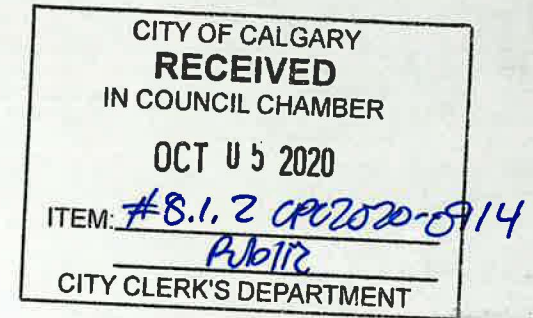


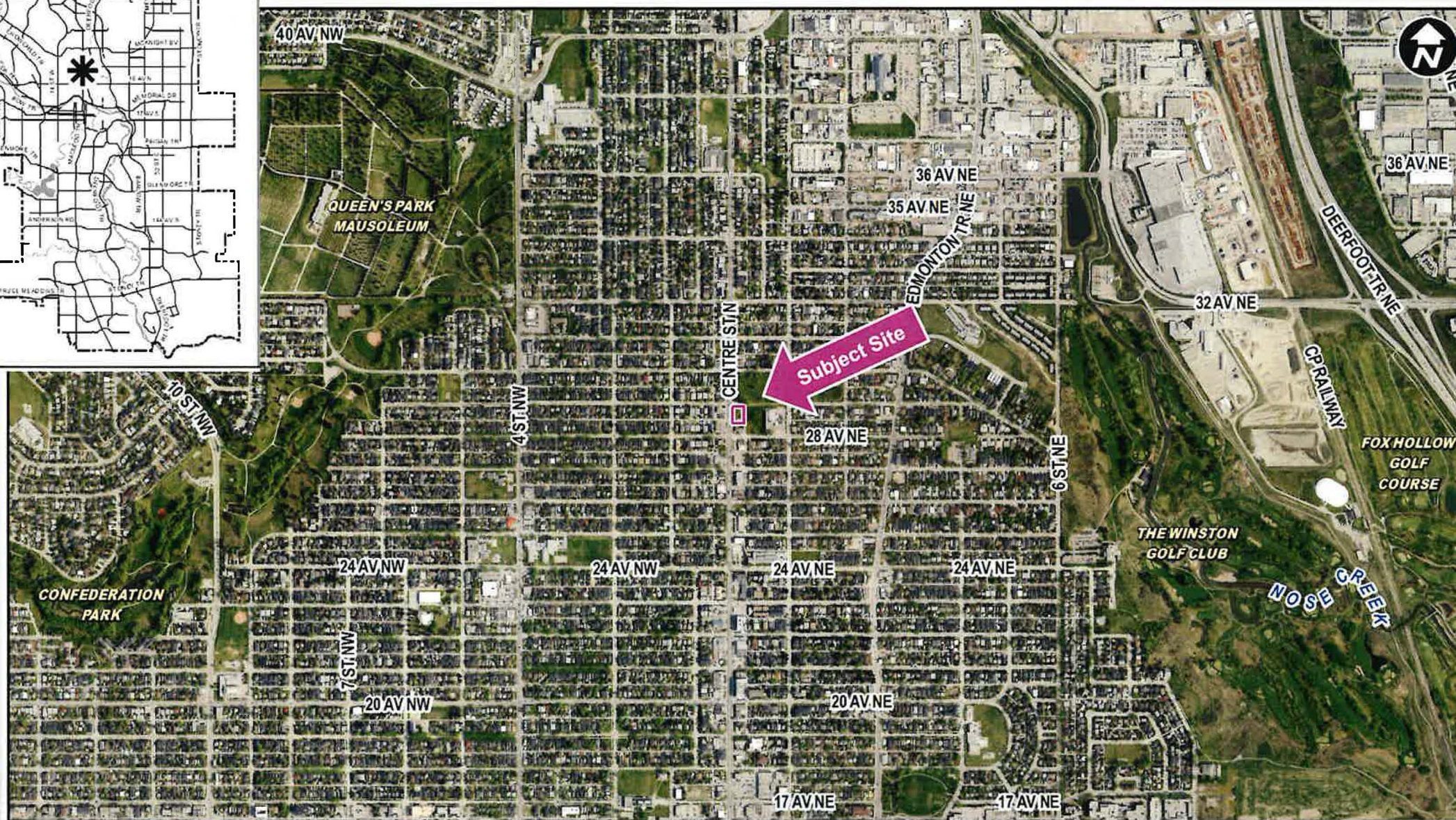
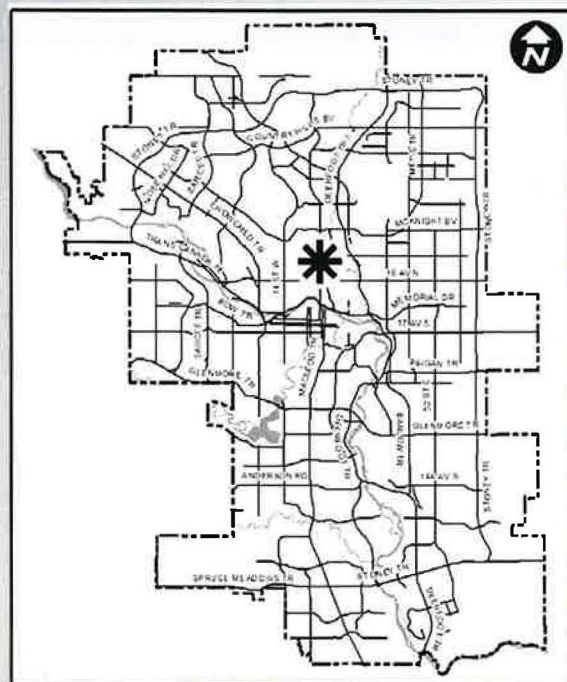


Public Hearing of Council
Agenda Item: 8.1.2

1



LOC2020-0071
Policy and Land Use
Amendment
(DC to MU-2f5.0h26)

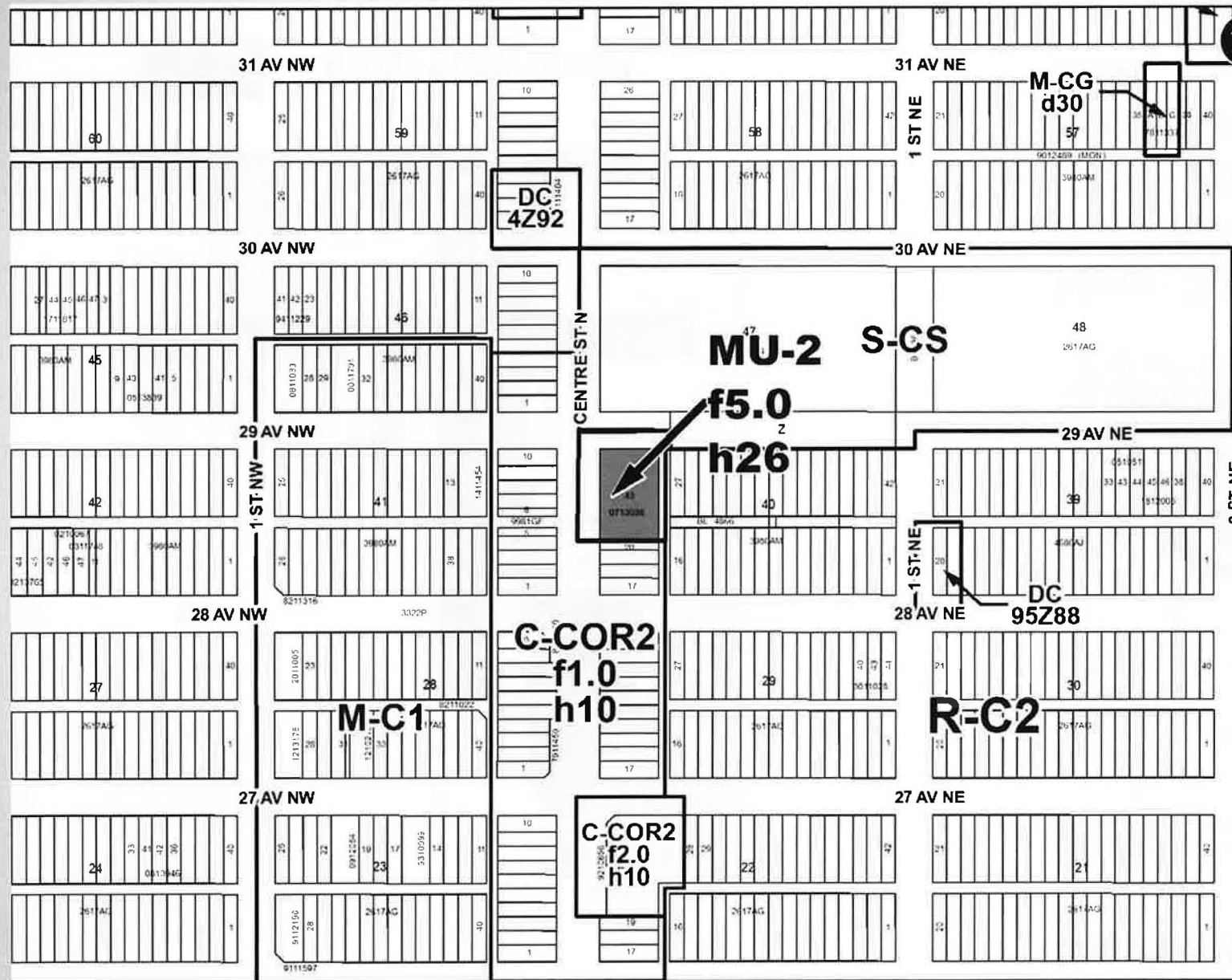




LEGEND

- 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

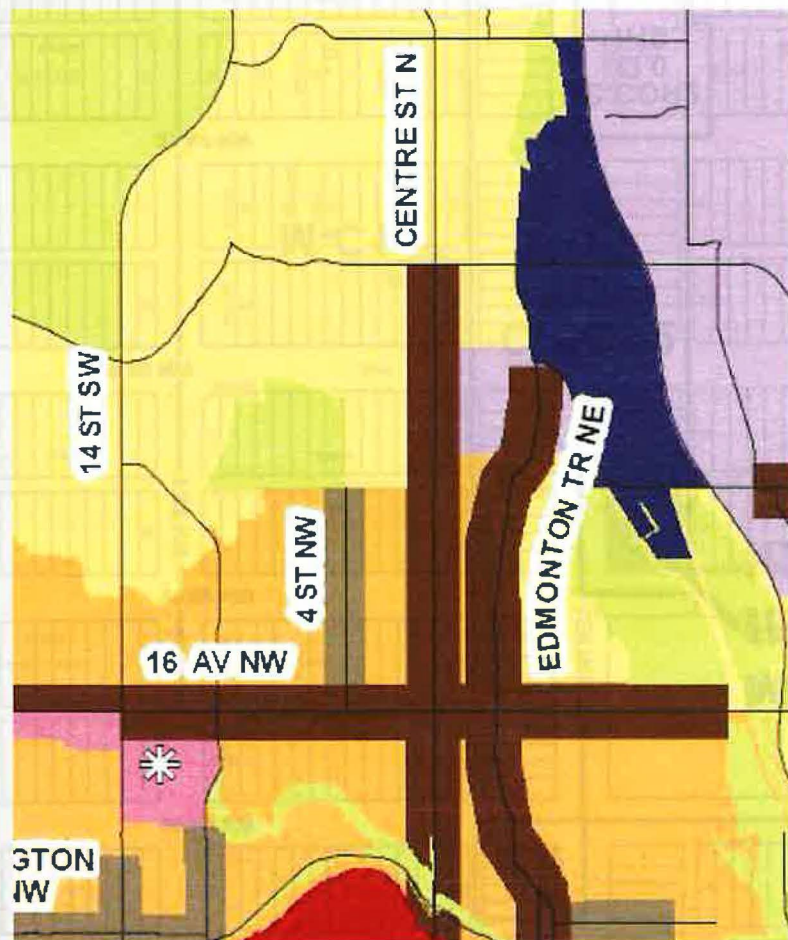




Proposed land use MU-2 f5.0 h26

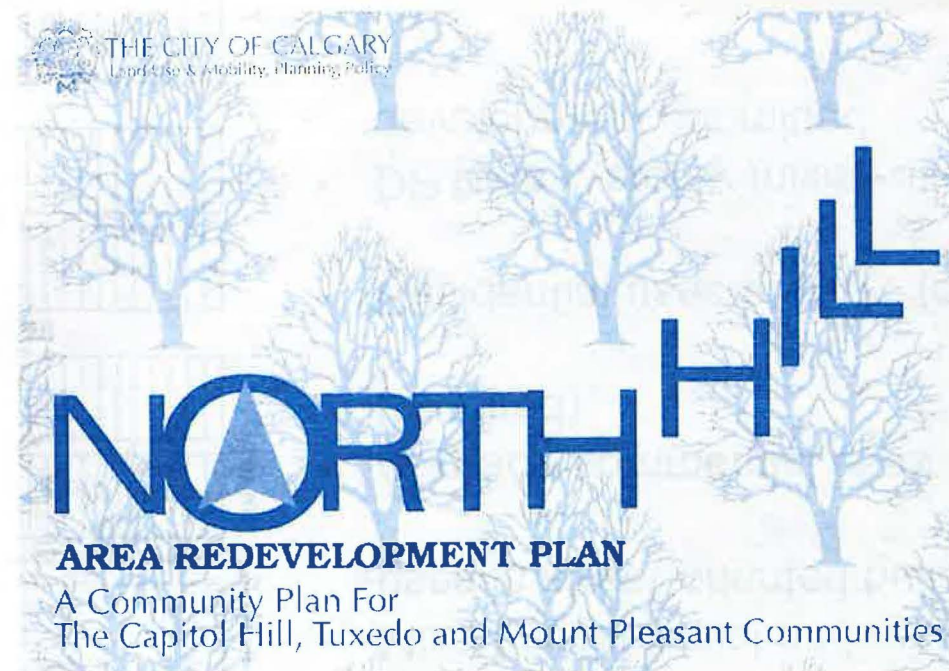
- Max. FAR: 5.0
- Max. building height: 26m (7 – 8 storeys)
- Mix of commercial and residential uses in street-oriented buildings
- At-grade commercial uses (required)
- Residential uses above (optional)
- DP for a 4-storey mixed-use development submitted

Municipal Development Plan



Urban Main Street

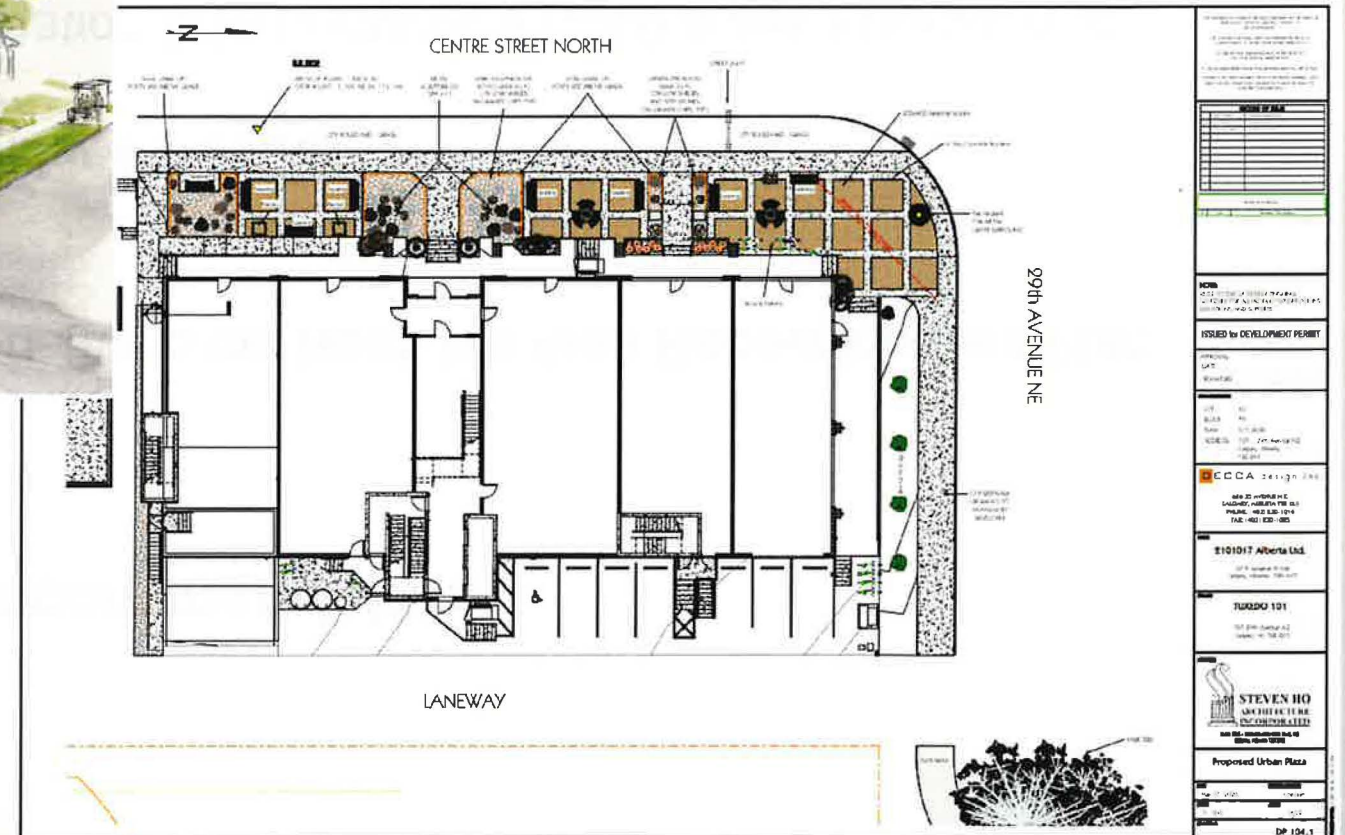
Proposed Amendment to the North Hill Area Redevelopment Plan



*Under Section 4.4.3 Policies, under Policy 23, in the third sentence add the following address “101 – 29 Avenue NE” to the sites considered appropriate for a **building height of 26 metres.***

Development Permit (DP2020-5382)

- Submitted August 25, 2020
- 4-storeys
- Retail & other commercial uses
- 16 dwelling units (above)
- UDRP review – upcoming



Calgary Planning Commission's 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 44P2020**.
3. **ADOPT**, by bylaw, the proposed redesignation 0.16 hectares $\pm$ (0.40 acres $\pm$) located at 101 – 29 Avenue NE (Plan 0713038, Block 40, Lot 43) from DC Direct Control District to Mixed Use – Active Frontage (MU-2f5.0h26) District; and
4. Give three readings to the **Proposed Bylaw 134D2020**.

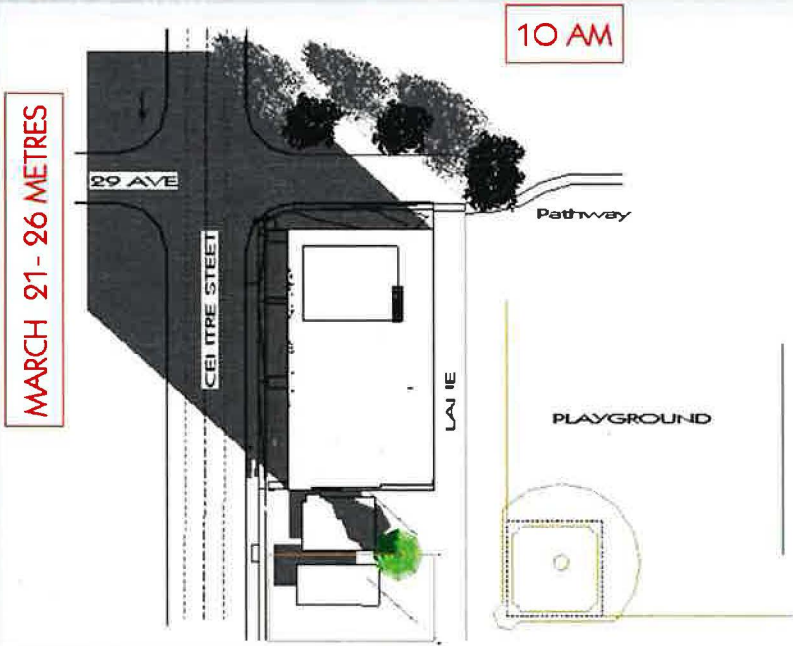
Supplementary Slides

	Existing DC 2Z2006	Proposed MU-2f5.0h26
Land Use Bylaw	2P80 (RM-5)	1P2007
Purpose	Low profile and medium density residential with some commercial	Mixed-use development in street-oriented buildings
Max. FAR	N/A	5.0
Max. Height	12m (up to 4 storeys)	26m (up to 8 storeys)
Max. Density	210 units per hectare	N/A

Public Response:

- Community Association provided a conditional letter of support
- No responses from the public

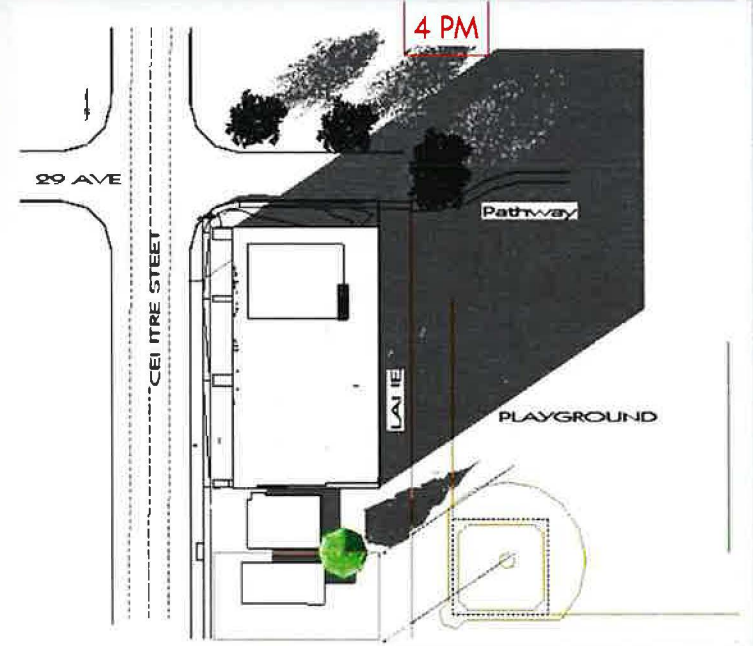
MARCH 21- 26 METRES



1 PM



4 PM



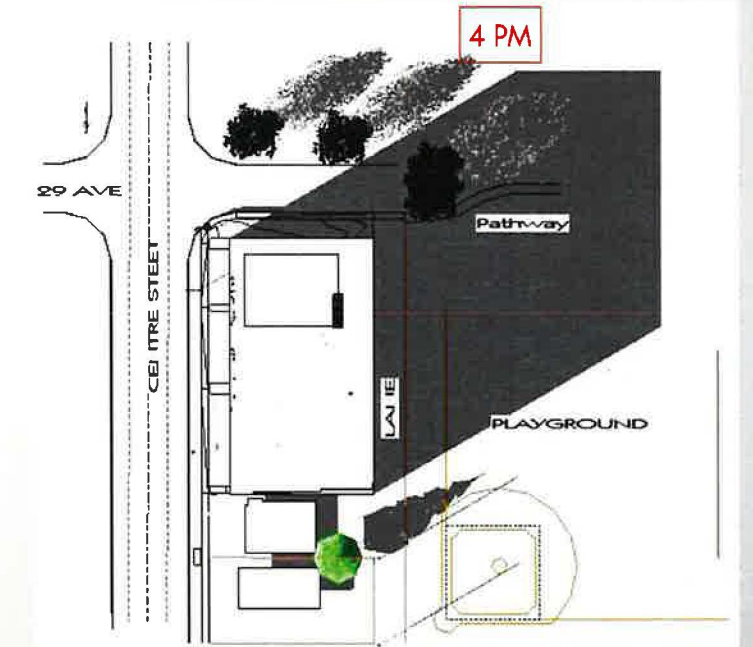
SEPT. 21- 26 METRES



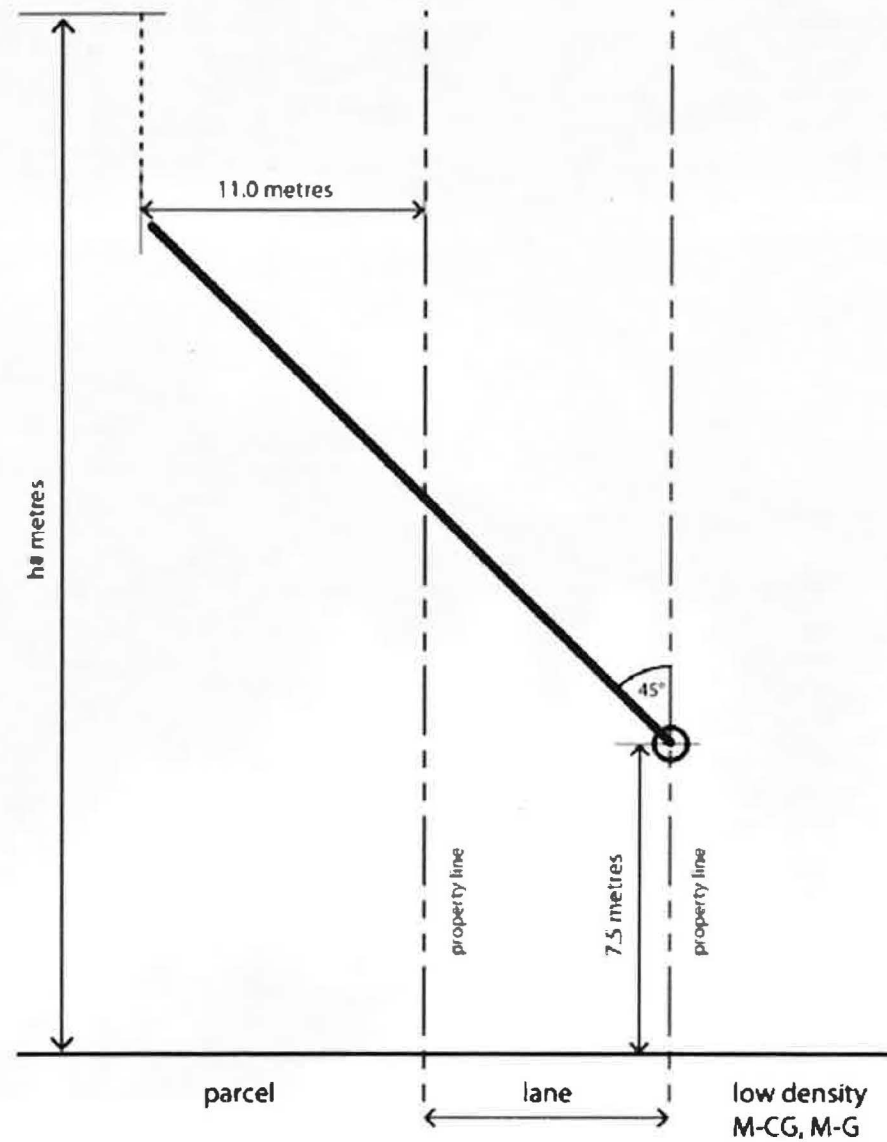
1 PM



4 PM



1371 (4) Building Height



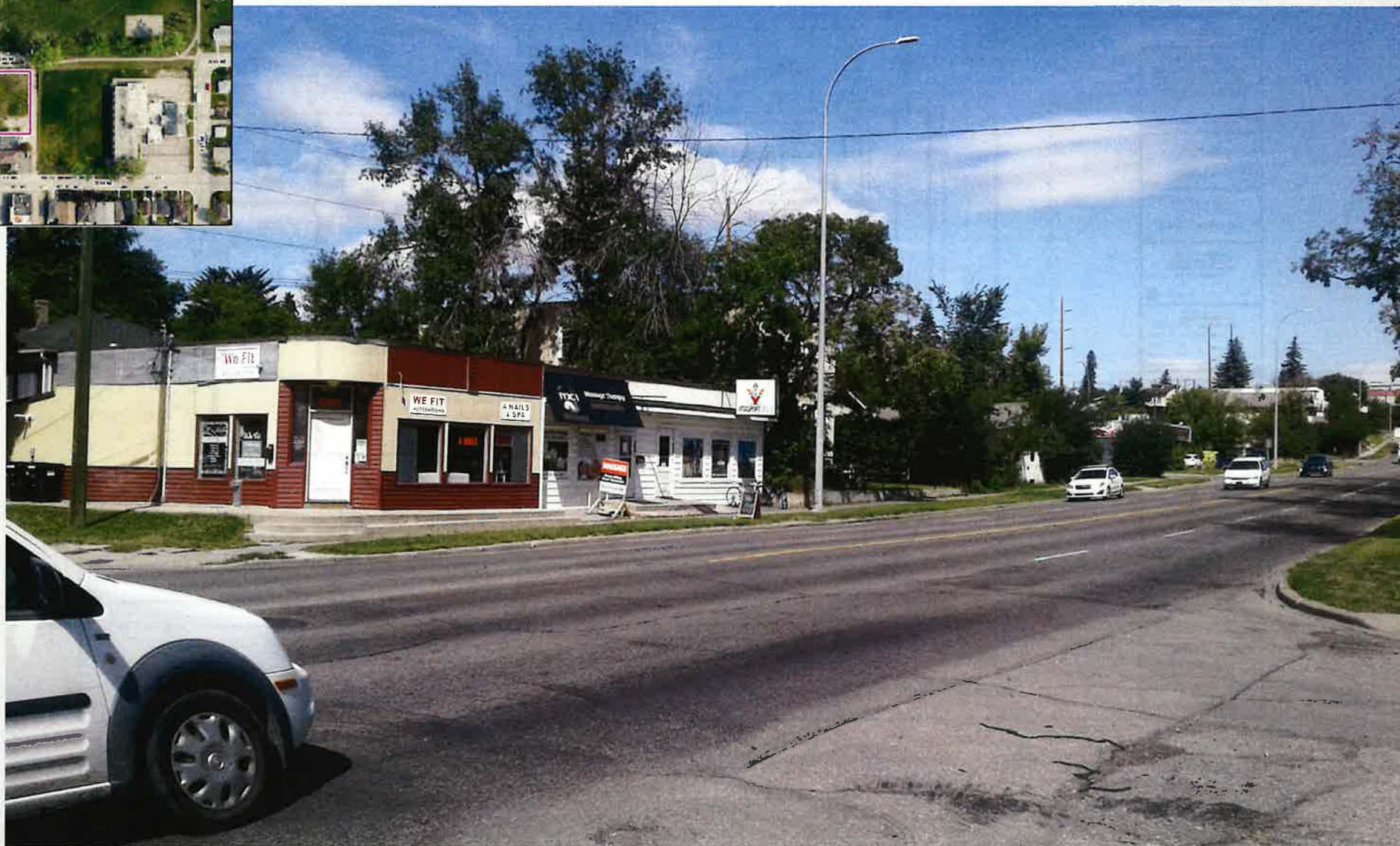




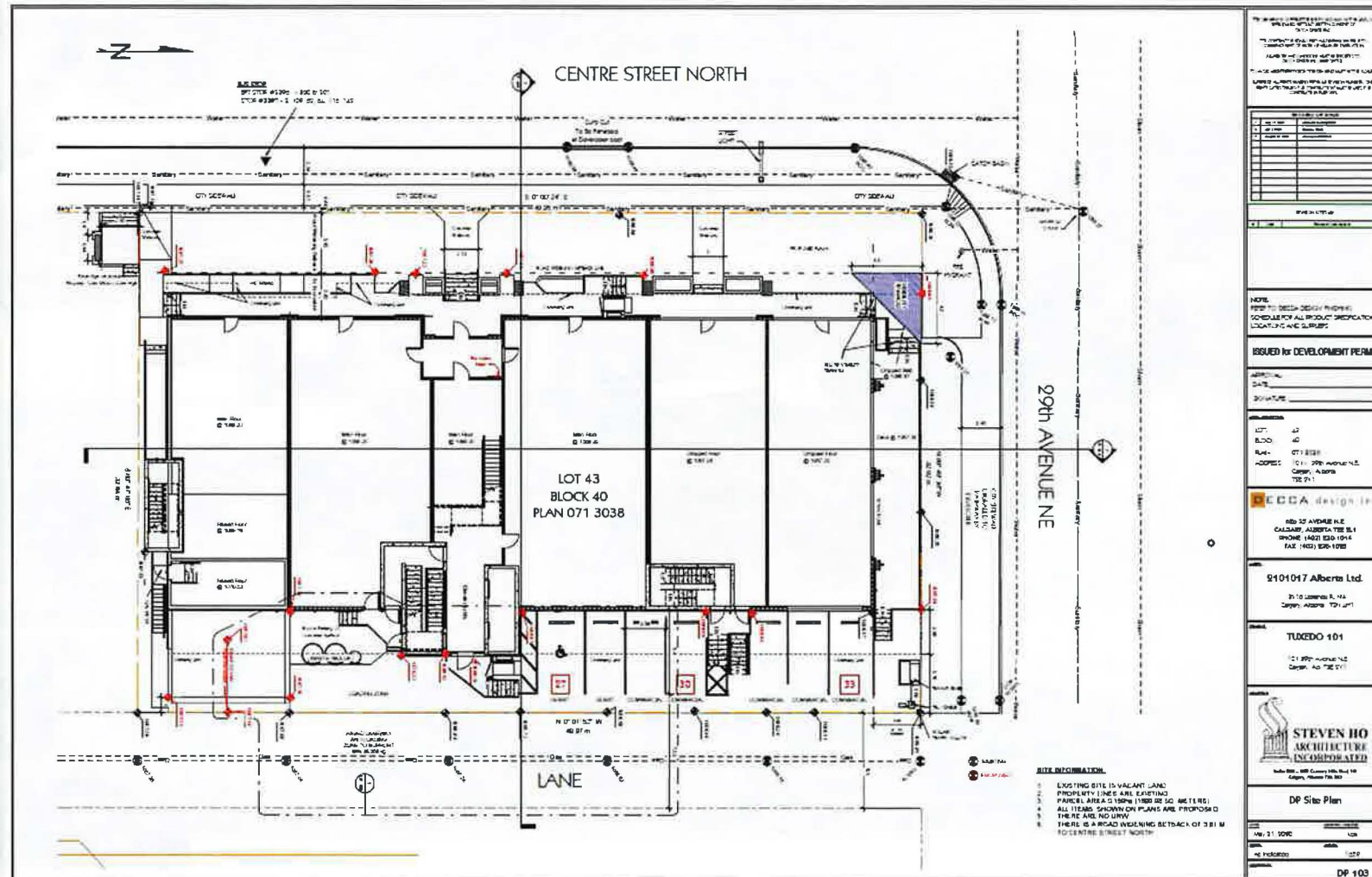






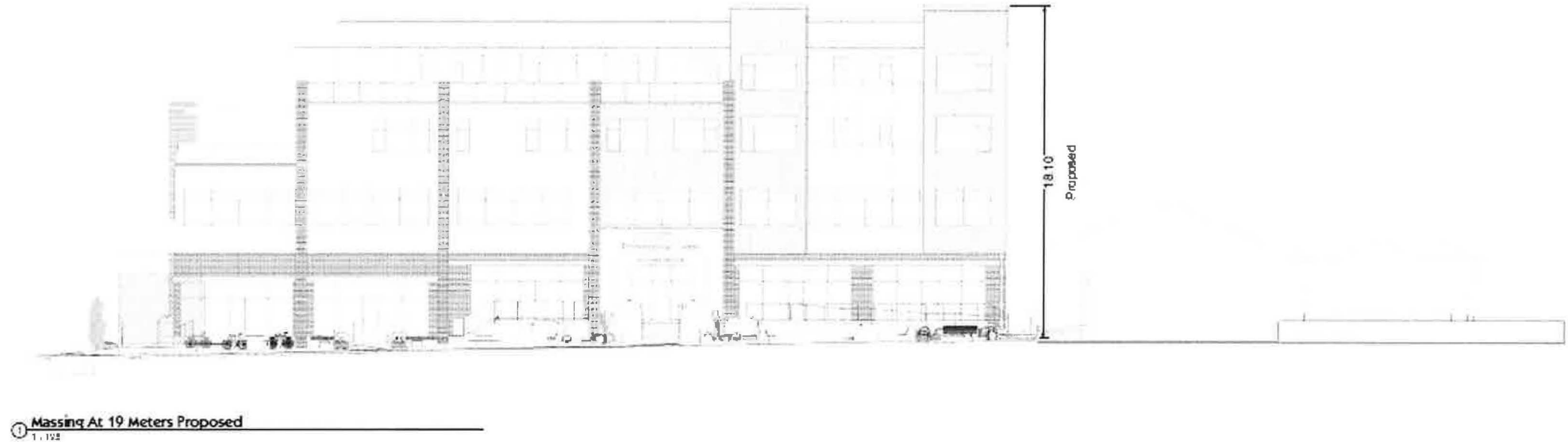


Development Permit Application (DP2020-5382)



Site Plan

Development Permit Application (DP2020-5382)



Front Elevation