

# 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.

# PROPOSED BYLAW NUMBER 60P2017

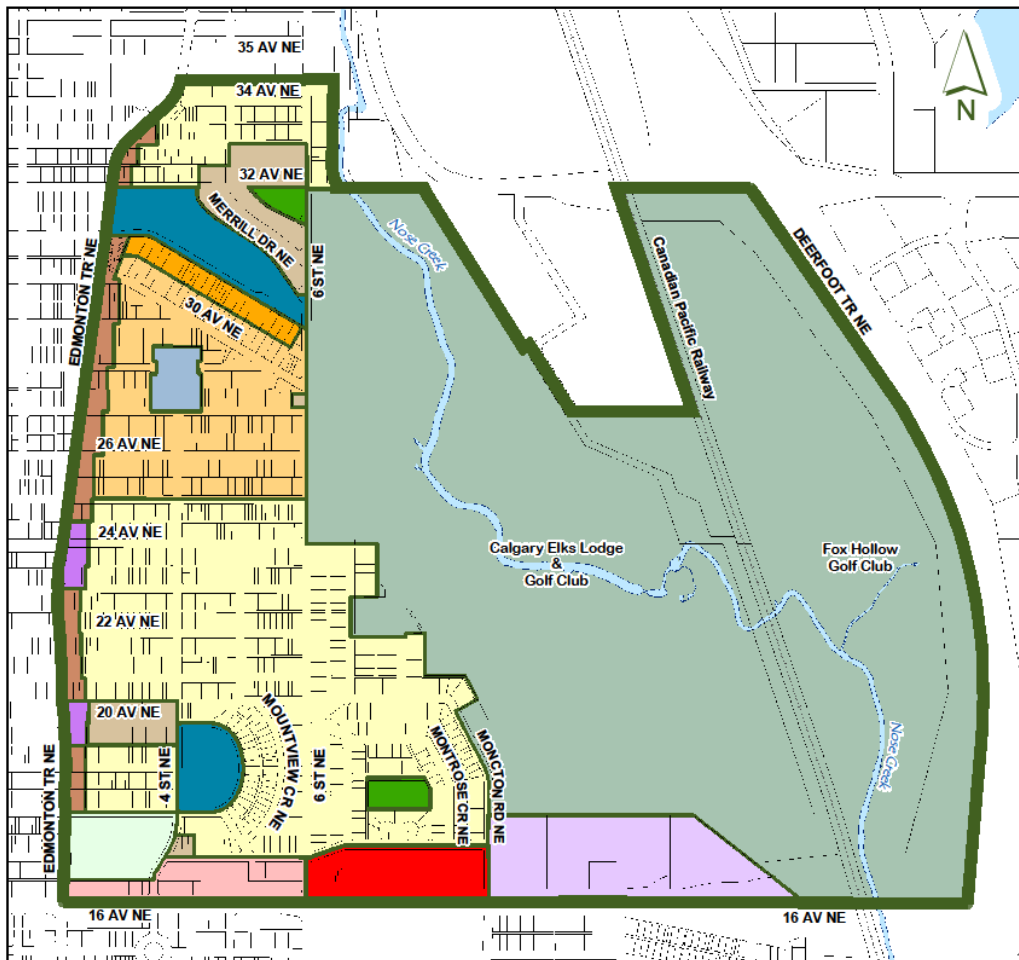
## SCHEDULE A

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

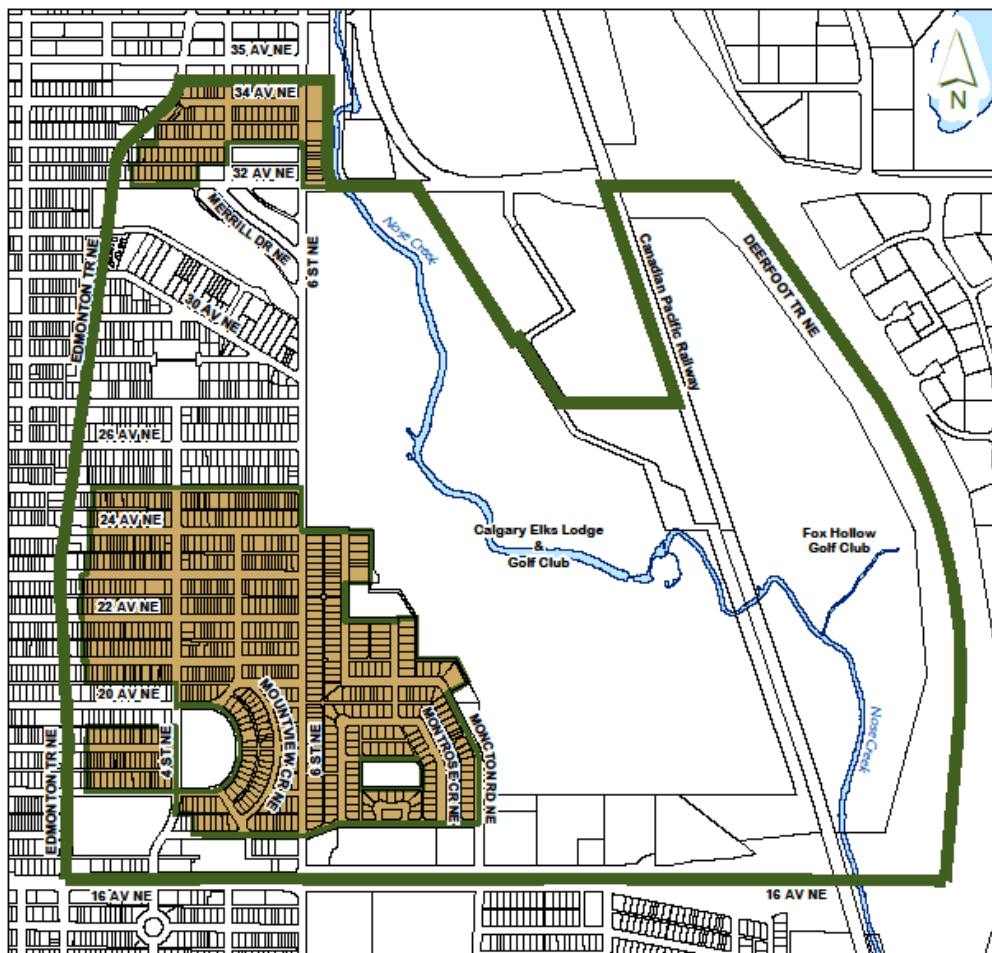
Winston Heights  
Mountview ARP

### Legend

- Policy Area 1
- Study Boundary

### Map 4 RESIDENTIAL POLICY AREA 1

LOW DENSITY:  
Laned Lots



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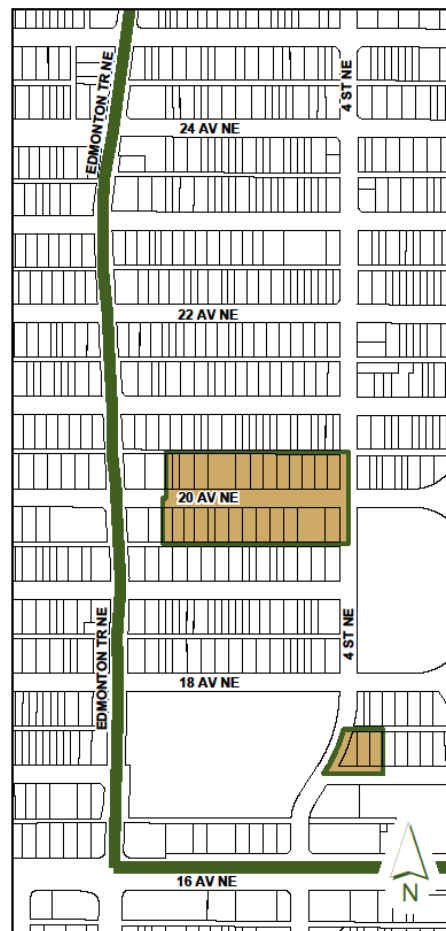
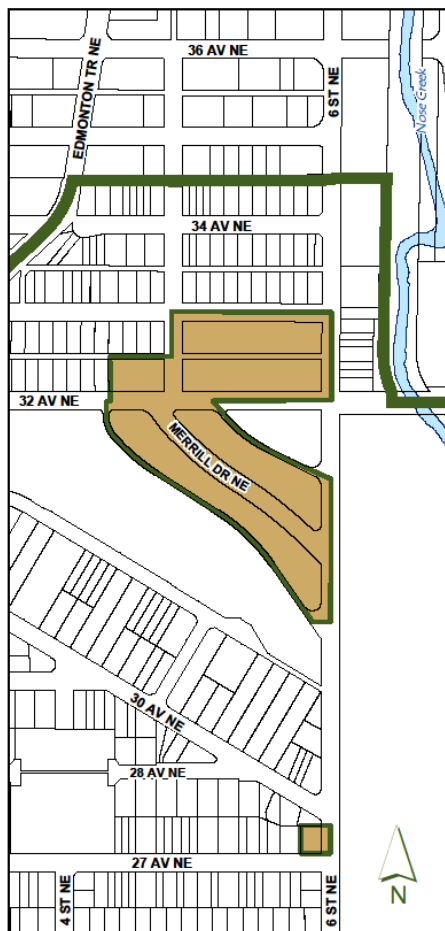
## SCHEDULE C

Winston Heights  
Mountview ARP

### Legend

- Policy Area 4
- Study Boundary

### Map 7 RESIDENTIAL POLICY AREA 4 MEDIUM DENSITY



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