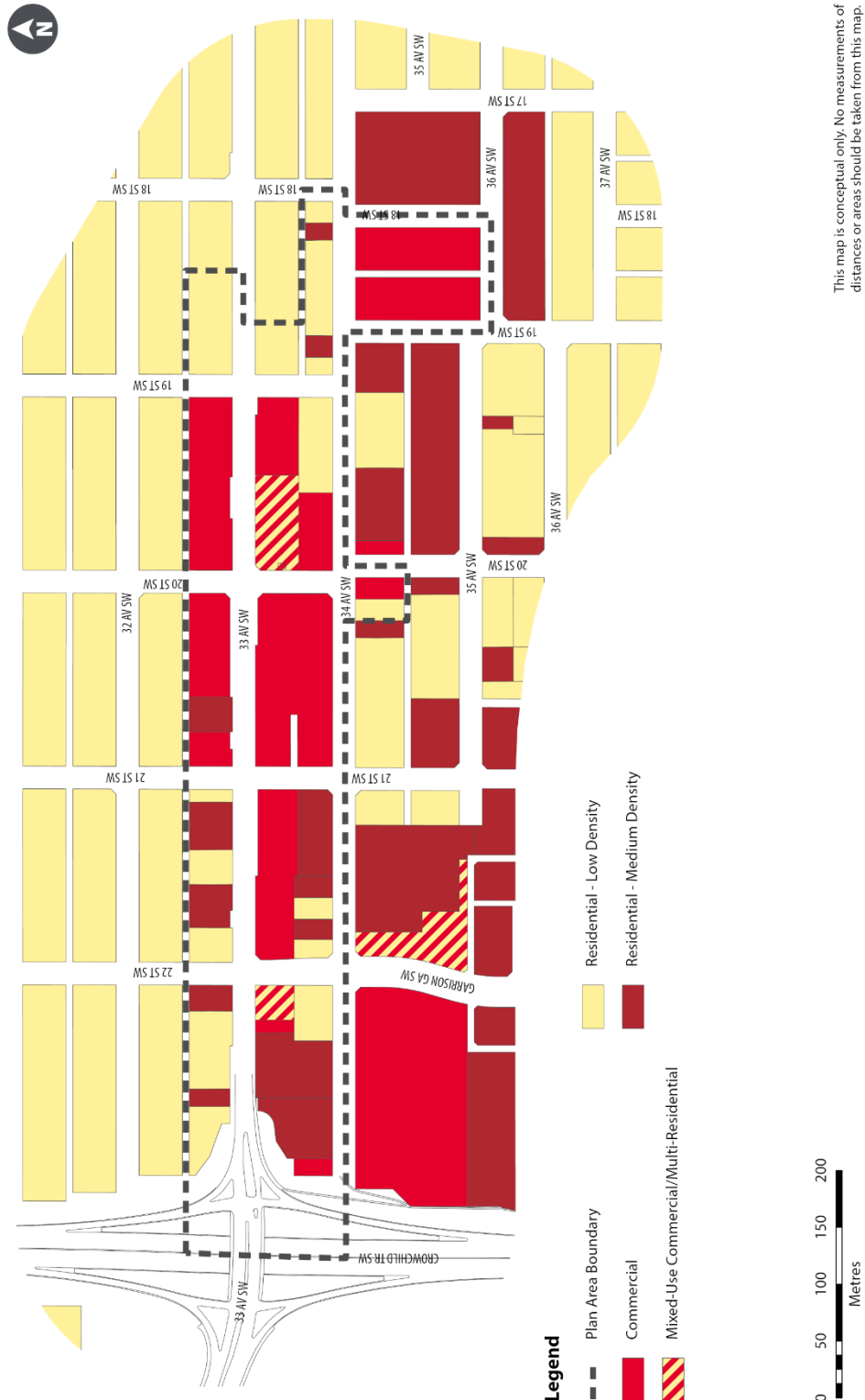
This map is conceptual only. No measurements of distances or areas should be taken from this map.

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SCHEDULE C

Map 1.2: Existing Land Use

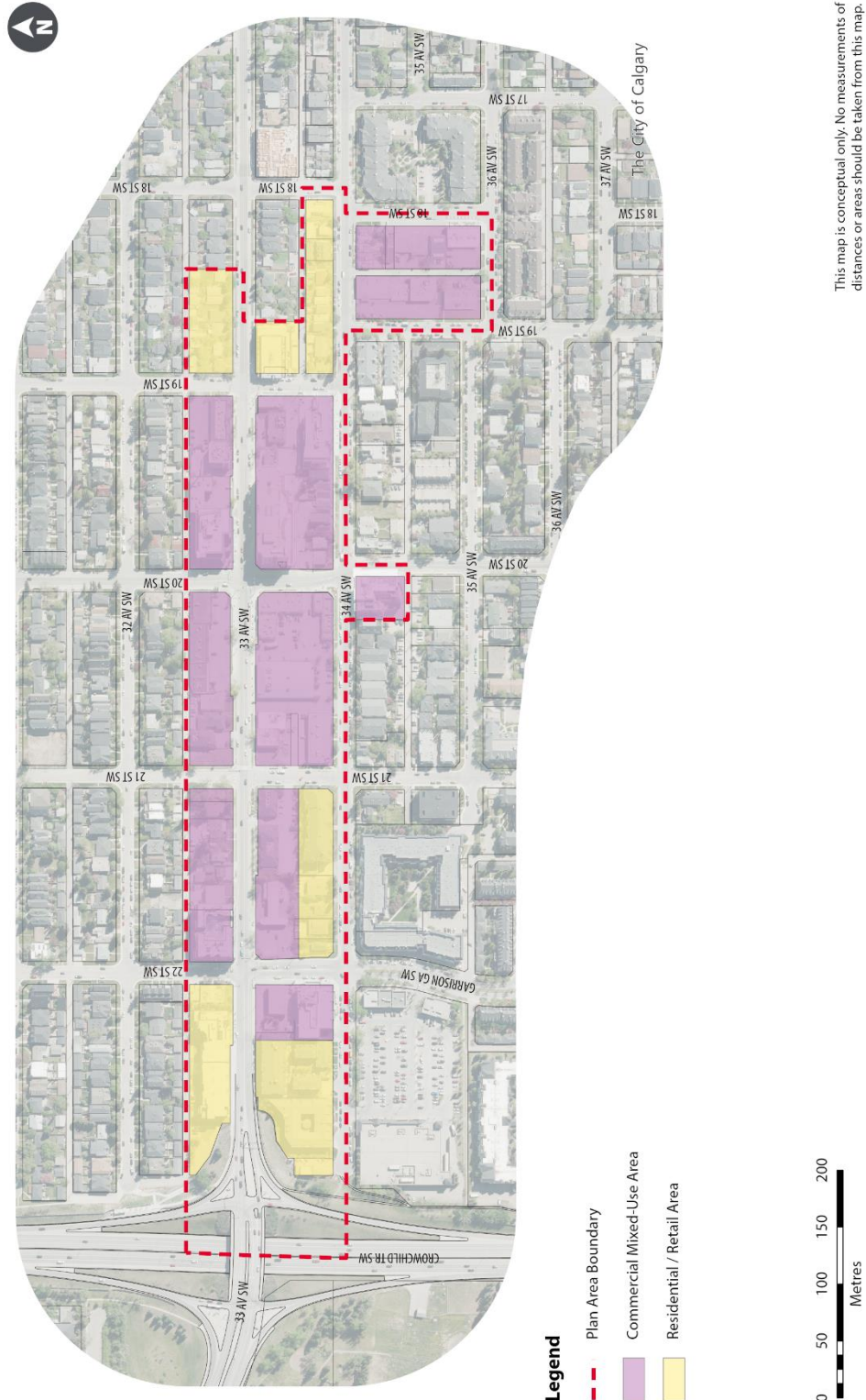


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SCHEDULE D

Map 3.1: Land Use Policy Areas

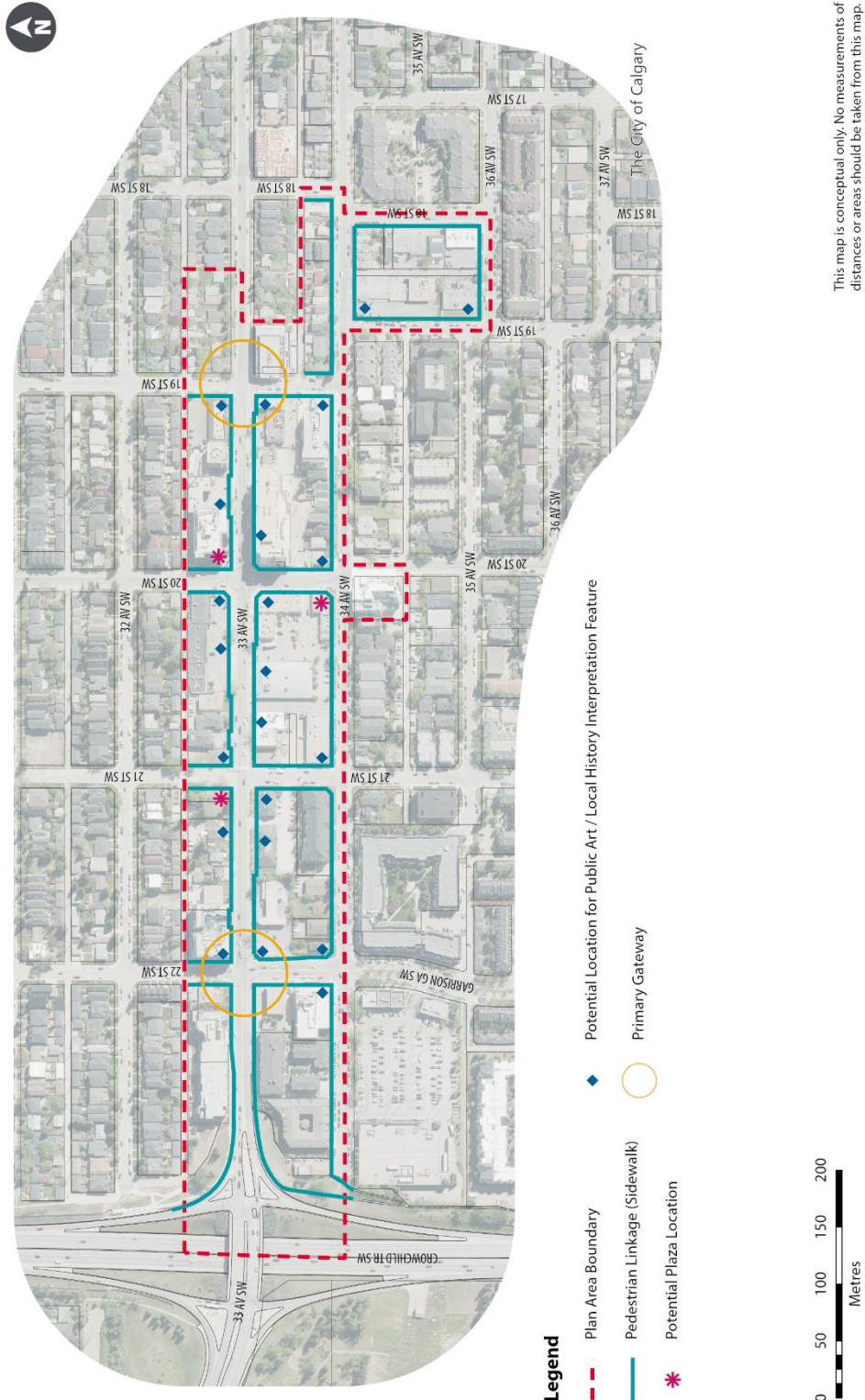


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SCHEDULE E

Map 4.1: Public Realm



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SCHEDULE F

Map 4.2: Maximum Building Heights

