



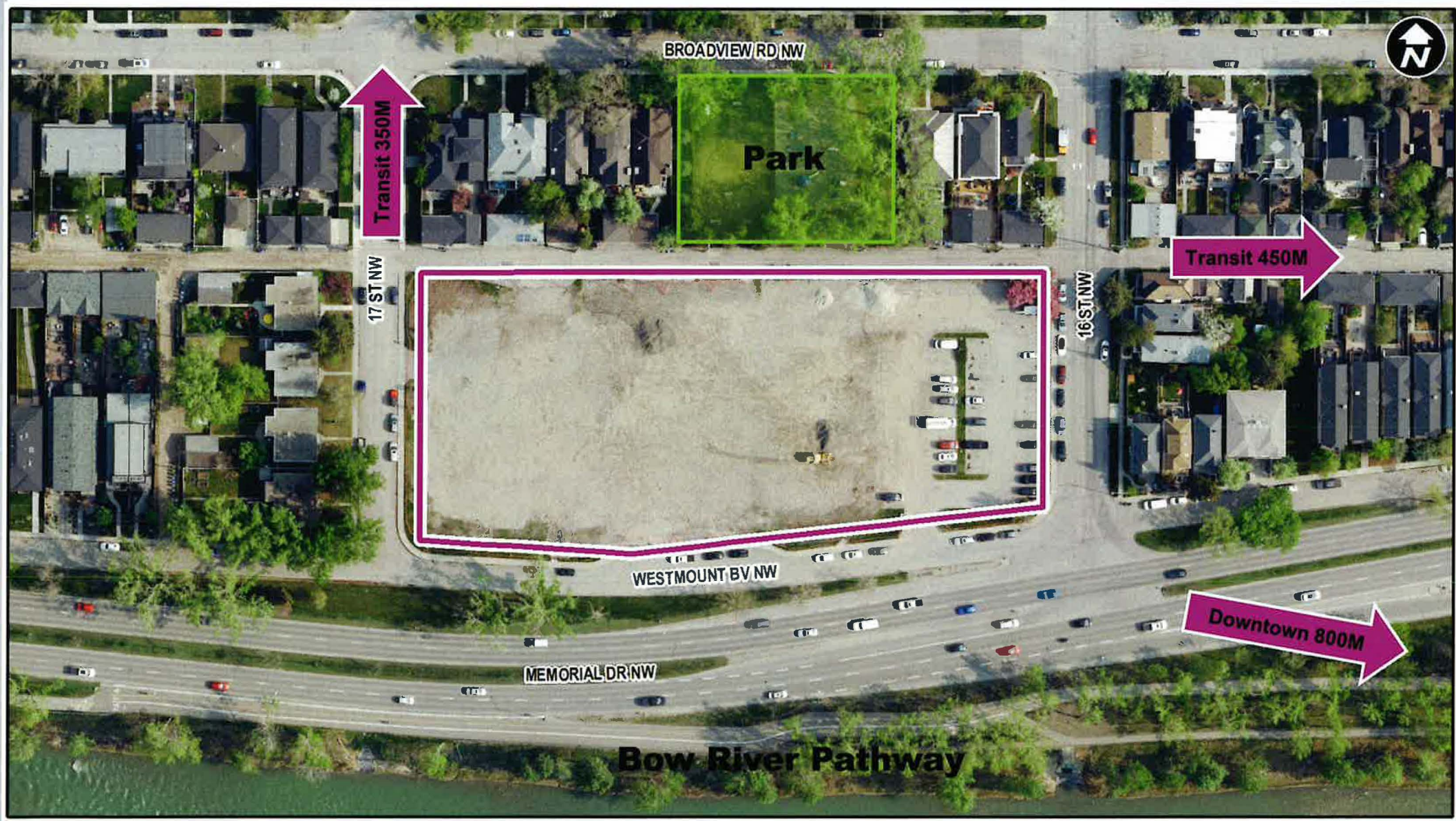
Calgary Planning Commission

Agenda Item: 7.2.6

1



LOC2020-0132
Land Use and Policy Amendment
May 20, 2021



Parcel Size:
.98 ha





SE Corner



Rear Lane West



Rear Lane East



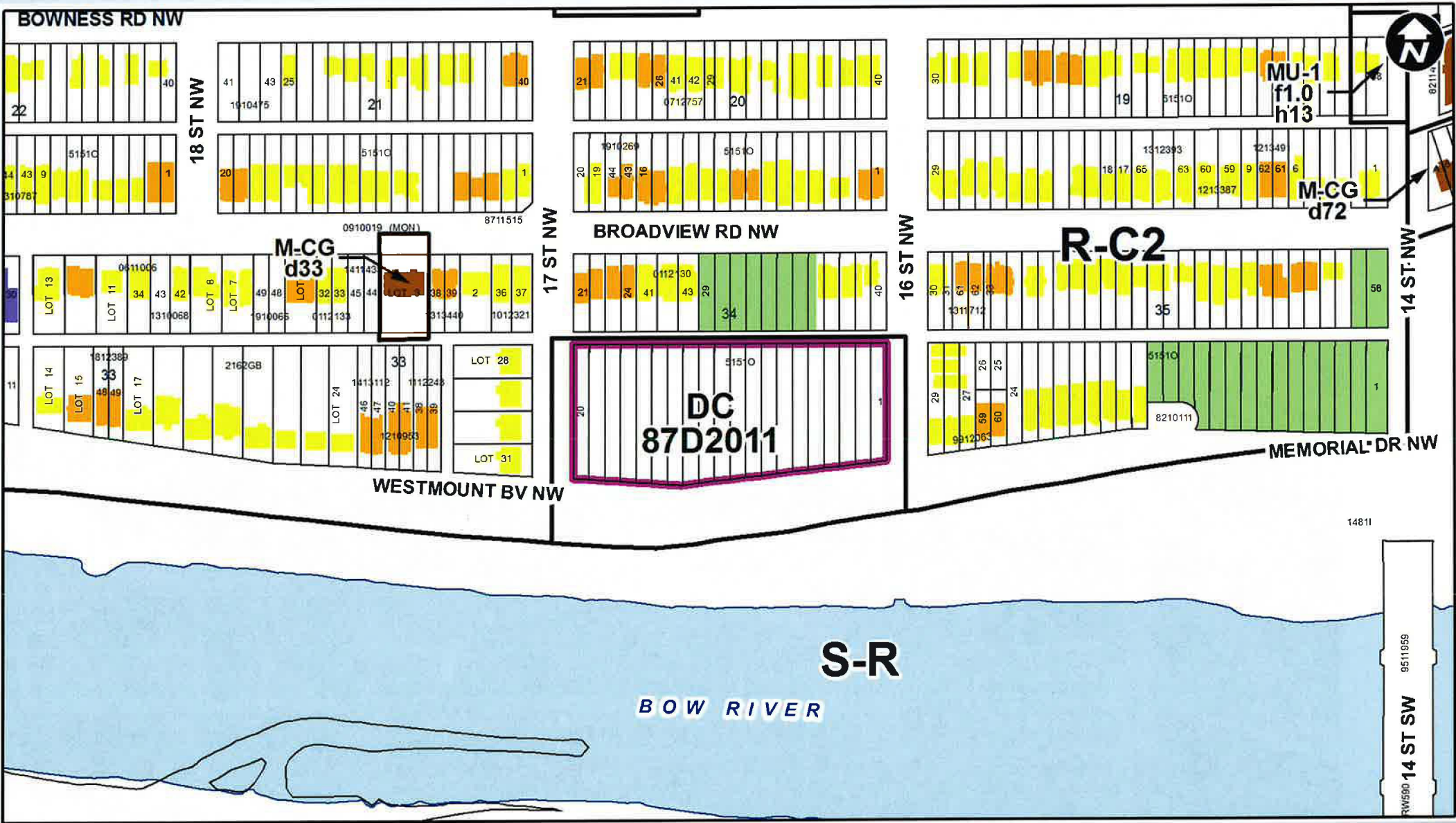
16 Street NW Built Form



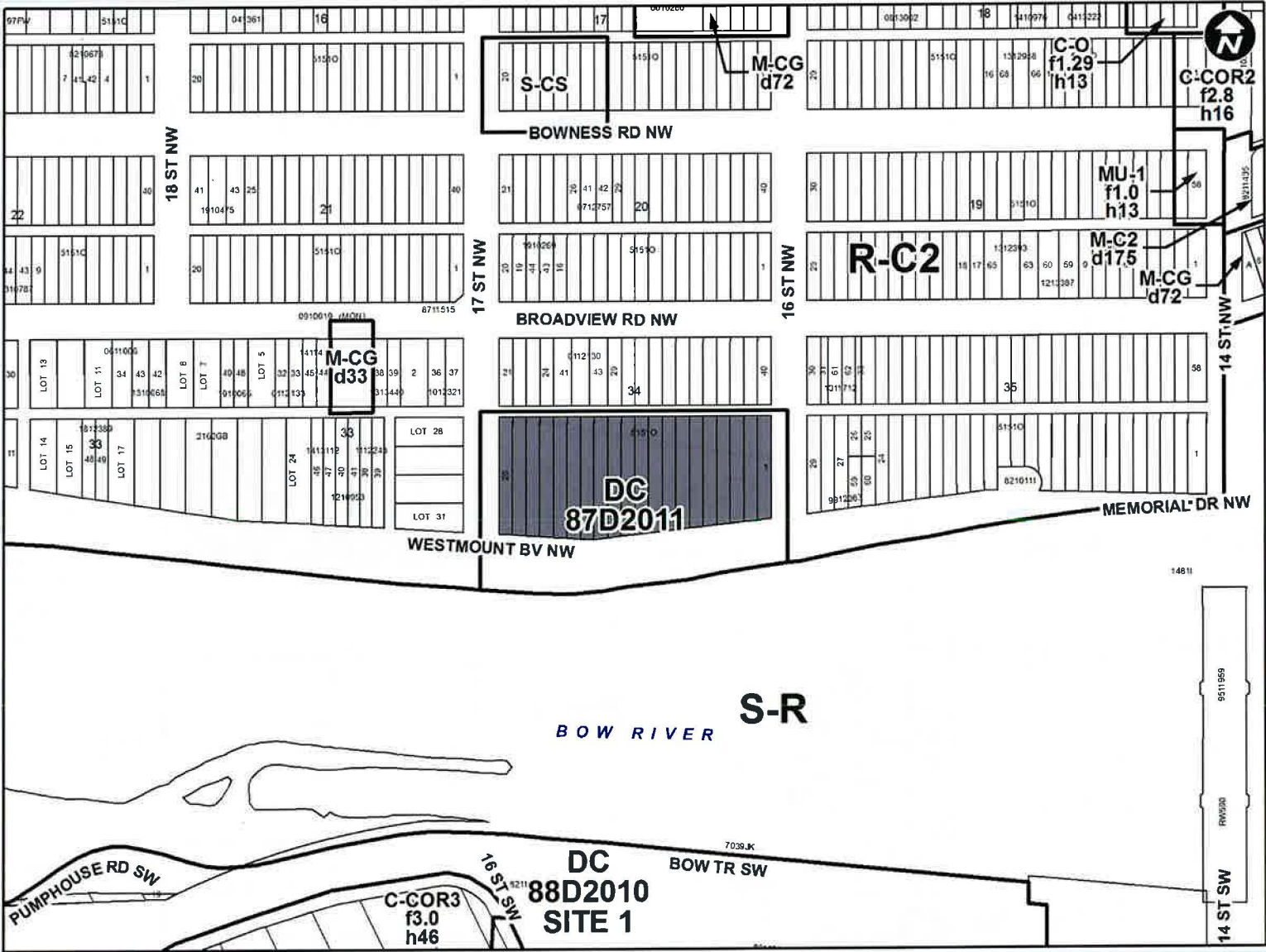
17 Street NW Built Form



- 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

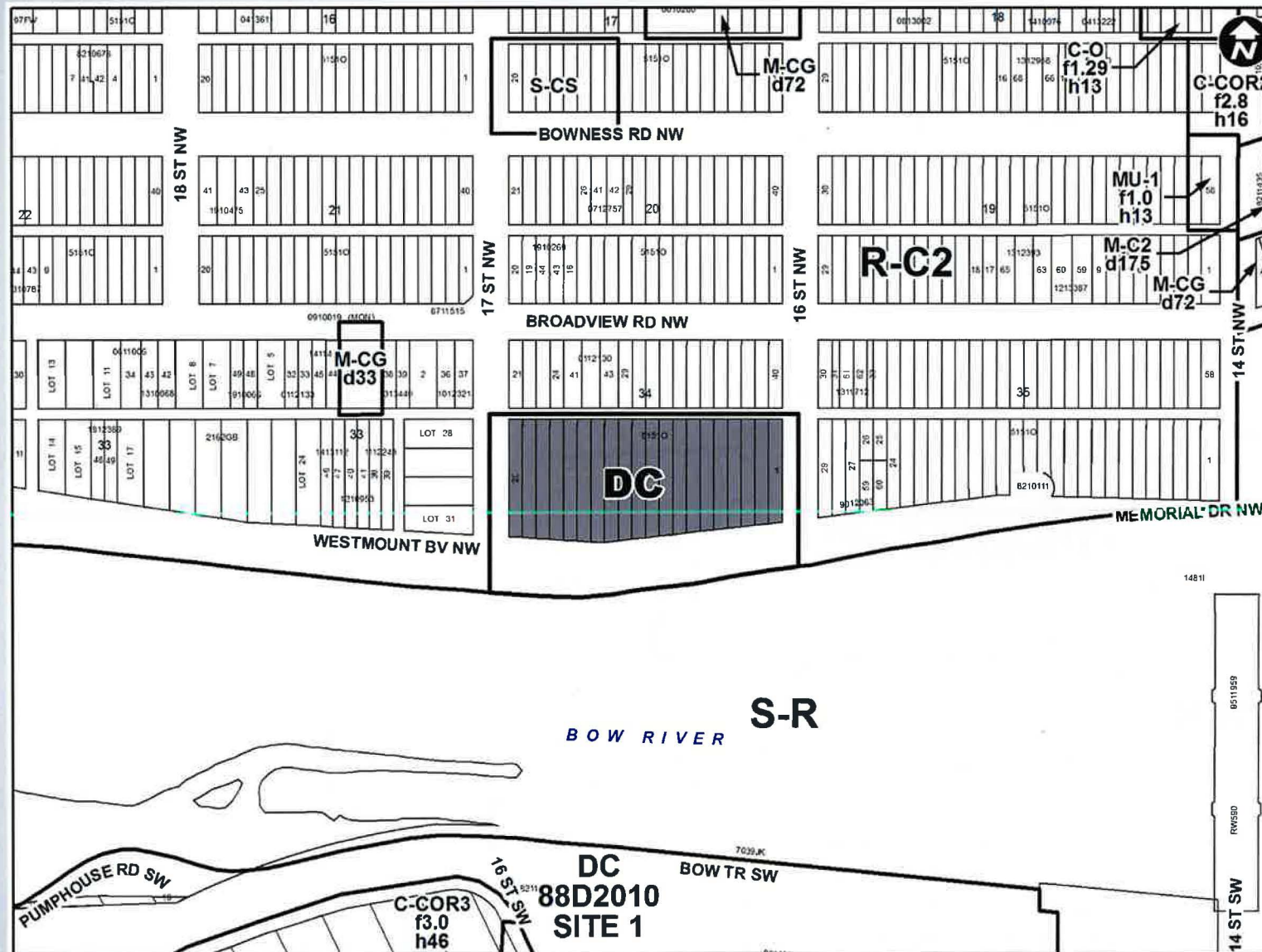






Proposed **Direct Control** District:

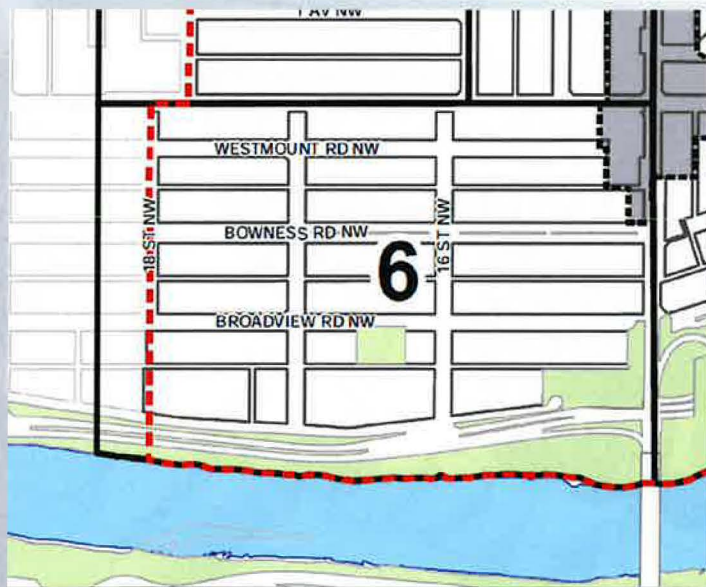
- To allow for a multi-residential townhouse development
- Based on the M-C1 District
- Maximum density is 90 units per hectare
- Maximum building height is 13 metres
- All units must have direct grade access
- Additional site and building design rules



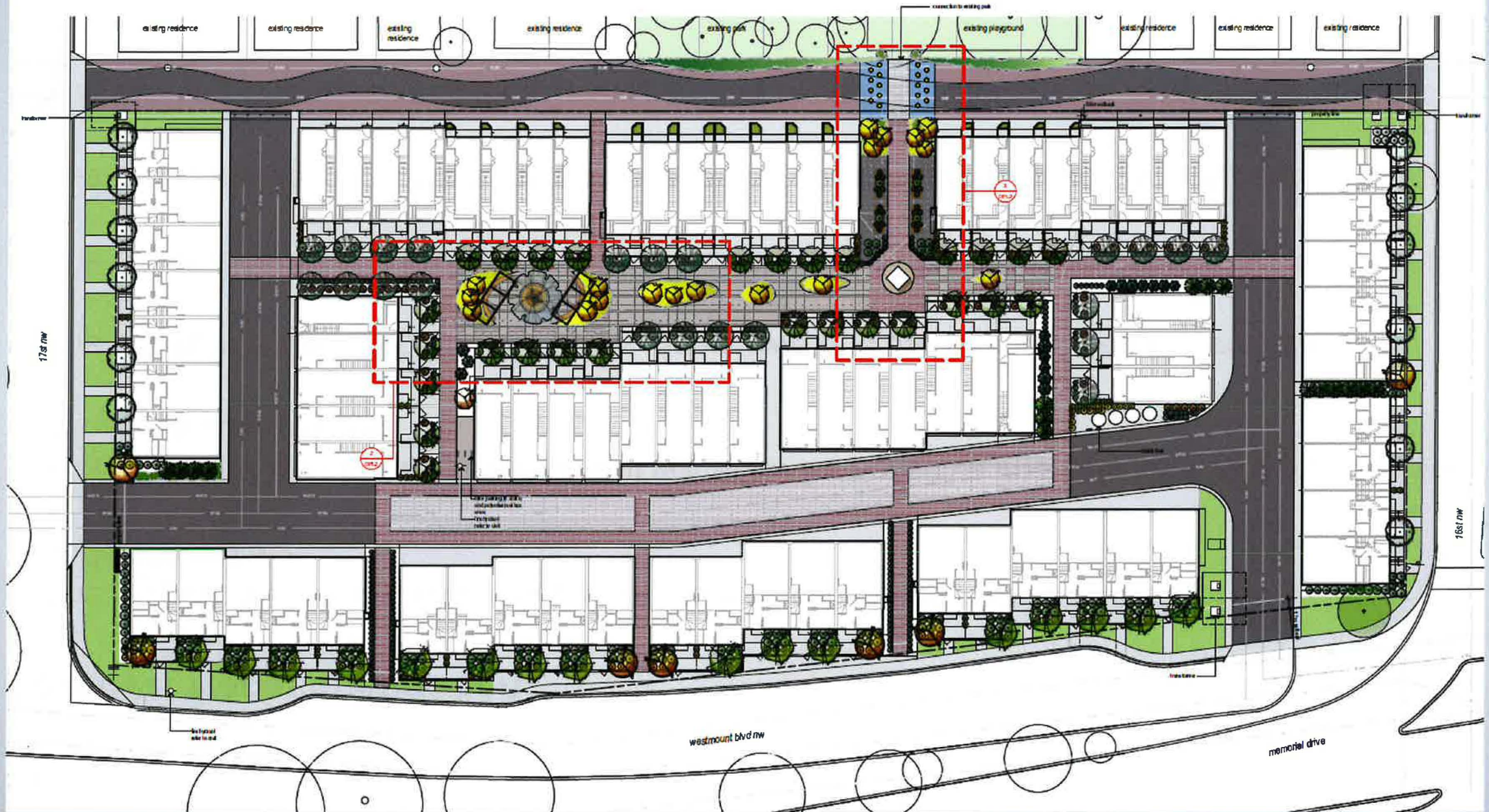


Hillhurst/Sunnyside Area Redevelopment Plan

- Site is located within 'Area 6'
- Area Six is characterized as single-detached, semi-detached, and duplex dwellings (R-2 Designation LUB 2p80)
- A minor textual policy amendment is required
- The textual amendment (Attach 3) allows for a maximum building height of **13.0 metres** and maximum density of **90 units per hectare** in the form of townhouse buildings







Approval Recommendation:

- The proposed land use and policy amendments will enable redevelopment of an existing underutilized site
- The proposed townhouse development will allow for sensitive intensification in a primarily low-density residential area
- The site is in proximity of transit, parks, downtown and the regional pathway network
- The site is located at a prominent location, on the edge of an existing established community
- The amendments will enable the approval of the corresponding development permit application
- The existing DC, which includes Television and Broadcast Studio use, is no longer required

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 0.98 hectares $\pm$ (2.42 acres $\pm$) located at 1724 Westmount Boulevard NW (Plan 5151O, Block 34, Lots 1 to 20) from Direct Control District **to** Direct Control District.

Supplementary Slides









