

PROPOSED

CPC2023-0600
ATTACHMENT 2

BYLAW NUMBER 45P2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE STADIUM SHOPPING CENTRE
AREA REDEVELOPMENT PLAN BYLAW 40P2013
(LOC2022-0170/CPC2023-0600)**

WHEREAS it is desirable to amend the Stadium Shopping Centre Area Redevelopment Plan Bylaw 40P2013, 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 Stadium Shopping Centre Area Redevelopment Plan attached to and forming part of Bylaw 40P2013, as amended, is hereby further amended as follows:
 - (a) In Section 5.1 Land Use and Density, subsection 5.1.1 Land Use, delete policy 5 and replace with the following:

“5 Retail and consumer services and eating and drinking uses are:

 - A. predominantly located at grade and on the mezzanine floors of mixed-use buildings throughout the Plan area; and
 - B. particularly encouraged along any central open space, street or pathway that connects such a central open space to Uxbridge Road NW, and in close proximity to transit stops on Uxbridge Drive NW and 16 Avenue NW.”
 - (b) In Section 5.1 Land Use and Density, subsection 5.1.1 Land Use, delete policy 6 (C) and replace with the following:

“C. no more than 31,000 square metres of gross floor area available for Health uses as defined in this document.”
 - (c) Delete the existing Map 3 entitled ‘Land Use Patterns’ and replace with the revised Map 3 entitled ‘Land Use Patterns’, attached as Schedule A.
 - (d) In Section 5.1 Land Use and Density, subsection 5.1.2 Density, delete policy 3 and replace with the following:

“3 Planning applications that seek amounts of floor space, dwelling units, assisted living dwelling units, live work units or hotel rooms above the amounts indicated in policy 5.1.2 (1) may require a revised and updated transportation impact assessment, with the exception of Health uses.”

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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 3: Land Use Pattern

Map 3: Legend

- Residential
- Residential, Office and Health uses
- Residential, Office, Health uses and Hotel
- Open Space (> 10m depth)
- Plan Area Boundary

Note: Retail and consumer services and eating and drinking uses are predominantly located throughout the Plan area at-grade and on the mezzanine floors of mixed-use buildings.

