

PROPOSED

CPC2024-0963
ATTACHMENT 2

BYLAW NUMBER 79P2024

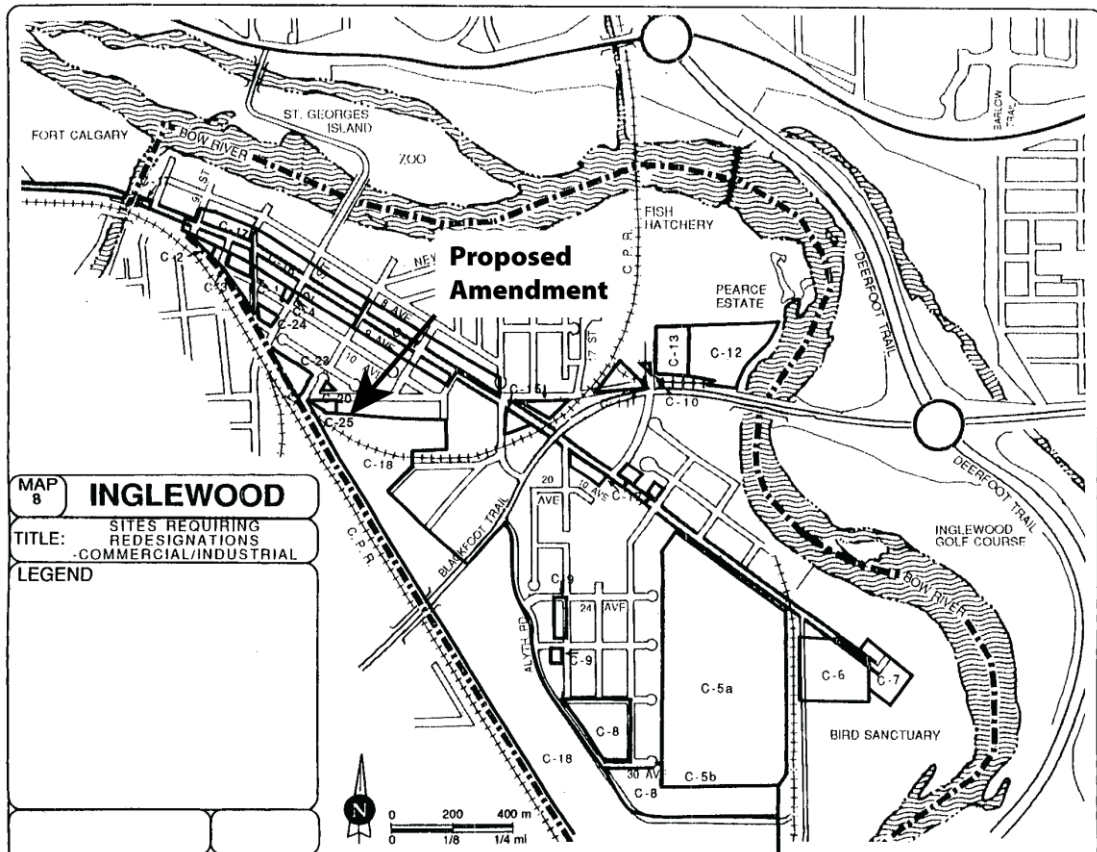
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE INGLEWOOD AREA REDEVELOPMENT PLAN BYLAW 4P92 (LOC2022-0064/CPC2024-0963)

WHEREAS it is desirable to amend the Inglewood Area Redevelopment Plan Bylaw 4P92, 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 Inglewood Area Redevelopment Plan attached to and forming part of Bylaw 4P92, as amended, is hereby further amended as follows:
 - (a) Amend Map 8 entitled 'Sites Requiring Redesignations Commercial / Industrial' by adding site number "C-25" to the 0.53 hectares ± (1.31 acres ±) parcel located at 1401 – 17 Avenue SE (Plan 9210938, Block 1, Lot 1) as generally illustrated in the sketch below:



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(b) In Section 3.5 Implementation, Table 3 Proposed Commercial/Industrial Redesignations, at the end of the table insert the following row:

SITE	EXISTING DESIGNATION	PROPOSED POLICY	PROPOSED LAND USE DESIGNATION	DEVELOPMENT GUIDELINES (may be detailed in redesignation to Direct Control)
C25 1401 - 17 Avenue SE	I-E	Mixed-use development	MU-1f5.0h45	<ul style="list-style-type: none">The maximum building height is 45.0 metres.The maximum Floor Area Ratio (FAR) is 5.0.In order to achieve the maximum FAR and building height, a 12-metre-wide public access easement should be provided adjacent to the existing railway and connecting to 17 Avenue SE.

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 _____