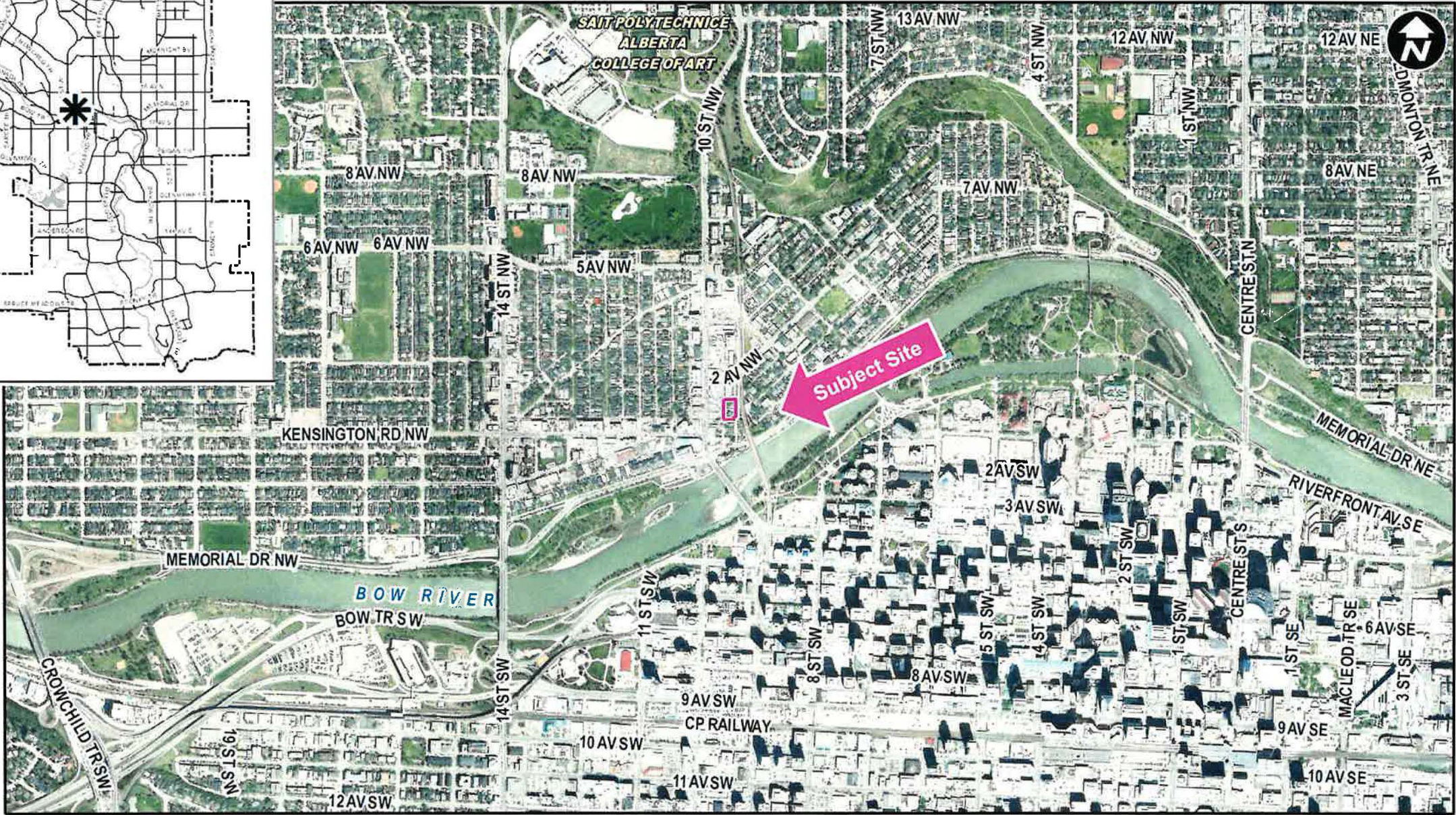
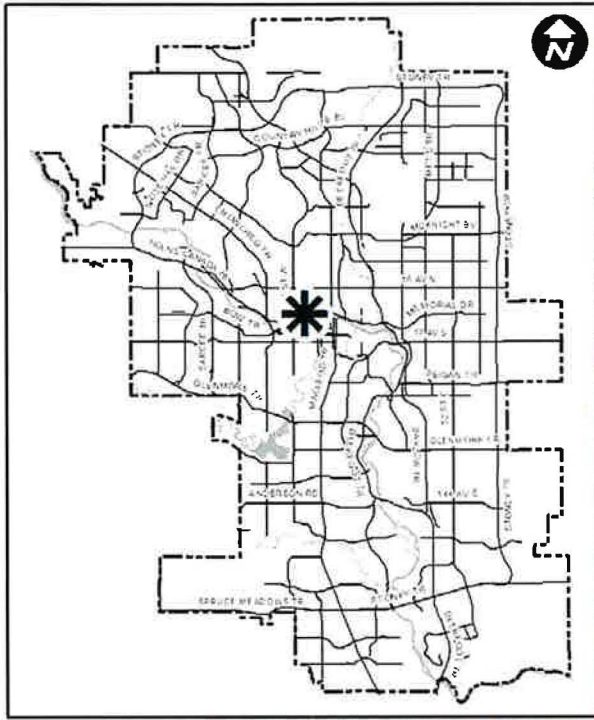


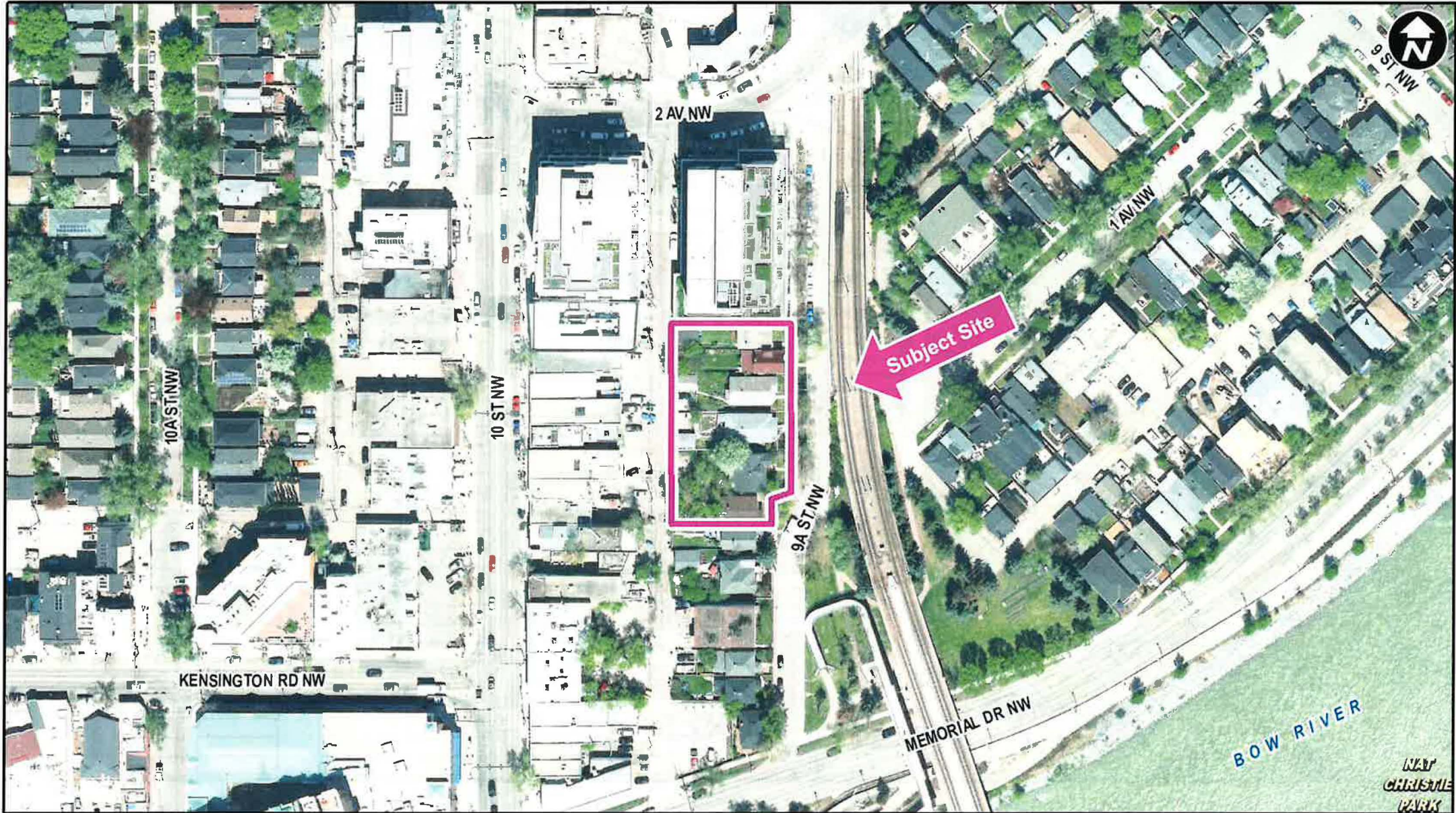
Calgary Planning Commission
Agenda Item: 7.2.1



LOC2020-0045
Policy and Land Use
Amendment

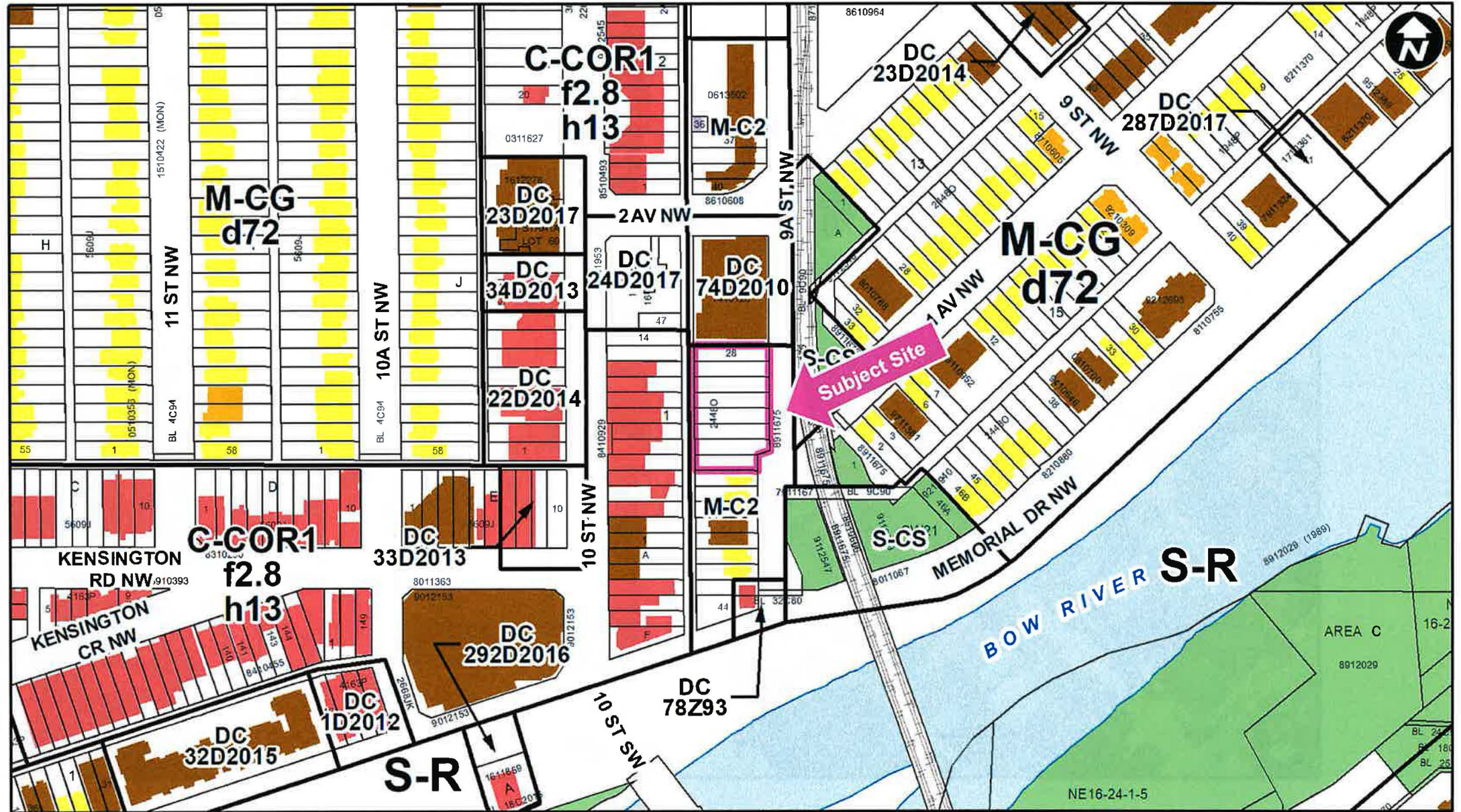
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ITEM: 7.2.1/CPC20-1323
Distribution
CITY CLERK'S DEPARTMENT





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





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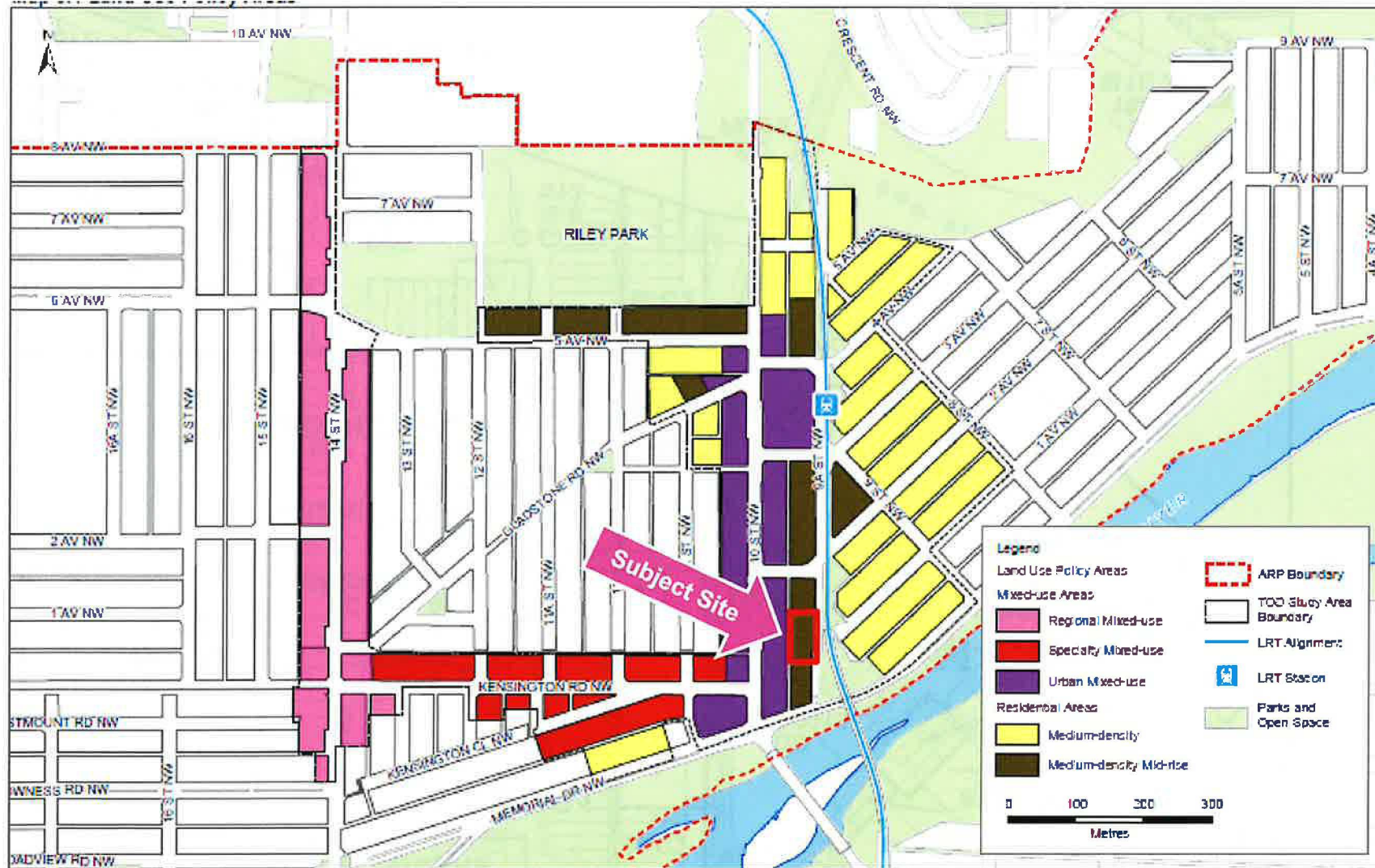


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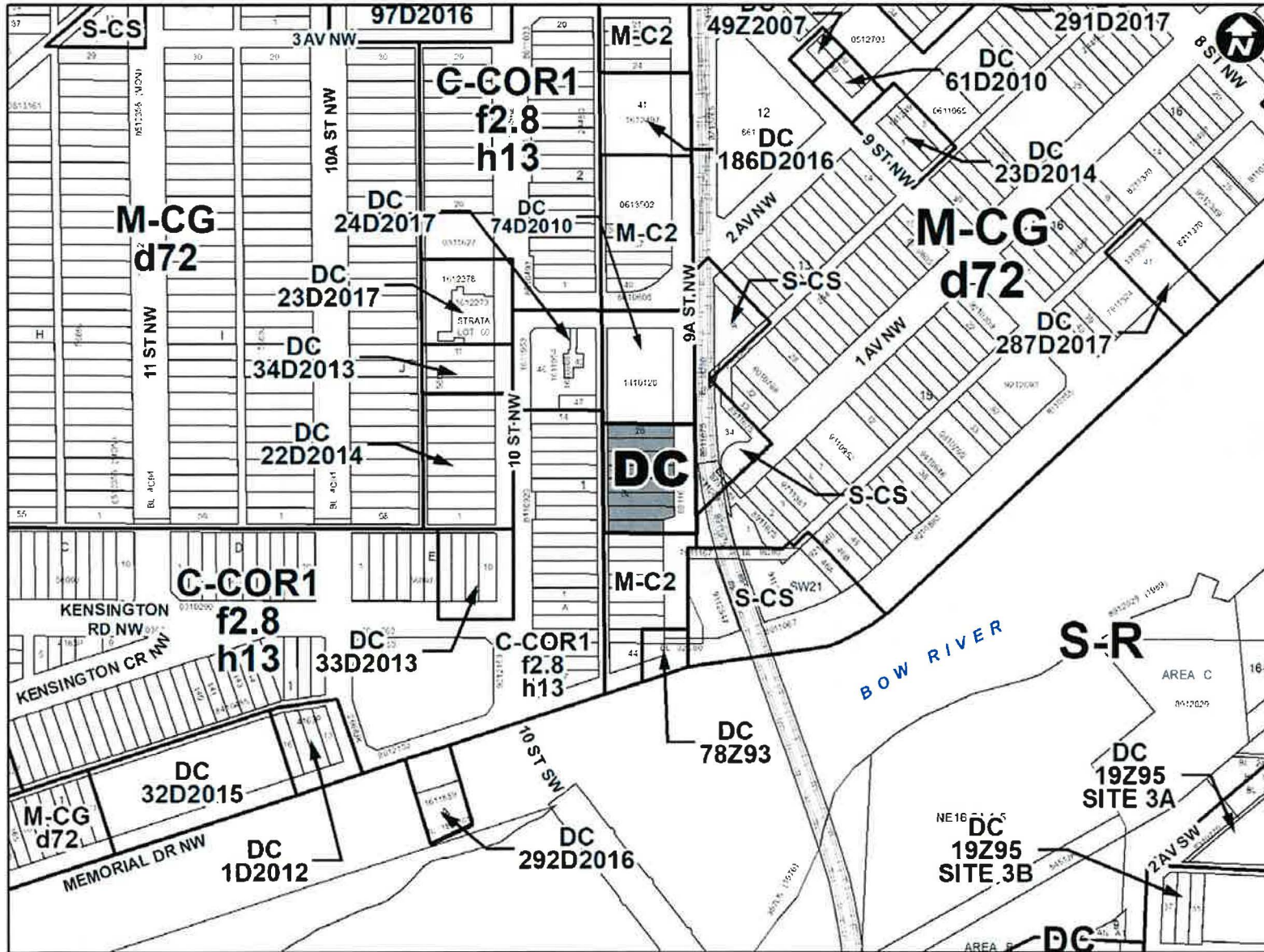
Map 3.1 Land Use Policy Areas

Approved: 10P87
Amended: 86P2018



Hillhurst/Sunnyside ARP

- Site indicated as Medium-Density Mid-Rise
- ARP amendment to allow building height of 27 metres
- Includes density bonus provisions to allow max. FAR



Proposed Direct Control District

- Based on the Multi-Residential – High Density Medium Rise (M-H2) District
- Maximum height of 27.0 metres and a maximum density of 5.0 FAR
- Implementation of the density bonus provisions in the ARP.

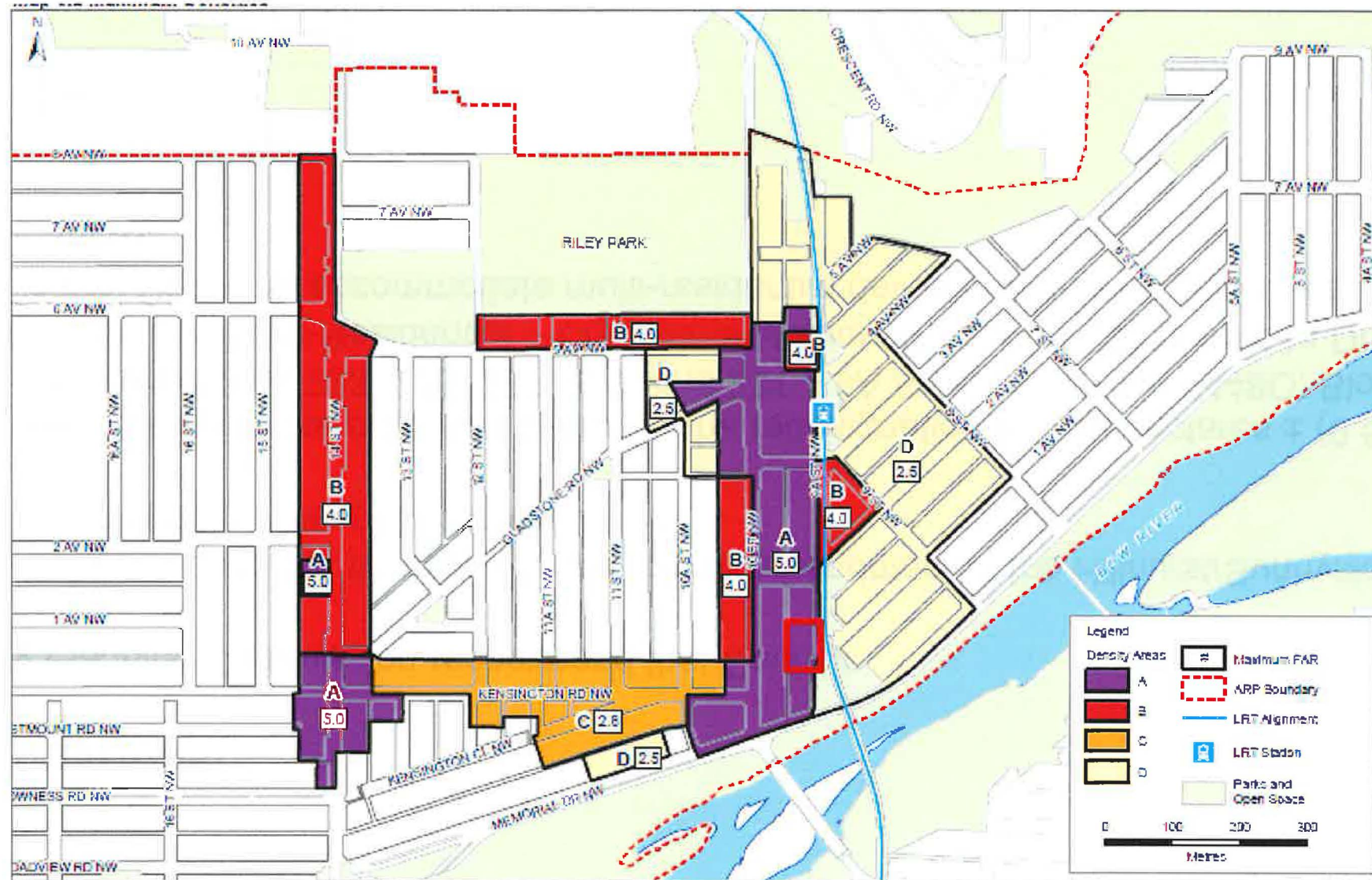
RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.22 hectares \pm (0.54 acres \pm) located at 219, 223, 225, 227, 229, and 231 – 9A Street NW (Plan 2448O, Block 1, Lots 28 to 35) from Multi-Residential – Contextual Medium Profile (M-C2) District to DC Direct Control District to accommodate multi-residential development, with guidelines (Attachment 3).

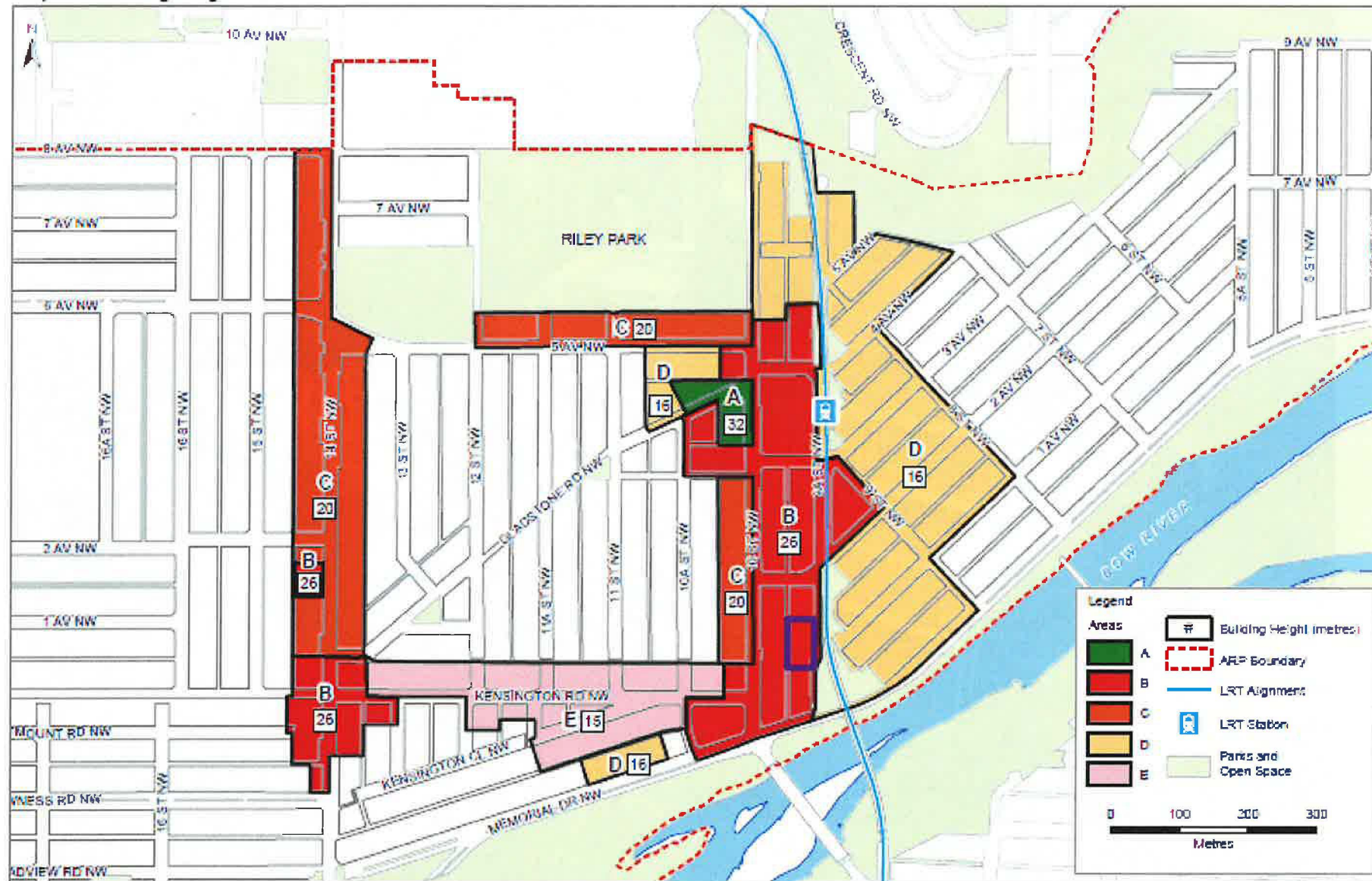
Map 3.2 Maximum Densities

Approved: 10/9/17
Amended: 8/1/2019



Map 3.3 Building Heights

Approved: 16PB7
Amended: 81P2019





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