

PROPOSED

CPC2023-0925
ATTACHMENT 2

BYLAW NUMBER 78P2023

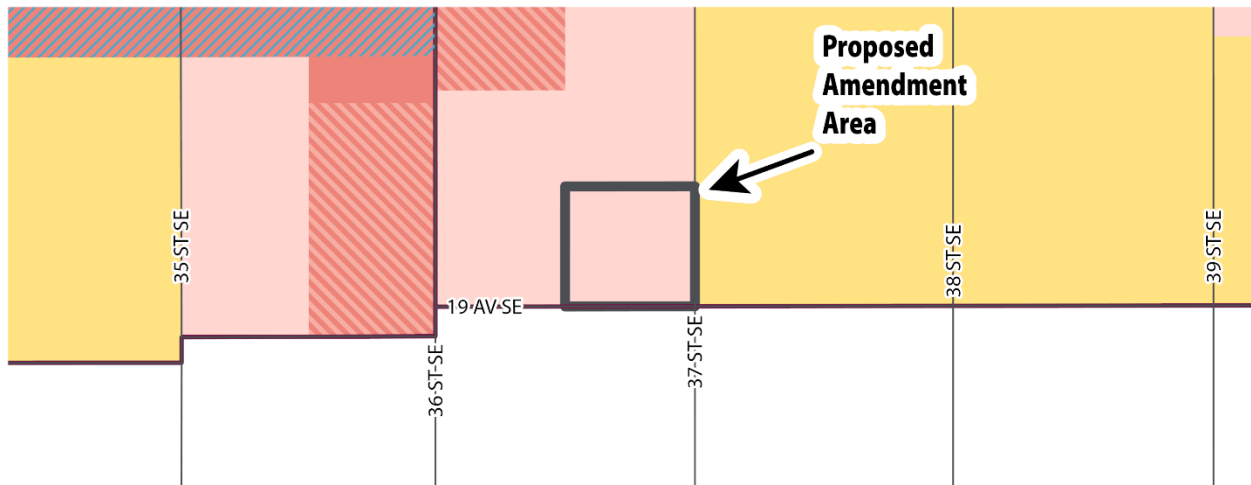
**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE INTERNATIONAL AVENUE
AREA REDEVELOPMENT PLAN BYLAW
90P2018
(LOC2023-0131/CPC2023-0925)**

WHEREAS it is desirable to amend the International Avenue Area Redevelopment Plan Bylaw 90P2018;






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 International Avenue Area Redevelopment Plan attached to and forming part of Bylaw 90P2018, is hereby amended as follows:
 - (a) Amend Map 3 entitled 'Land use concept' by changing 0.15 hectares \pm (0.36 acres \pm) located at 3720 – 19 Avenue SE (Plan 1210859, Block 20, Lot 17) from 'Neighbourhood – Low-Rise' to 'Community – Mid-Rise' as generally illustrated in the sketch below:



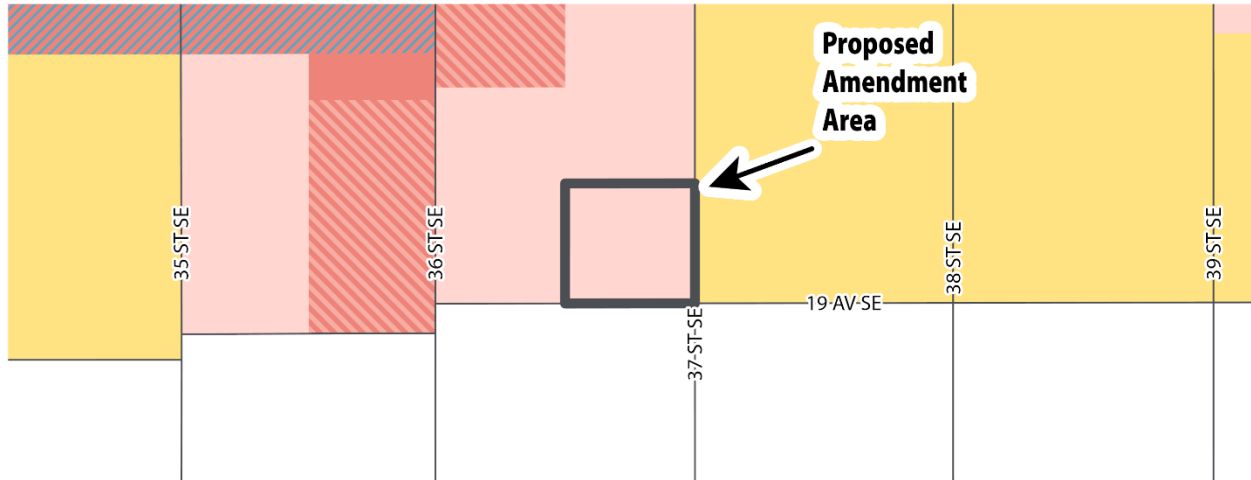
Legend

- | | | |
|--|--|---|
|  Neighbourhood - Low-Rise |  Community - Centre |  Active Frontage |
|  Community - Mid-Rise |  Community - High-Density |  Character Zone Boundary |

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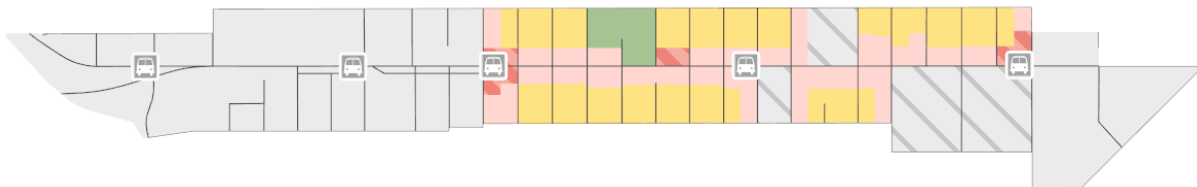
- (b) Amend Map 4 entitled 'Building height' by changing 0.15 hectares ± (0.36 acres ±) located at 3720 – 19 Avenue SE (Plan 1210859, Block 20, Lot 17) from 'Neighbourhood – Low-Rise (Max 4 Stories)' to 'Community – Mid-Rise (Max 6 Stories)' as generally illustrated in the sketch below:



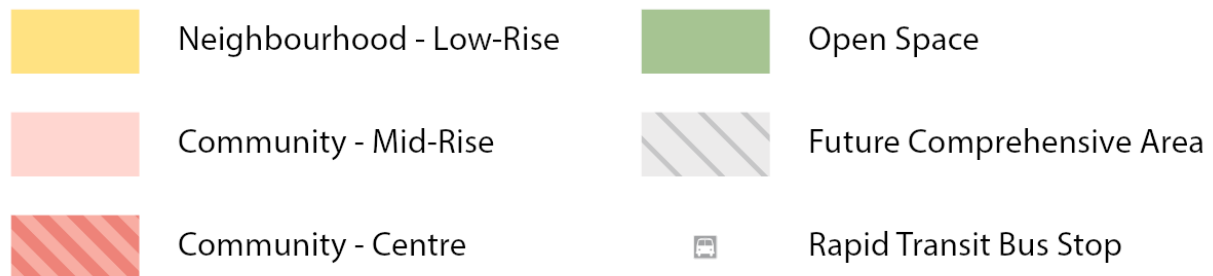
Legend



- (c) In Section 3.3 Central Boulevard zone (from 36 Street S.E. to 52 Street S.E.), at the beginning of the Section, delete the small inset map and replace with the following:



Legend



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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 _____