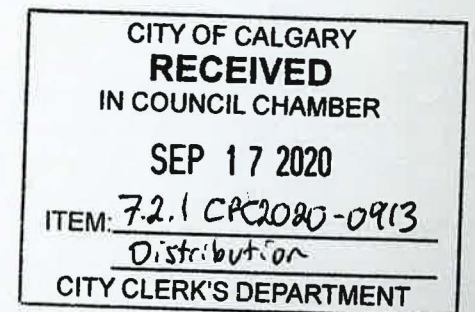


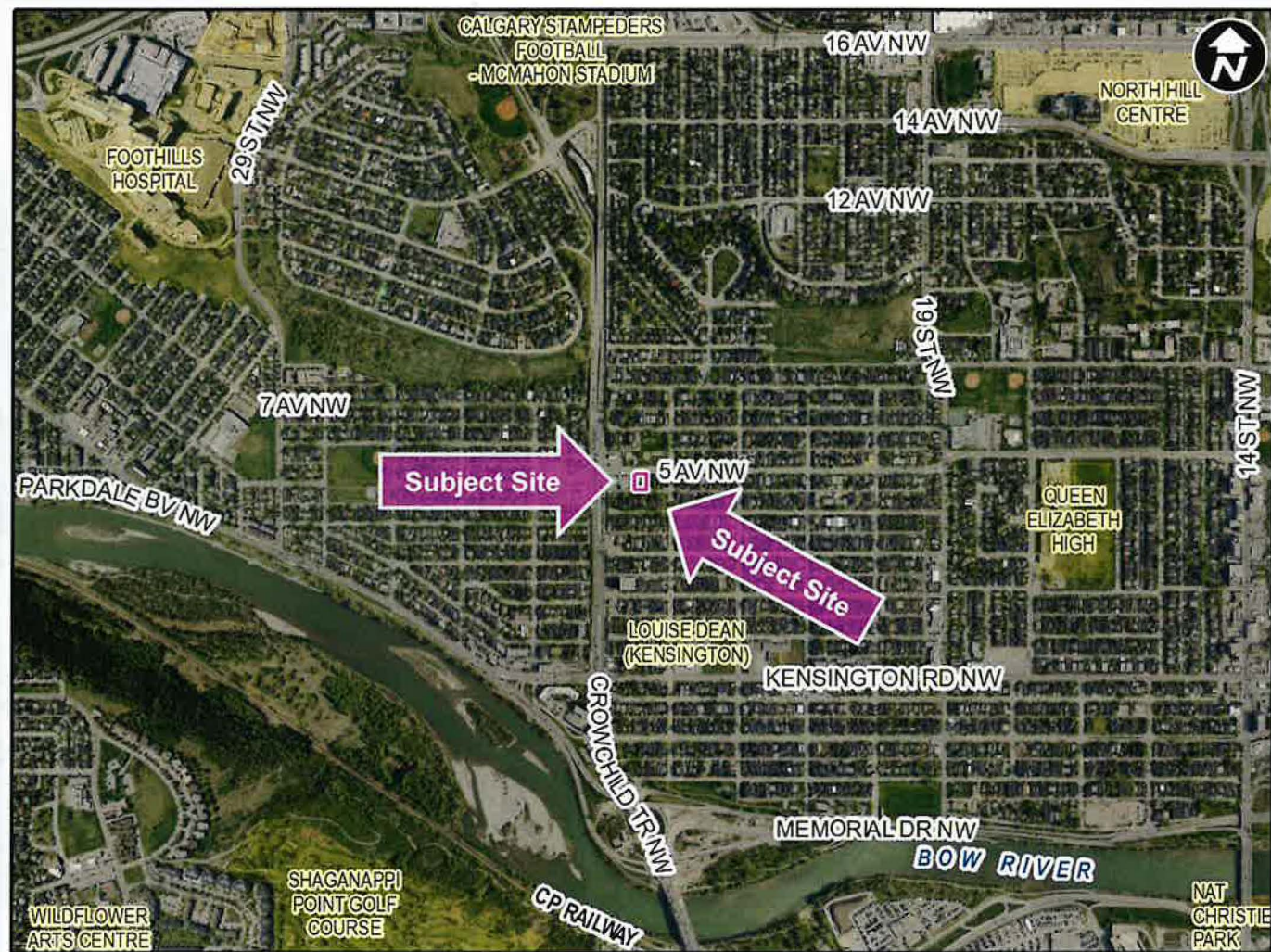
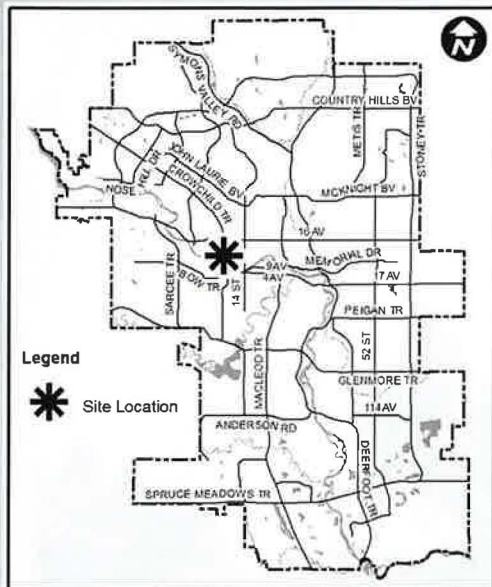


LOC2019-0086 Land Use Amendment





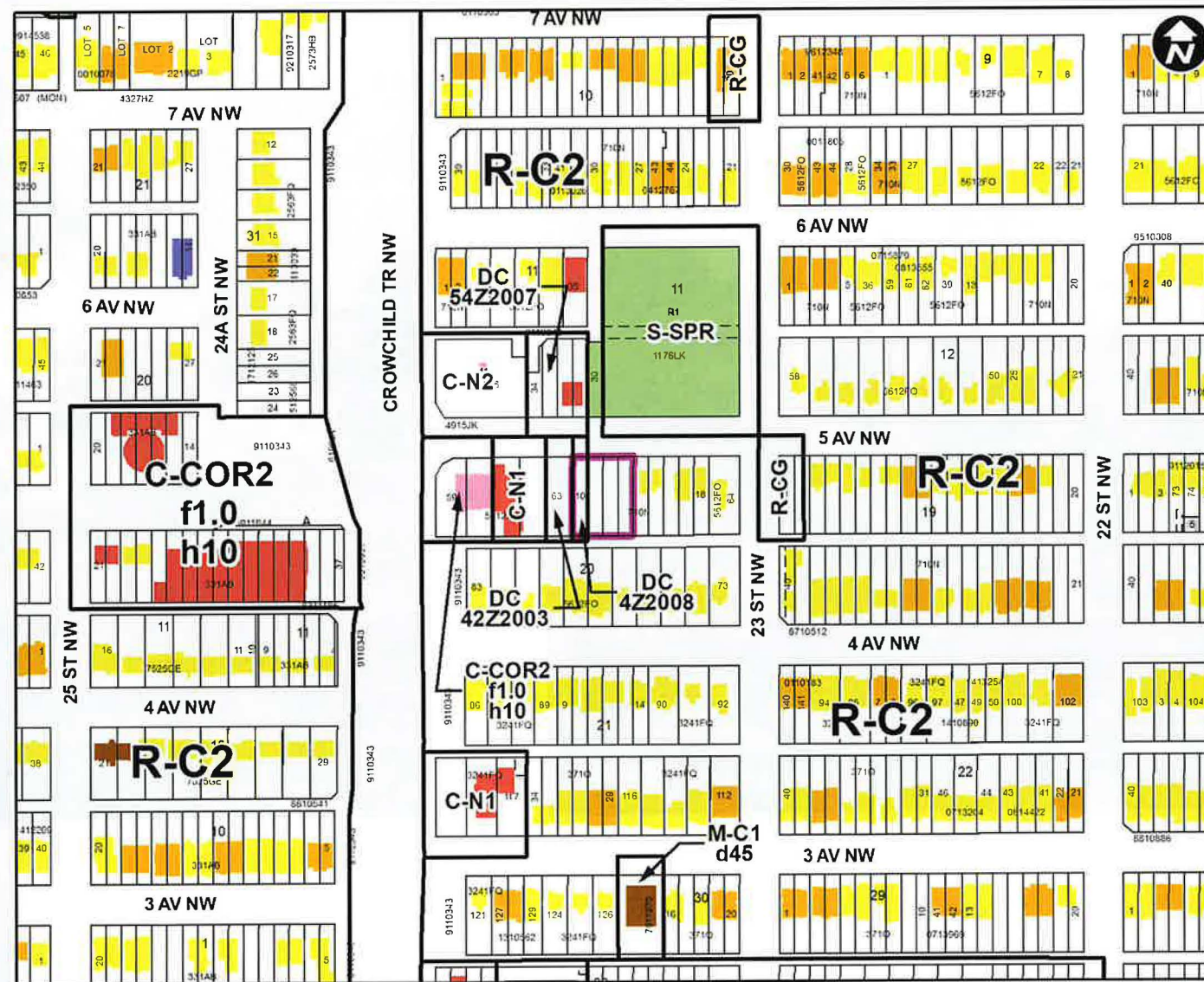
CITY CLERK'S DEPARTMENT
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 17 2020
ITEM 5.1 (COUNCIL 2019-017)
CITY CLERK'S DEPARTMENT





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







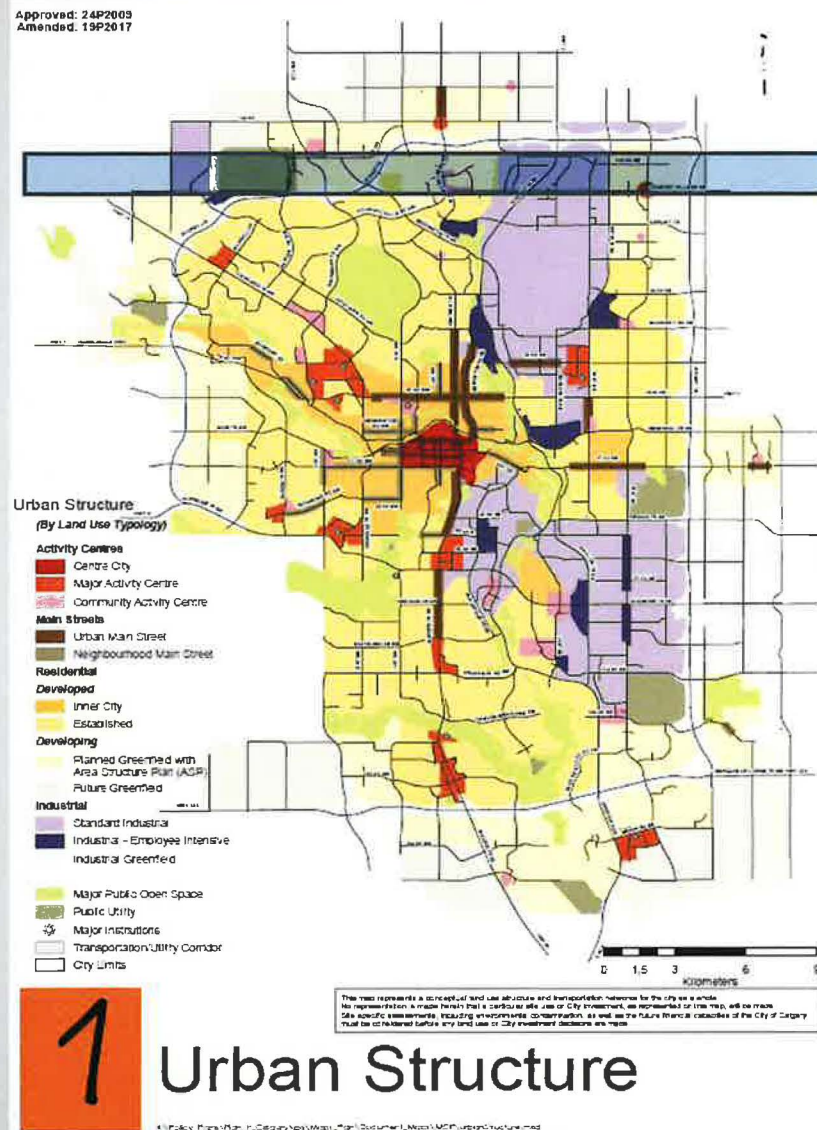


M-U1 Characteristics :

- Be located along commercial streets
- Accommodate a mix of residential and commercial uses in the same building
- Respond to local area context by establishing maximum building height for individual parcels

Municipal Development Plan (2009)

- Located within Residential -Developed -Inner City area as identified in the MDP
- No local area plan at present for West Hillhurst



Public Response

- 5 letters of opposition from the public with concerns over :
 - Massing and shadowing
 - Traffic, noise and parking issues
 - Increase in height, density, lot coverage; and
 - Reduced Privacy

Administration Recommends:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed re-designation of 0.12 hectares $\pm$ (0.29 acres $\pm$) located at 2417, 2419 and 2421 - 5 Avenue NW (Plan 710N, Block 20, Lots 10 to 13) from Residential – Contextual One / Two Dwelling (R -C2) District and DC Direct Control District to Mixed Use - General (MU-1f4.0h16) District; and
2. Give three readings to the proposed bylaw

