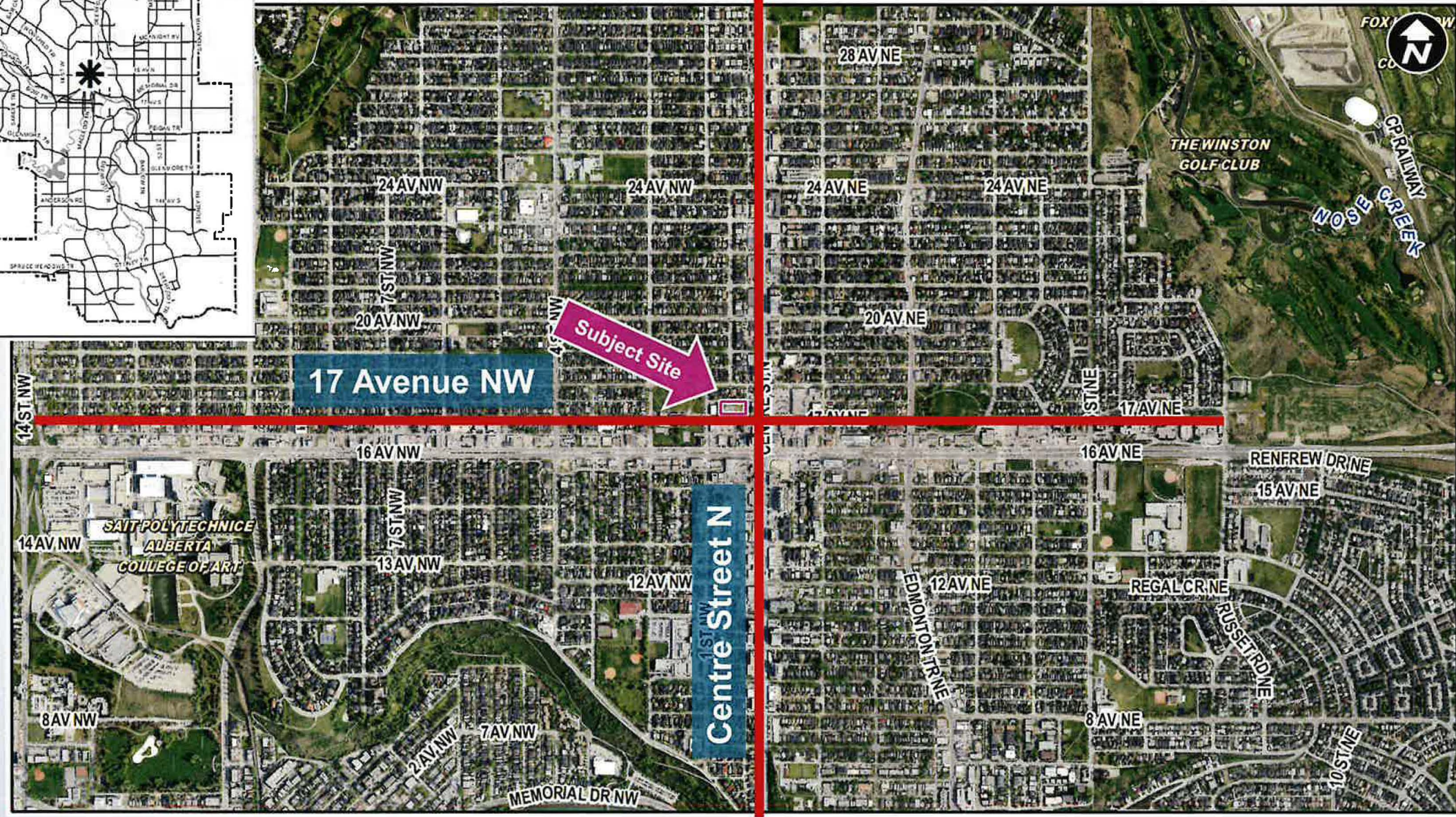
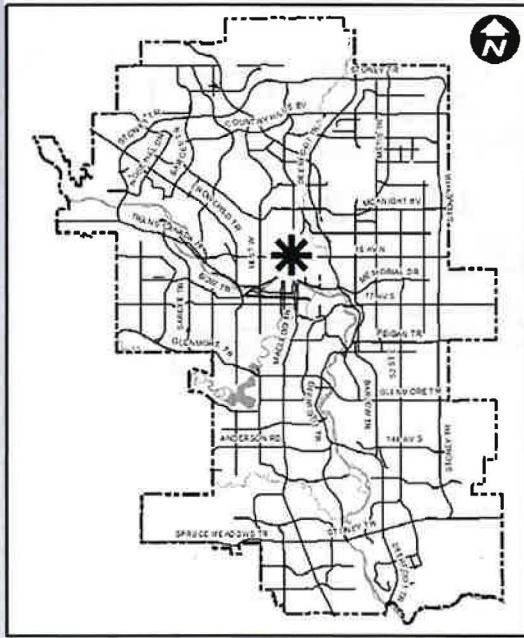


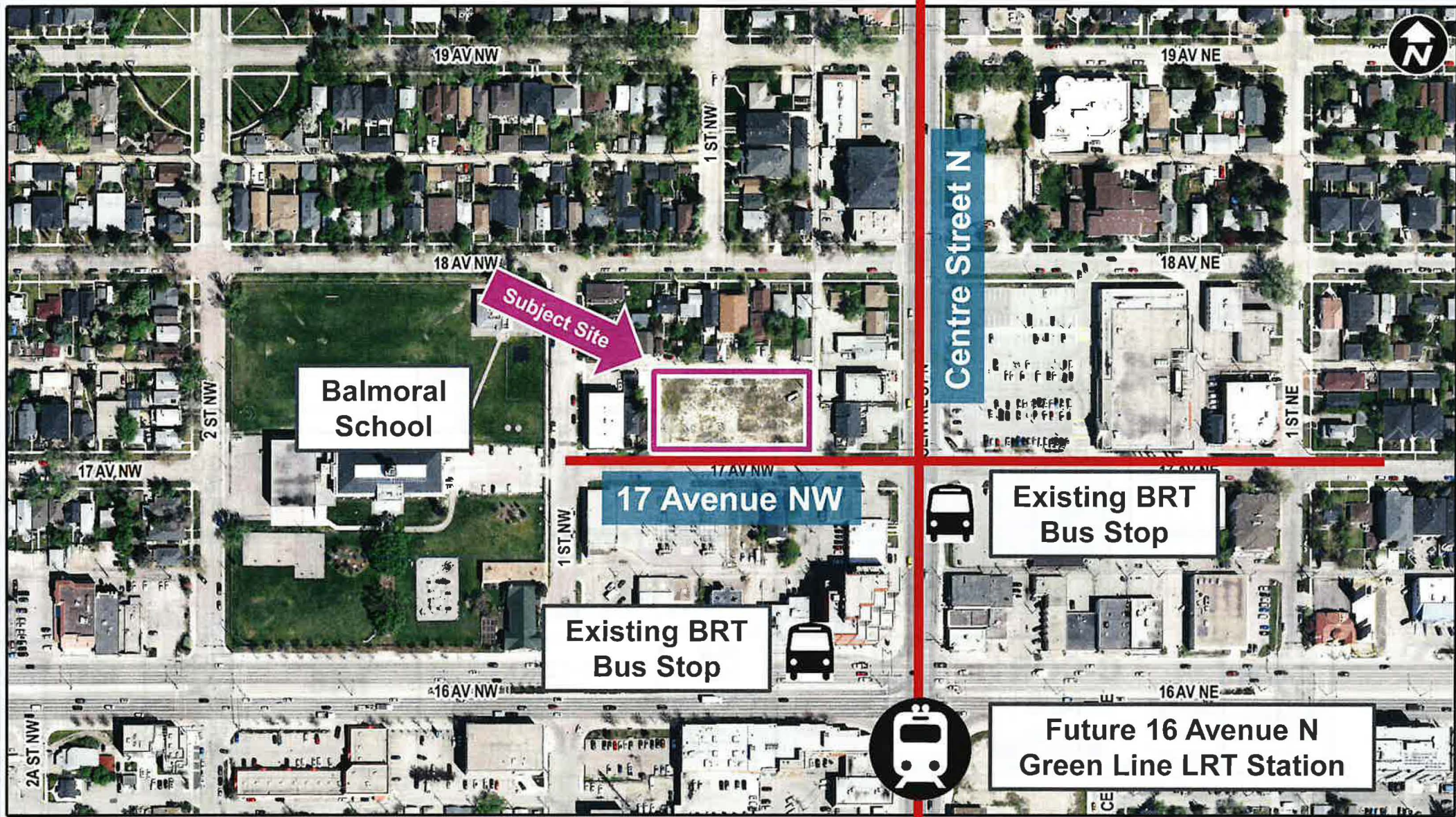


Public Hearing of Council
Agenda Item: 8.1.4

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 18 2021
ITEM: 8.1.4 CPC2020-1233
DISTRIBUTION
CITY CLERK'S DEPARTMENT

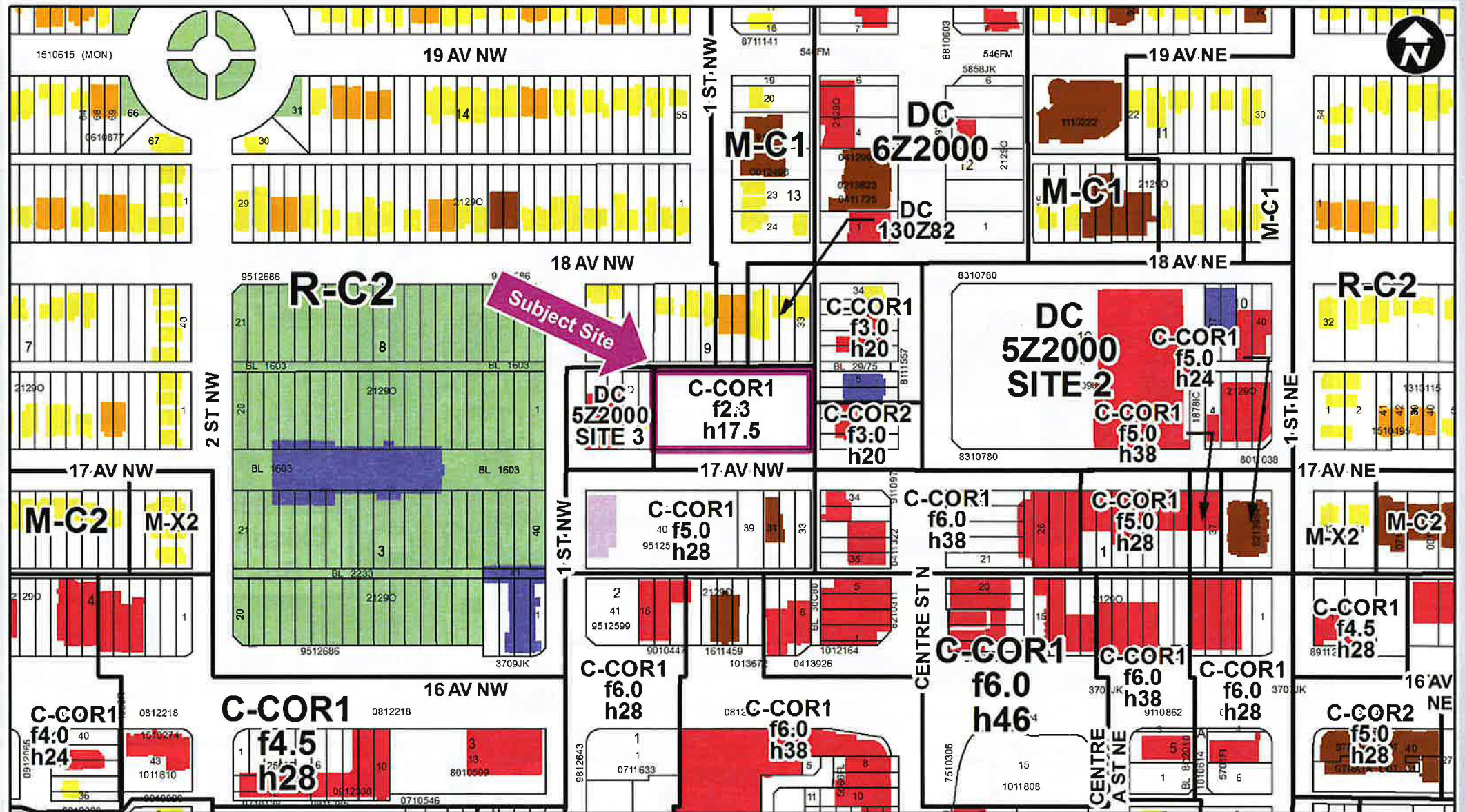
LOC2020-0123
Land Use Amendment and
Policy Amendment





LEGEND

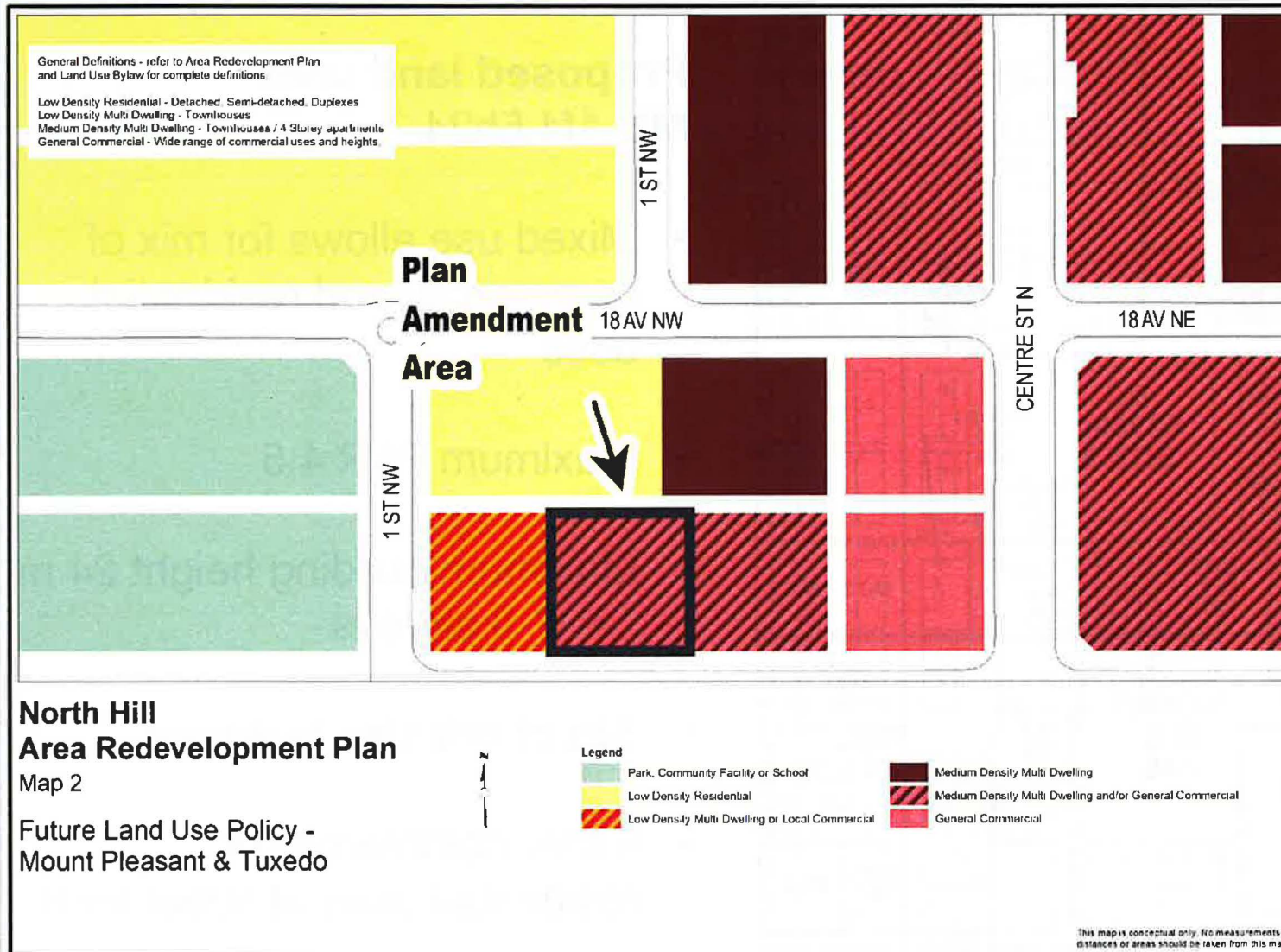
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Proposed land use: MU-1f4.5h24

- Mixed use allows for mix of commercial and residential uses
- Maximum FAR 4.5
- Maximum building height 24 m
 - 7-8 storeys
- Street-oriented buildings
- Either commercial or residential uses at street level



Proposed Amendment to the North Hill Area Redevelopment Plan:

- Amend Map 2:
 - Medium Density Multi Dwelling and/or General Commercial
- Amend Centre Street Policies:
 - allow 24 metre maximum building height for the site

Calgary Planning Commission's Recommendation:

That Council:

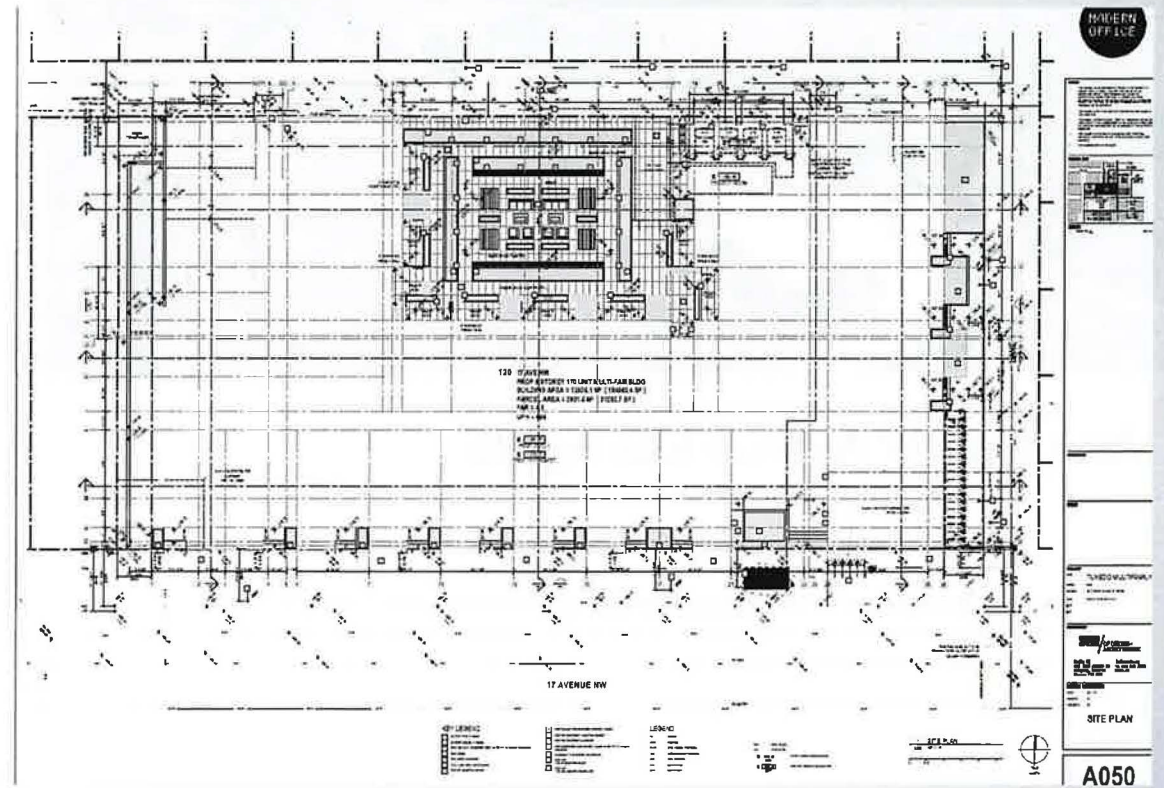
1. Give three readings to **Proposed Bylaw 3P2021** for the amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 4D2021** for the redesignation of of 0.29 hectares \pm (0.72 acres \pm) located at 120 – 17 Avenue NW (Descriptive Plan 1511375, Block 9, Lot 39) from Commercial – Corridor 1 (C-COR1f2.3h17.5) District to Mixed Use - General (MU-1f4.5h24) District.

Supplementary Slides



DP2020-6371 (under review):

- six-storey multi-residential development
- 170 Dwelling Units
- UDRP review





View from 17 Avenue looking NE

View from 17 Avenue looking NW