

BYLAW NUMBER 32P2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE RAMSAY AREA
REDEVELOPMENT PLAN BYLAW 1P94**

WHEREAS it is desirable to amend the Ramsay Area Redevelopment Plan Bylaw 1P94, 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. This Bylaw may be cited as the "Ramsay Area Redevelopment Plan Amendment Number 7 Bylaw."
2. The Ramsay Area Redevelopment Plan attached to and forming part of Bylaw 1P94, as amended, is hereby further amended as follows:

- (a) In Section 3.2.3.2, General Commercial Policy, delete the following: "Mixed commercial/residential uses will be considered for the west-side of 11 Street SE; commercial uses only will be considered for the east-side"

and replace with the following:

"A mix of commercial and residential uses are considered for the west-side of 11 Street SE; commercial uses are considered most appropriate for the east-side of 11 Street SE, however residential development may be considered as long as sites are deemed safe from an environmental perspective and design of buildings mitigate noise and other concerns related to the adjacent rail lines".

- (b) In Table 2 "Commercial Policy Areas – Recommended Development Guidelines and Actions", row 6 11 Street SE – Commercial Policy Area (Map 5) Continued...under the Development Guidelines for Site 6(b), delete the second bullet point in its entirety and replace with a new bullet point as follows:

- Residential developments shall only be considered if:
 - Documentation of appropriate soil quality is provided to the Approving Authority; and
 - All residential buildings and site plans are designed to mitigate noise and other concerns related to the adjacent rail line".

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

READ A FIRST TIME THIS 7th DAY OF DECEMBER, 2015.

READ A SECOND TIME THIS ____ DAY OF _____, 2015.

READ A THIRD TIME THIS ____ DAY OF _____, 2015.

MAYOR
SIGNED THIS ____ DAY OF _____, 2015.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2015.