

# PROPOSED

CPC2017-334  
ATTACH 1

## BYLAW NUMBER 60P2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE WINSTON HEIGHTS/MOUNTVIEW AREA REDEVELOPMENT PLAN BYLAW 20P2006

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**WHEREAS** it is desirable to amend the Winston Heights/Mountview Area Redevelopment Plan Bylaw 20P2006, 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 Winston Heights/Mountview Area Redevelopment Plan attached to and forming part of Bylaw 20P2006, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 3 entitled "Policy Areas" and replace with the revised Map 3 entitled "Policy Areas", attached hereto as Schedule A.
  - (b) Delete the existing Map 4 entitled "Residential Policy Area 1 – Low Density: Land Lots" and replace with the revised Map 4 entitled "Residential Policy Area 1 – Low Density: Laned Lots", attached hereto as Schedule B.
  - (c) Delete the existing Map 7 entitled "Residential Policy Area 4 – Medium Density" and replace with the revised Map 7 entitled "Residential Policy Area 4 – Medium Density", attached hereto as Schedule C.
  - (d) Insert a new subsection 2.12.15 as follows:

"2.12.15 The Approving Authority should consider a relaxation to the setback along 4 Street NE and 17 Avenue NE for 502, 508 and 512 – 17 Avenue NE at the time of Development Permit to facilitate a more urban character and pedestrian-oriented streetscape."

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

READ A FIRST TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A THIRD TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

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MAYOR  
SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

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CITY CLERK  
SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

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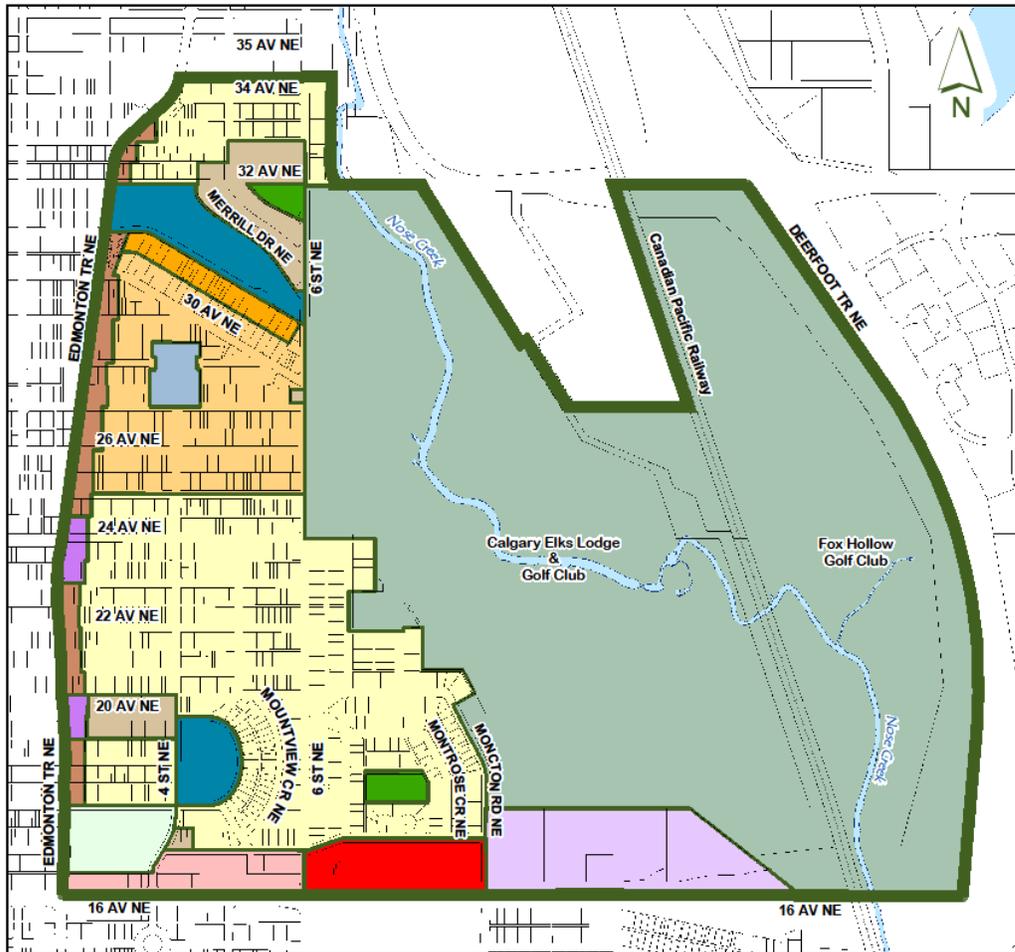
## SCHEDULE A

Winston Heights  
Mountview ARP

### Map 3 POLICY AREAS

**Legend**

- |                                                                                                                                                     |                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
|  Area 1 - Low Density - Laned Lots                                 |  Area 9 - Commercial or Mixed Use - 16 Avenue NE |
|  Area 2 - Low Density - Laneless Lots                              |  Area 10 - Open Space - Community Centre         |
|  Area 3 - Medium Density - 31 Avenue NE                            |  Area 11 - Open Space - School Sites             |
|  Area 4 - Medium Density - Multi-Unit                              |  Area 12 - Open Space - Munro Park               |
|  Area 5 - Medium Density - Edmonton Tr                             |  Area 13 - Open Space - Neighbourhood Parks      |
|  Area 6 - Multi-Unit Residential or Mixed Use - Midfield Park Area |  Area 14 - Open Space - Nose Creek Valley        |
|  Area 7 - Local Commercial - Edmonton Tr                           |  Policy Area Boundary                            |
|  Area 8 - Commercial - 16 Av Corridor                              |  Study Boundary                                  |



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## SCHEDULE B

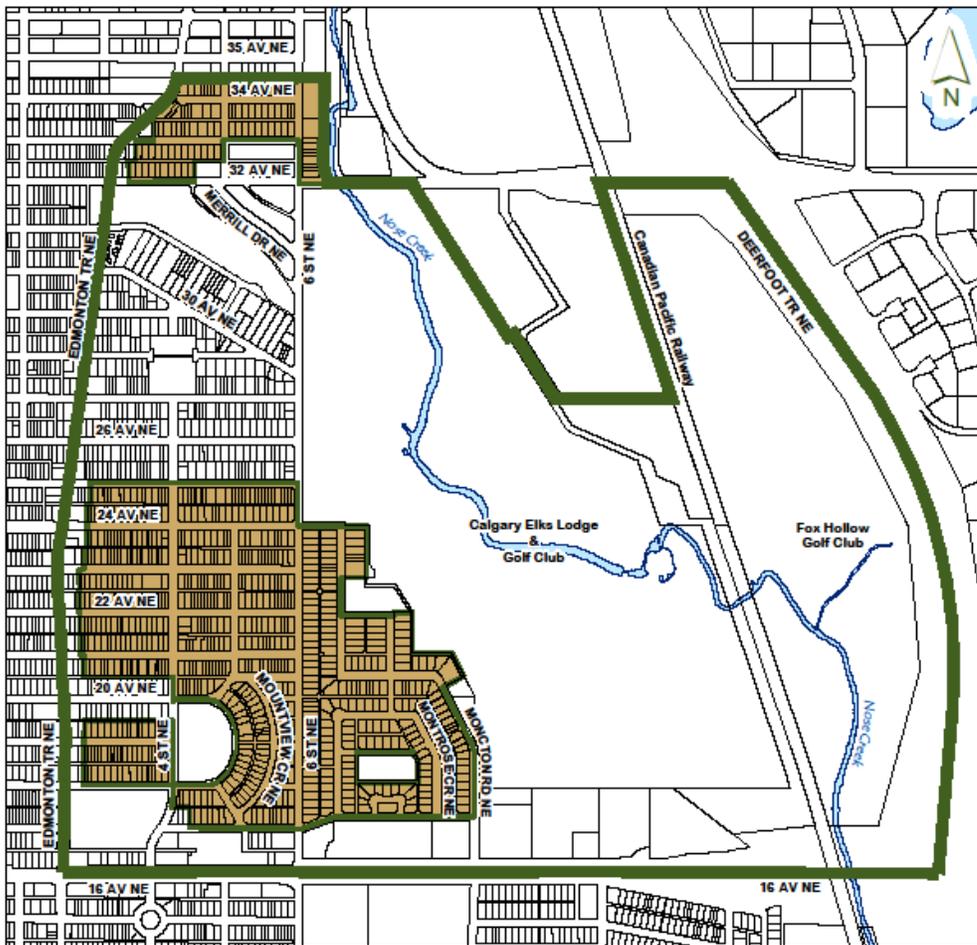
Winston Heights  
Mountview ARP

### Map 4 RESIDENTIAL POLICY AREA 1

LOW DENSITY:  
Laned Lots

#### Legend

-  Policy Area 1
-  Study Boundary



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# PROPOSED BYLAW NUMBER 60P2017

## SCHEDULE C

Winston Heights  
Mountview ARP

Map 7

RESIDENTIAL  
POLICY AREA 4

MEDIUM DENSITY

### Legend

-  Policy Area 4
-  Study Boundary



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