

PROPOSED

CPC2019-1293
ATTACHMENT 4

BYLAW NUMBER 81P2019

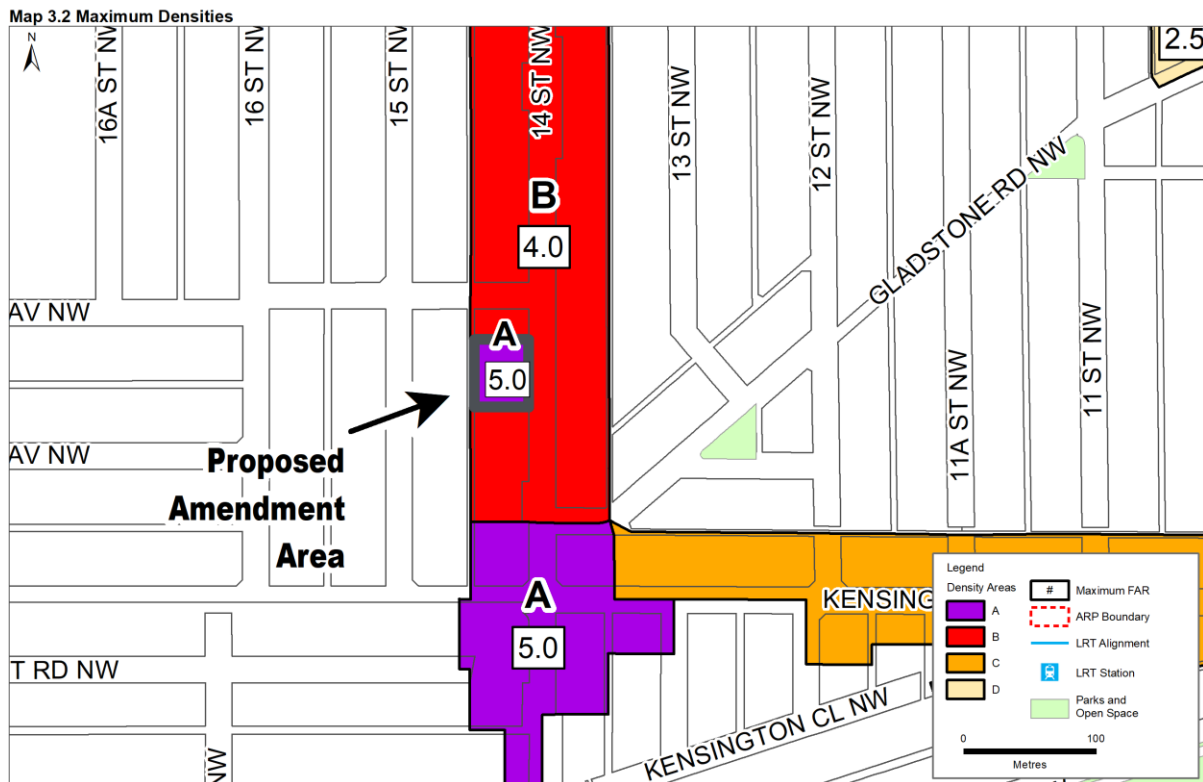
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE HILLHURST/SUNNYSIDE AREA REDEVELOPMENT PLAN BYLAW 19P87 (LOC2019-0058/CPC2019-1293)

WHEREAS it is desirable to amend the Hillhurst/Sunnyside Area Redevelopment Plan Bylaw 19P87, 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:

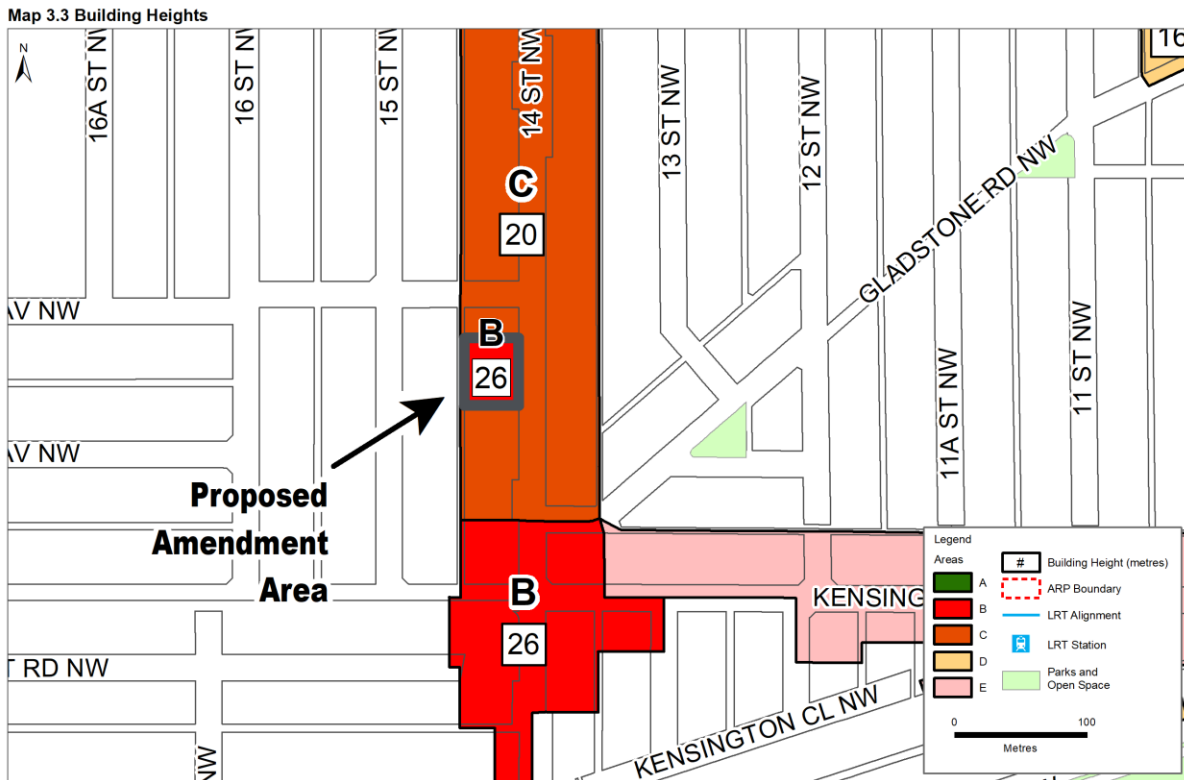
1. The Hillhurst/Sunnyside Area Redevelopment Plan attached to and forming part of Bylaw 19P87, as amended, is hereby further amended as follows:
 - (a) Amend Map 3.2 entitled 'Maximum Densities', by changing 0.21 hectares ± (0.52 acres ±) located at 211, 217, 219 and 221 – 14 Street NW (Plan 6219L, Block 3, Lots 4-10) from 'Density Area B, 4.0 Maximum FAR' to 'Density Area A, 5.0 Maximum FAR' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 81P2019

- (b) Amend Map 3.3 entitled 'Building Heights', by changing 0.21 hectares \pm (0.52 acres \pm) located at 211, 217, 219 and 221 – 14 Street NW (Plan 6219L, Block 3, Lots 4-10) from 'Area C, 20 metres Building Height' to 'Area B, 26 metres Building Height' as generally illustrated in the sketch below:



- (c) Under Part II, Section 3.2.2 Mixed Use Areas, after policy 16., insert the following and renumber accordingly:

“17. At the discretion of the Approving Authority, the maximum building height allowed at 211 to 221 - 14 Street NW may be increased from 26 metres to 30 metres to create an indoor common amenity area with associated rooftop patio. The indoor common amenity area and other rooftop improvements such as mechanical penthouse shall be set back from the front and rear building facades.”

PROPOSED

BYLAW NUMBER 81P2019

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 _____