

# PROPOSED

CPC2024-0955  
ATTACHMENT 2

## BYLAW NUMBER 80P2024

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE INGLEWOOD AREA REDEVELOPMENT PLAN BYLAW 4P92 (LOC2022-0198/CPC2024-0955)

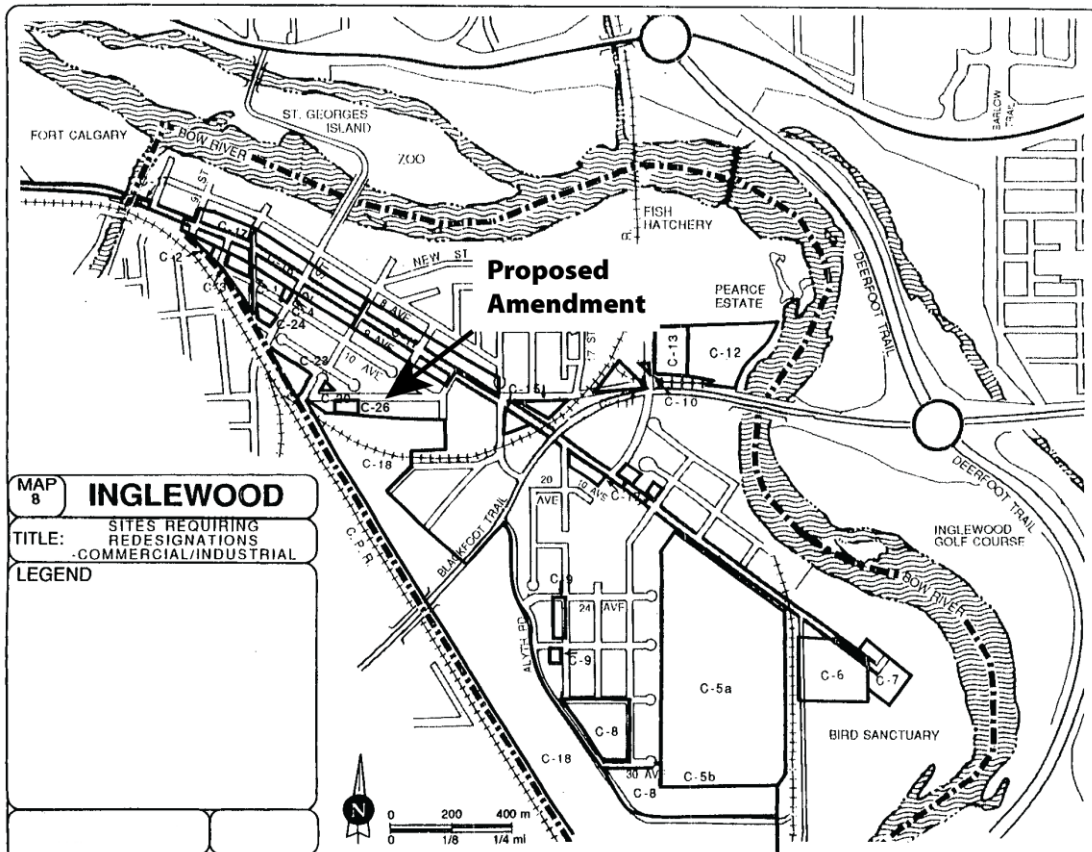
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**WHEREAS** it is desirable to amend the Inglewood Area Redevelopment Plan Bylaw 4P92, as amended;

**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-26" to the 0.32 hectares ± (0.80 acres ±) parcel located at 1439 – 17 Avenue SE (Plan 9211624, Block 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)
C26  1439 - 17 Avenue SE	I-E	Mixed-use development	MU-1f4.0h22 and MU-1f5.0h45	<ul style="list-style-type: none"> <li>• The site located at 1439 - 17 Avenue SE decreases in height and massing on the edge adjacent to the park.</li> <li>• The northern portion of the site that fronts onto 17 Avenue SE (0.25 hectares) and the park across the Avenue supports a maximum building height of 22.0 metres and a maximum FAR of 4.0.</li> <li>• The southern portion of the site (0.06 hectares) supports a maximum building height of 45.0 metres and a maximum FAR of 5.0.</li> </ul>

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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 \_\_\_\_\_