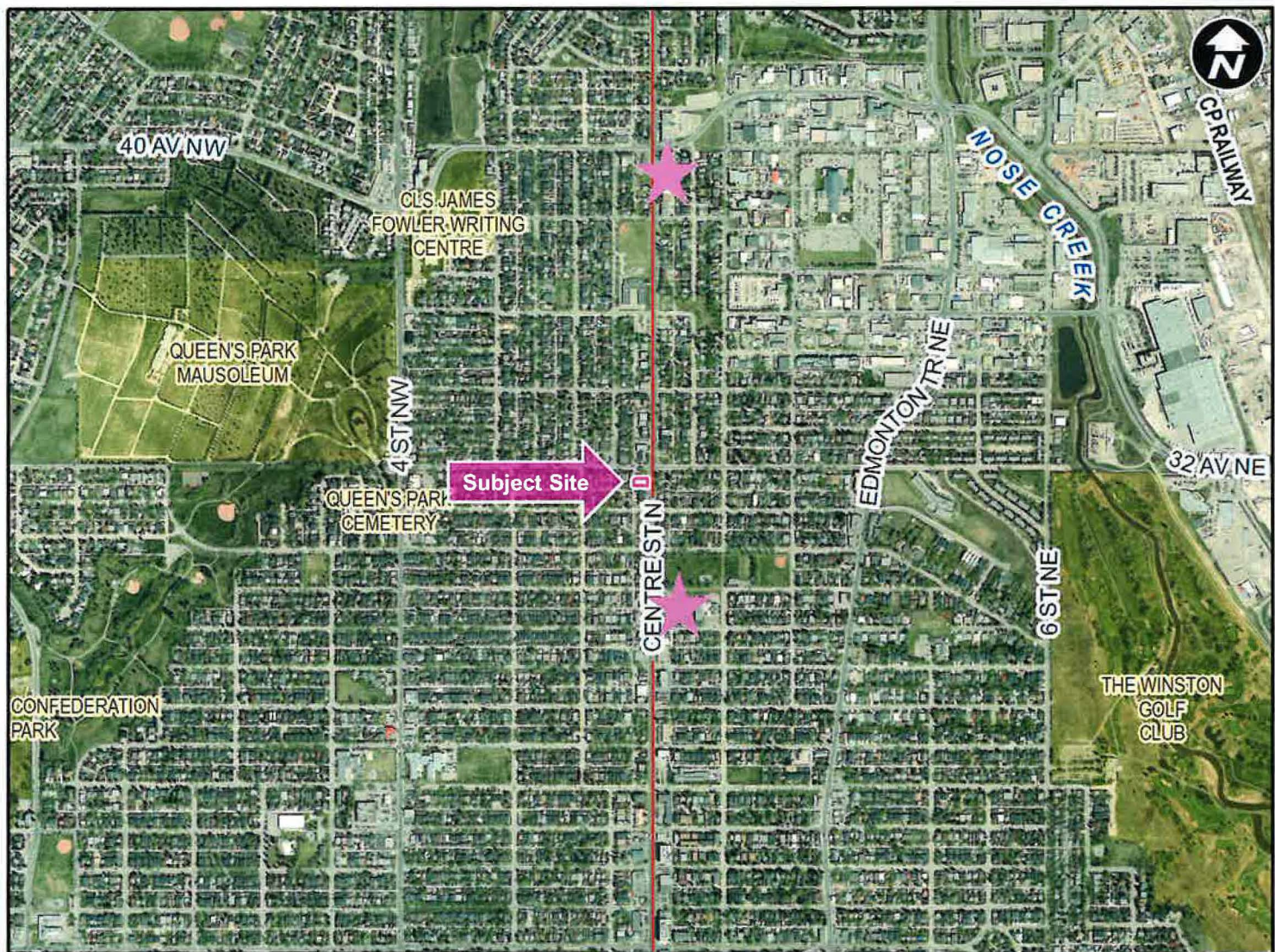




Public Hearing of Council
Agenda Item: 8.1.7

LOC2019-0041
Policy and Land Use
Amendment



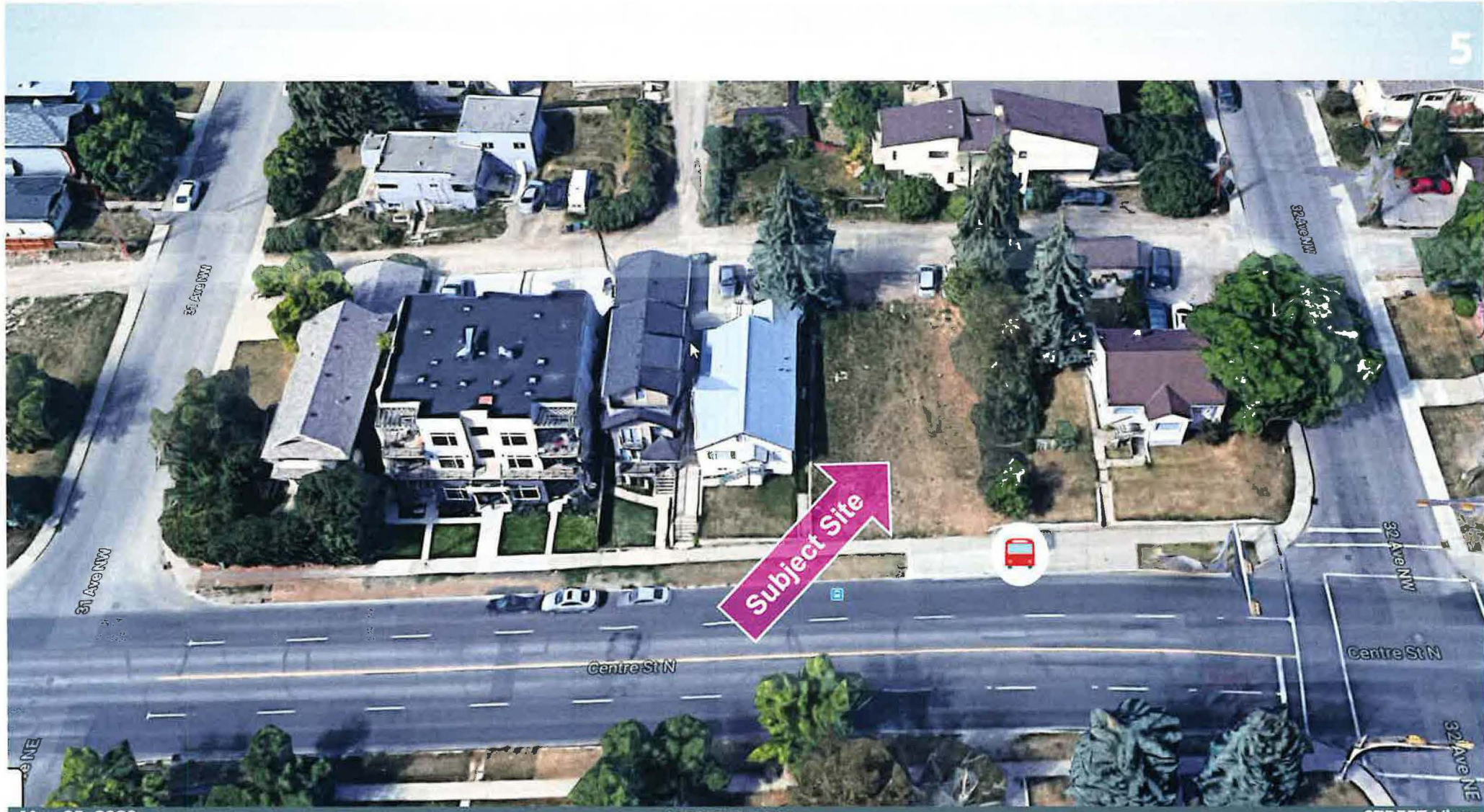




LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Multi-Residential – Contextual Low Profile (M-C1) to Mixed Use – Active Frontage (MU- 1f4.0h23)

- Allows up to 4 FAR.
- Maximum height of 23 metres.
- Allows for residential and commercial development.



- (a) Amend Map 2 entitled 'Future Land Use Policy – Mount Pleasant & Tuxedo', by changing 0.05 hectares \pm (0.12 acres \pm) located at 3217 Centre Street NW (Plan 2617AG, Block 64, Lots 7 and 8) from 'Low Density Residential' to 'Medium Density Multi Dwelling and/or Local Commercial' as generally illustrated in the sketch below:



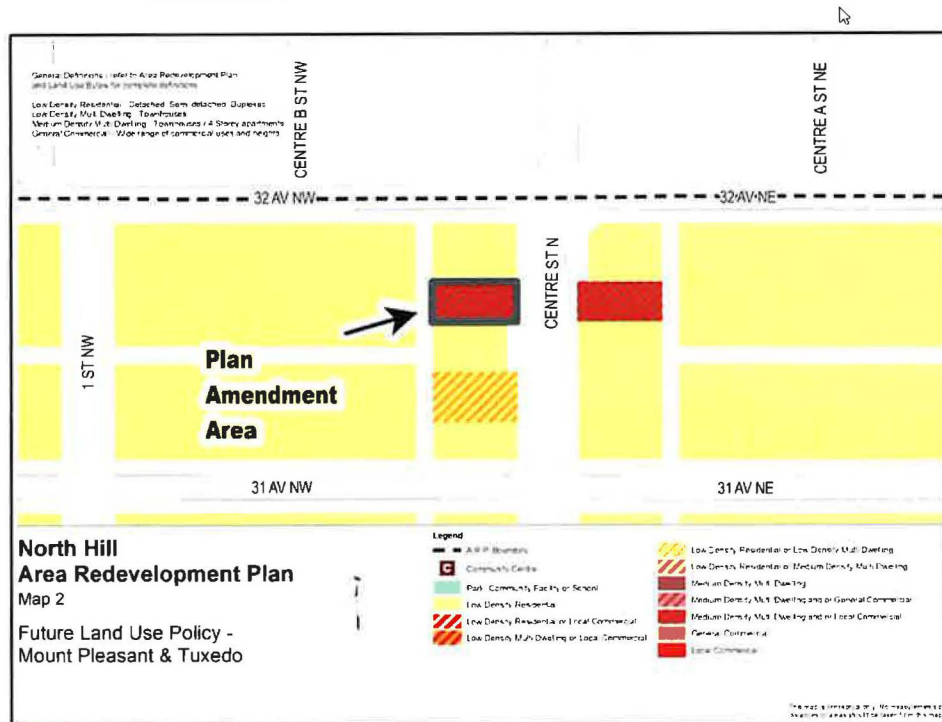
Calgary Planning Commission Recommendation:

That Council hold a Public Hearing; and

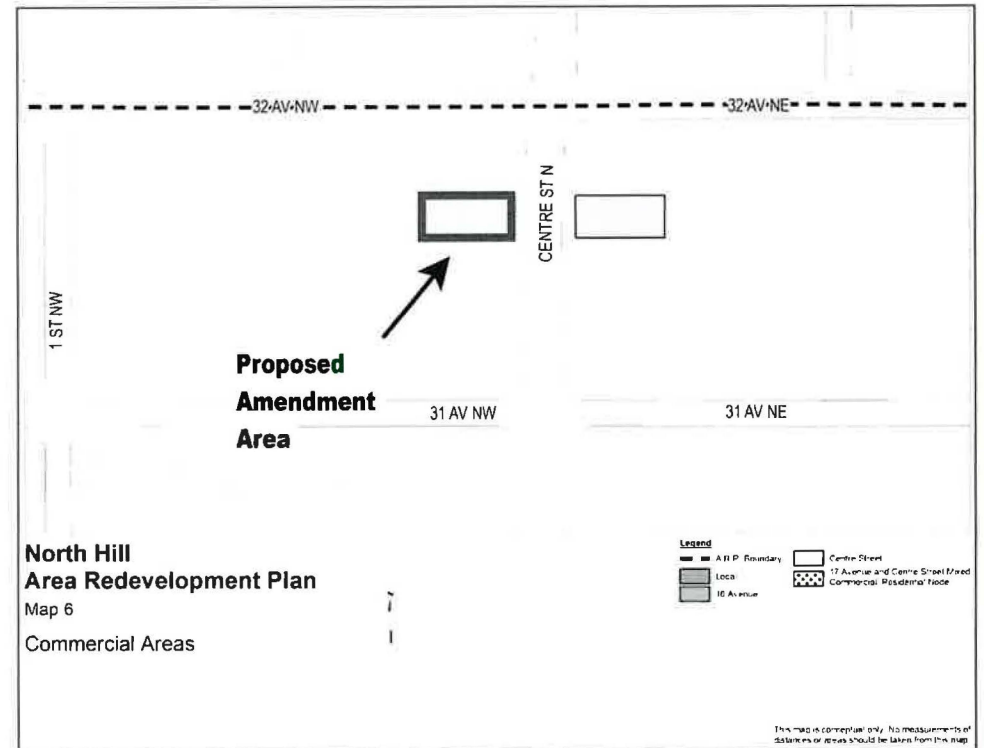
1. ADOPT, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 24P2020**;
3. ADOPT, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 3217 Centre Street NW (Plan 2617AG, Block 64, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Mixed Use - General (MU-1f4.0h23) District; and
4. Give three readings to the **Proposed Bylaw 66D2020**.

Supplementary Slides

- (a) Amend Map 2 entitled 'Future Land Use Policy – Mount Pleasant & Tuxedo', by changing 0.05 hectares \pm (0.12 acres \pm) located at 3217 Centre Street NW (Plan 2617AG, Block 64, Lots 7 and 8) from 'Low Density Residential' to 'Medium Density Multi Dwelling and/or Local Commercial' as generally illustrated in the sketch below:



- (b) Amend Map 6 entitled 'Commercial Areas', by changing 0.05 hectares \pm (0.12 acres \pm) located at 3217 Centre Street NW (Plan 2617AG, Block 64, Lots 7 and 8) to 'Centre Street', as generally illustrated in the sketch below:



- (c) Under Section 4.4.3 Policies, under Policy 24, replace the second sentence with the following text:

"Expansion of commercial uses north of 30 Avenue is strongly discouraged, with the exception of the existing DC designation on 32 Avenue as well as the sites at 3216 Centre Street NE and 3217 Centre Street NW."

