

Background

At the Public Hearing on Sep 11, 2017, Council directed that 2nd and 3rd readings of Bylaw 291D2017 be withheld until the Calgary Planning Commission (CPC) recommended approval of the associated development permit. That approval from CPC was made at their March 8, 2018 meeting.

The subject site consists of 5 properties on 2nd Ave NW in Sunnyside (916, 918, 920, 922 and 926 2 Av NW). The applicant would like to develop a 5 storey building with 56 residential units. The Land Use Bylaw amendment was required in order to enact the bonus provisions of the Hillhurst/Sunnyside Area Redevelopment Plan which allows additional density on the site associated with provision of the bonus items. In this instance, the applicant will be contributing \$62,270.97 to the Hillhurst/Sunnyside improvements fund and fund an upgraded pedestrian crossing with solar rectangular rapid flashing beacon lights at the intersection of 2 Avenue NW and 8 Street NW beside Sunnyside School.

The Development Permit was supported by Administration, including the Urban Design Review Panel (UDRP). Calgary Planning Commission recommended approval of the application at its March 8 meeting.



RUSSELL

5 STORY RESIDENTIAL DEVELOPMENT

Front (South) elevation of proposed new development at 916, 918, 920, 922, 926 2 Av NW

CITY OF CALGARY RECEIVED COUNCIL CHAMBER
MAR 20 2018
ITEM: <u>9.3.1 Bylaw Tab</u> <u>Distribution</u>
CITY CLERK'S DEPARTMENT



Front Elevation

South
1:100



Rear Elevation

North
1:100



West
1:100



East
1:100