



LOC2020-0122
Policy Amendment and
Land Use Amendment

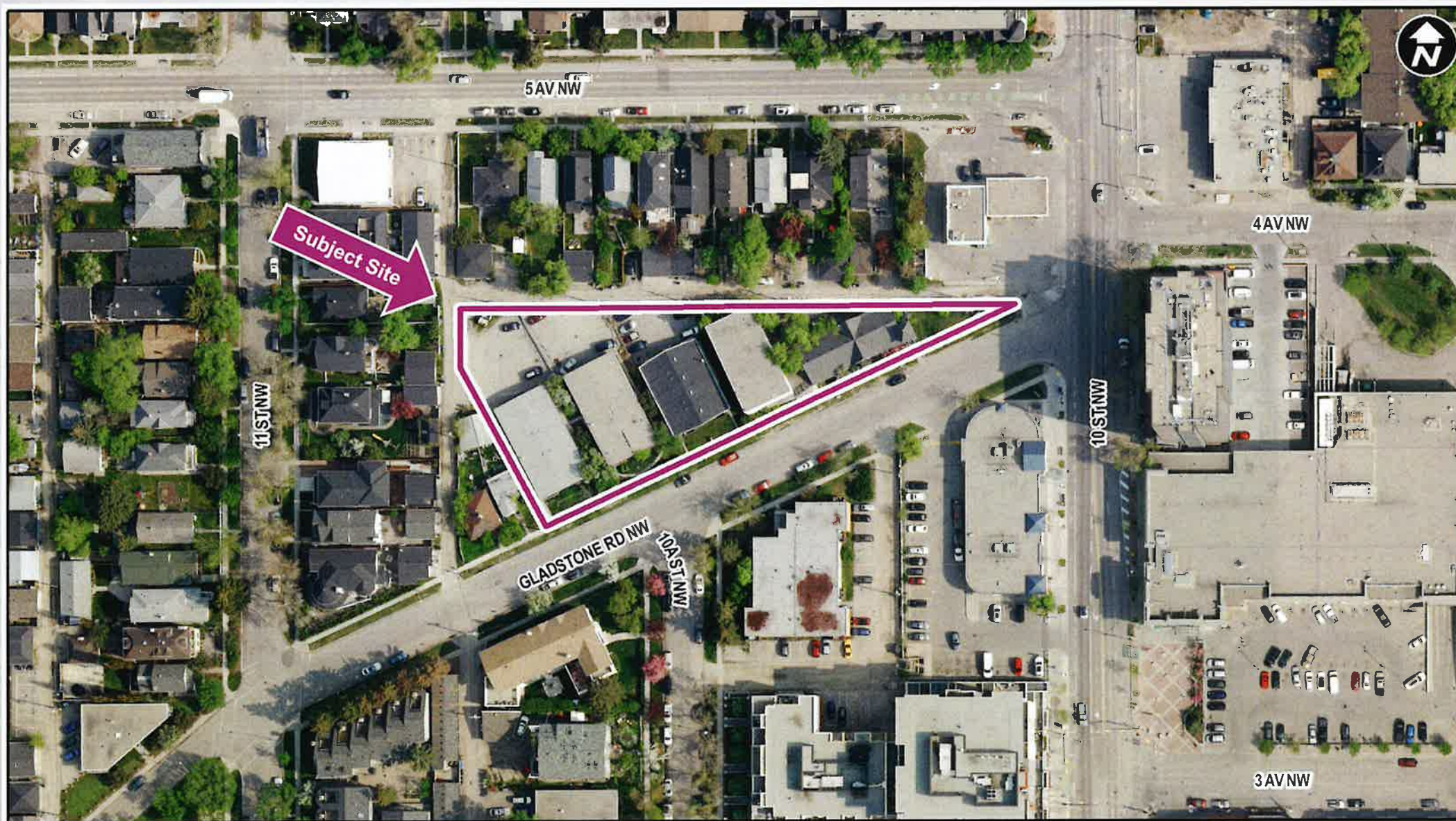
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUN 17 2021

ITEM: 7.2.5 cpc 2021-0873

Distribution

CITY CLERK'S DEPARTMENT

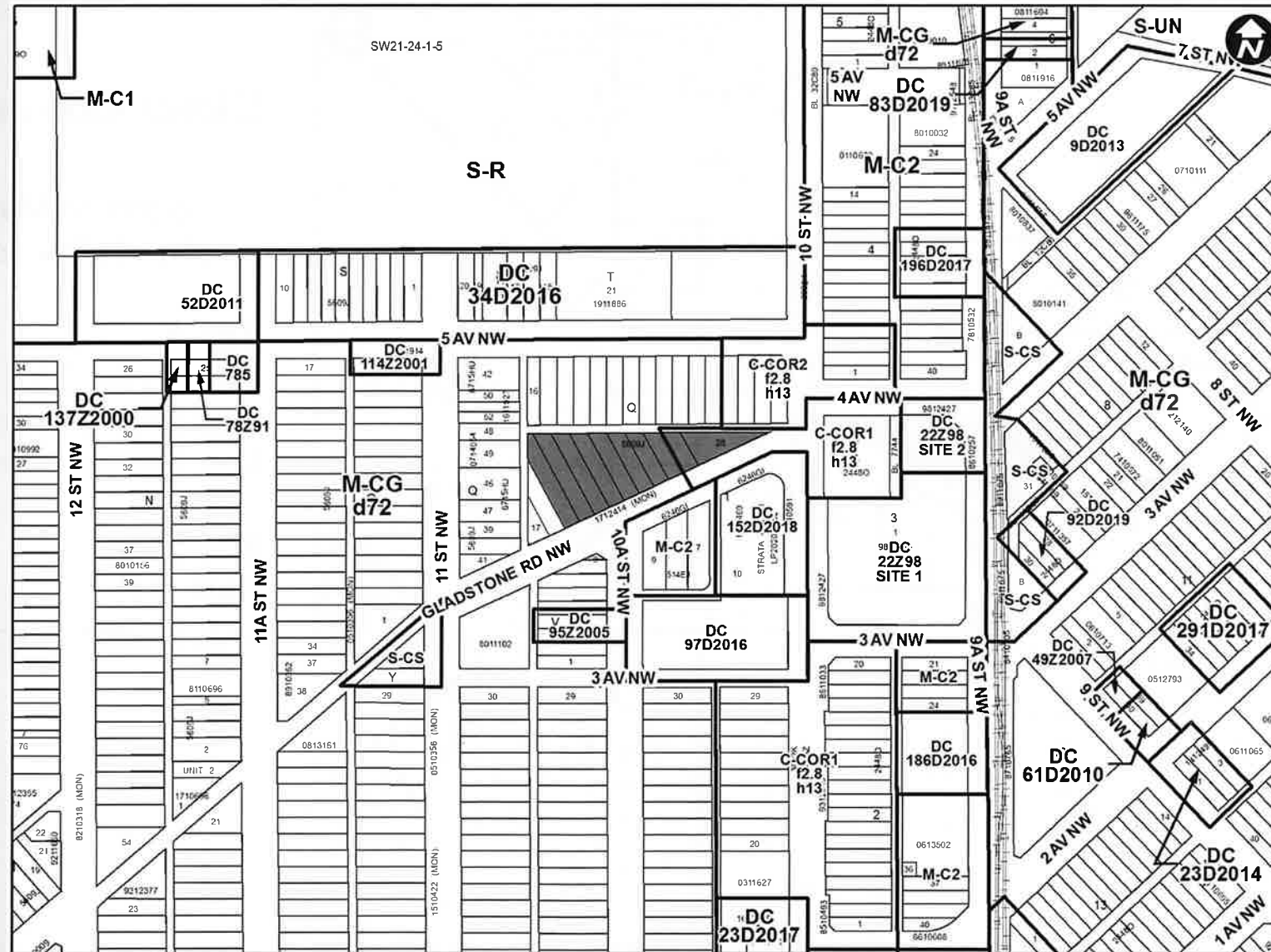


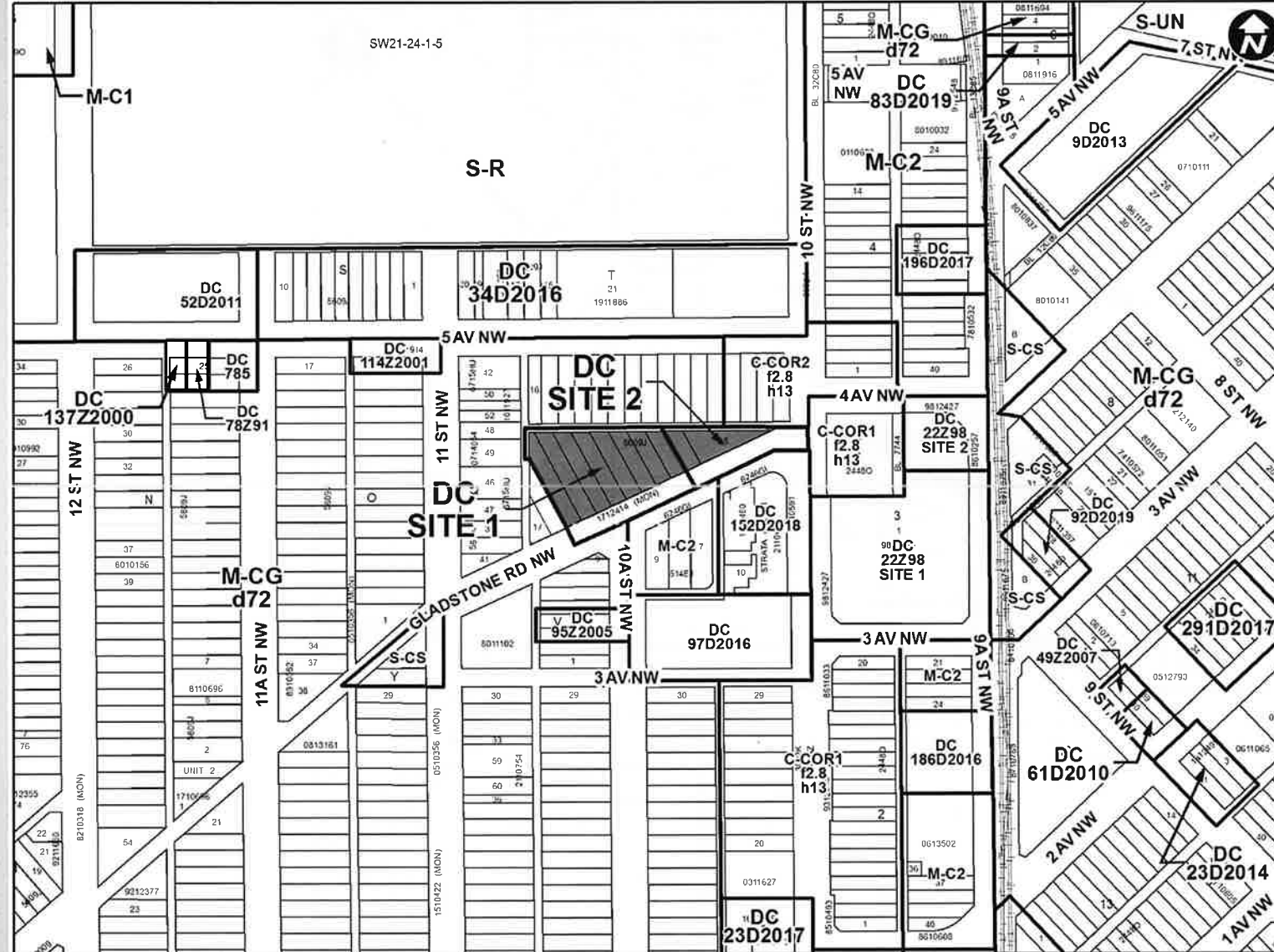






Current Land Use 7





Direct Control District

- Based on Mixed-use General (MU-1) District

Site 1

Base FAR: 2.0

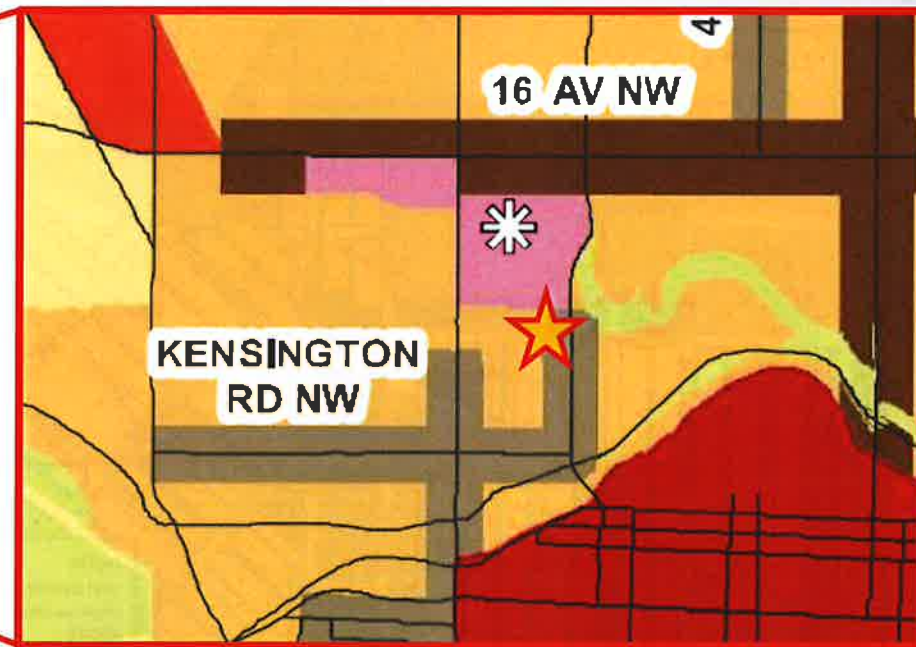
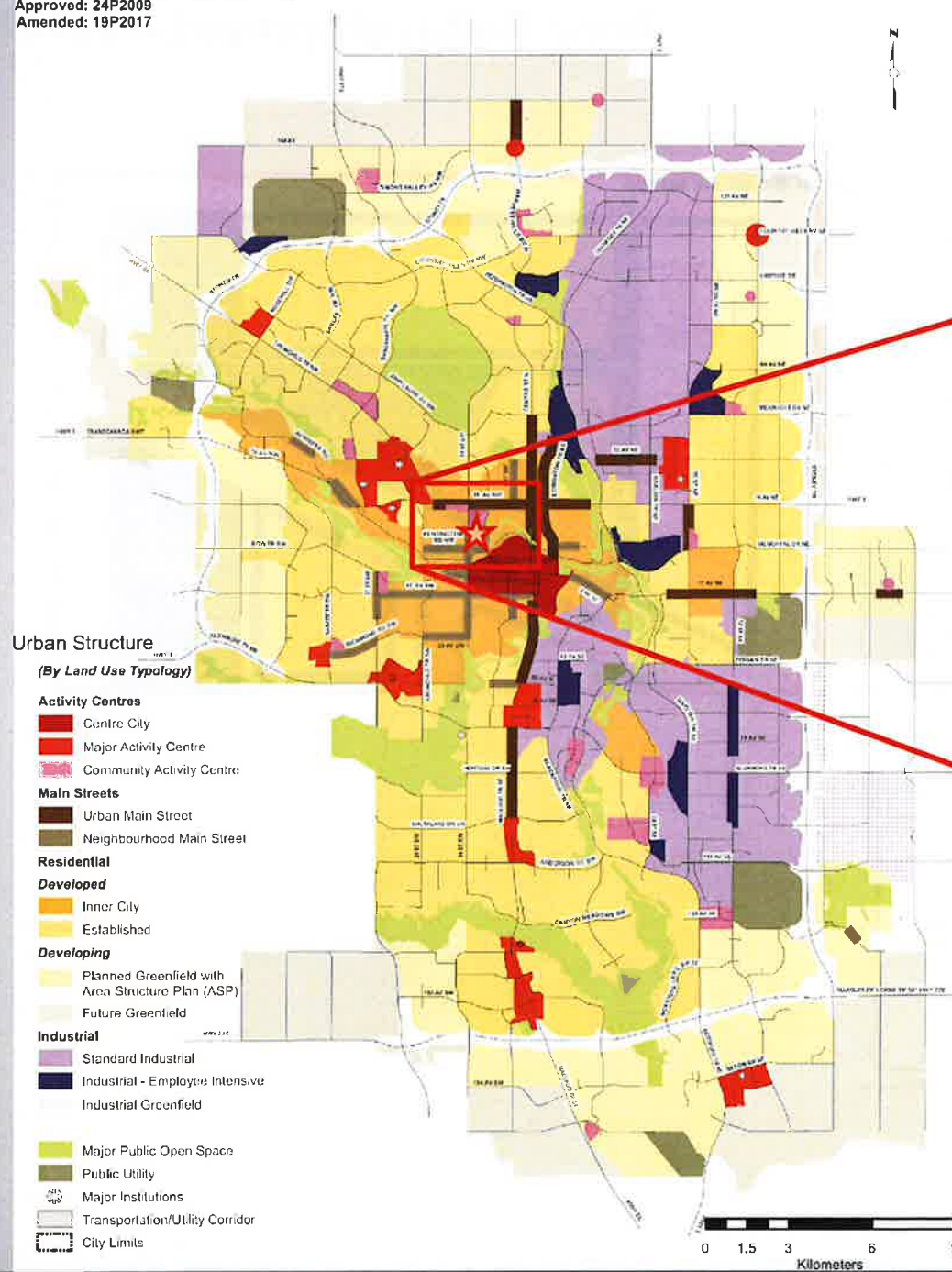
Max FAR with bonusing: 4.0

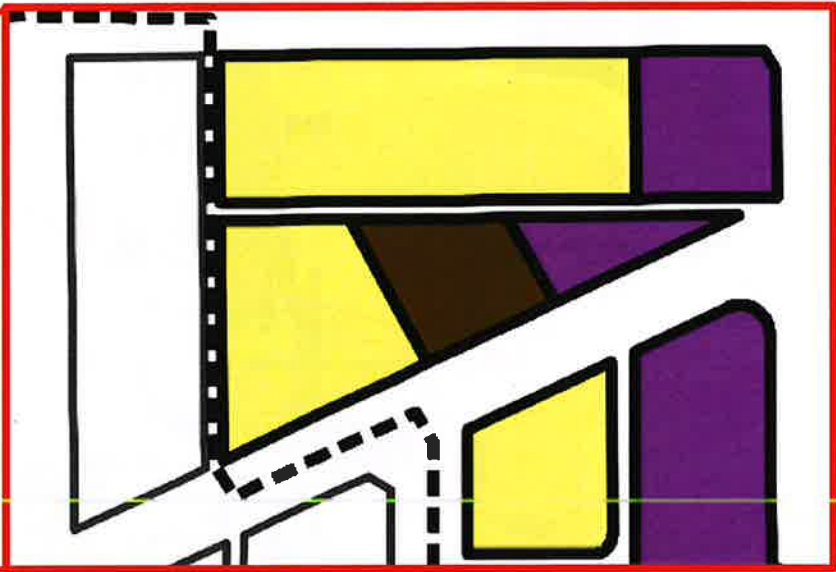
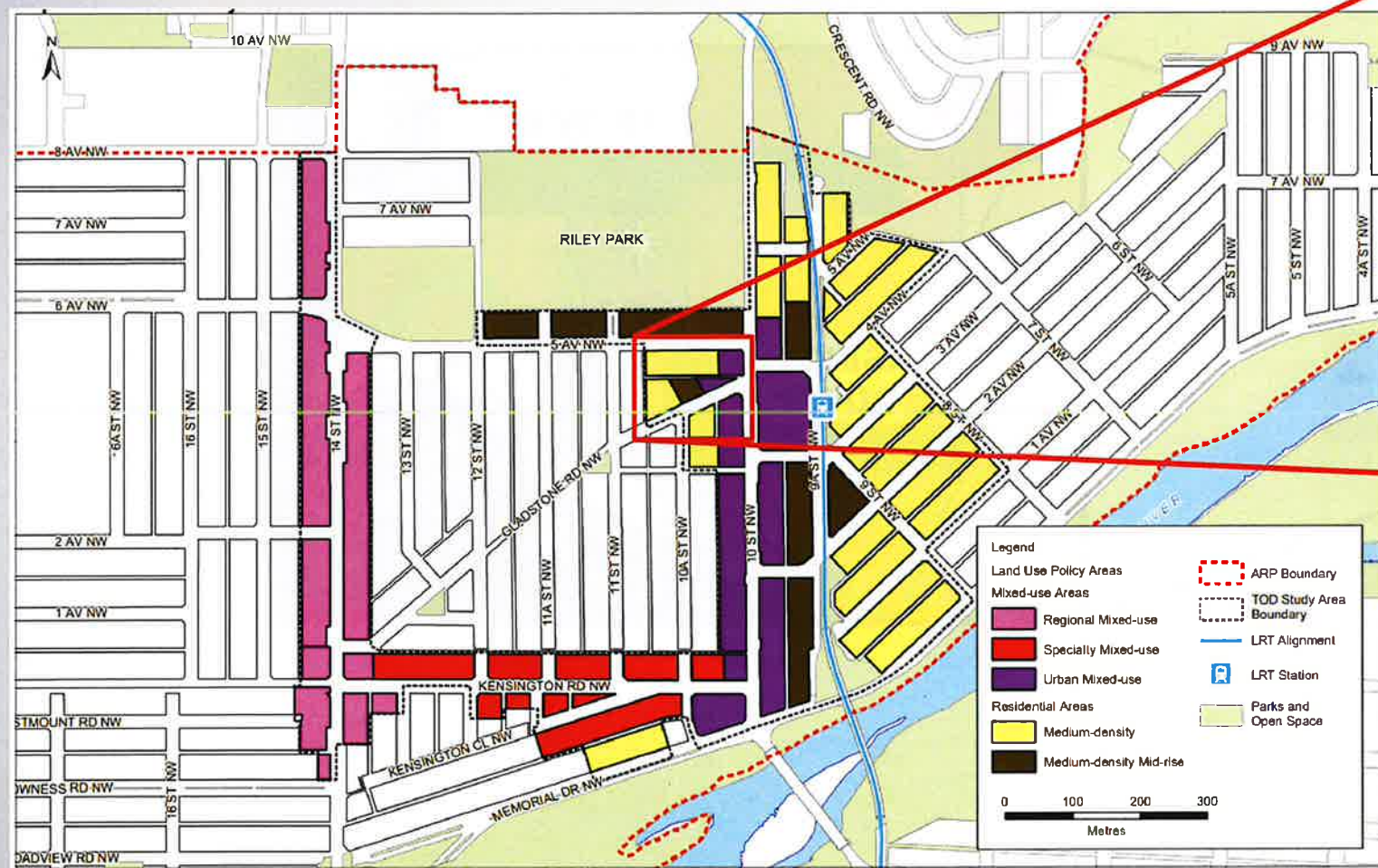
Max Height: 20 metres

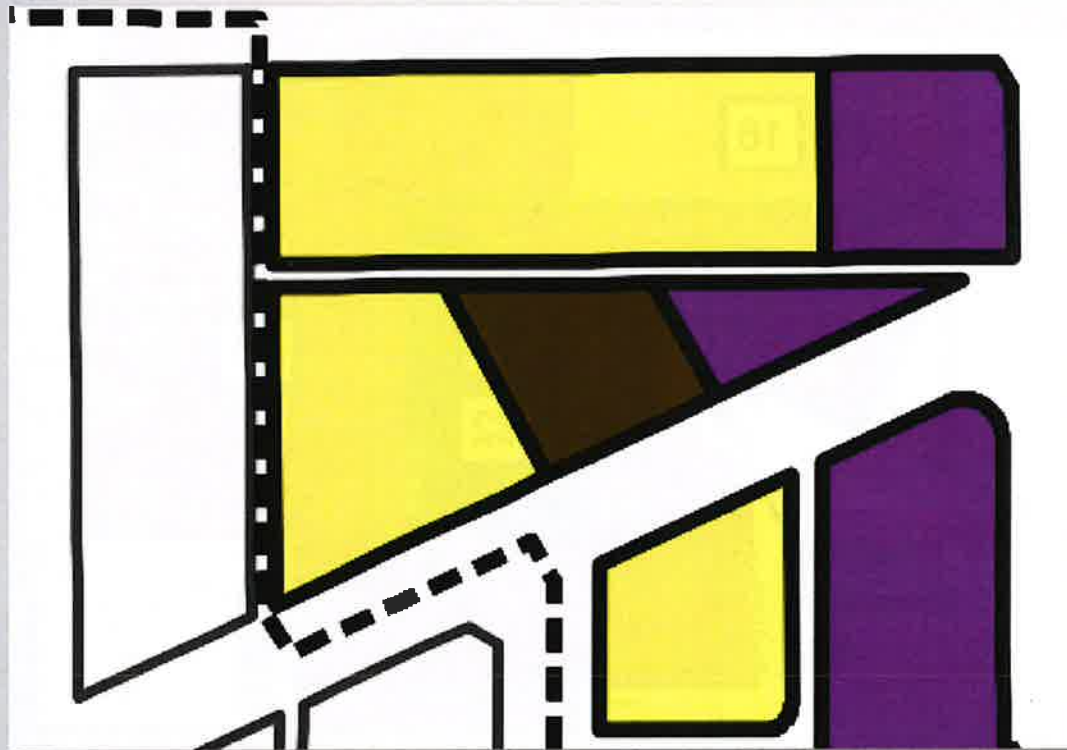
Site 2

FAR: 1.0

Max Height: 13 metres

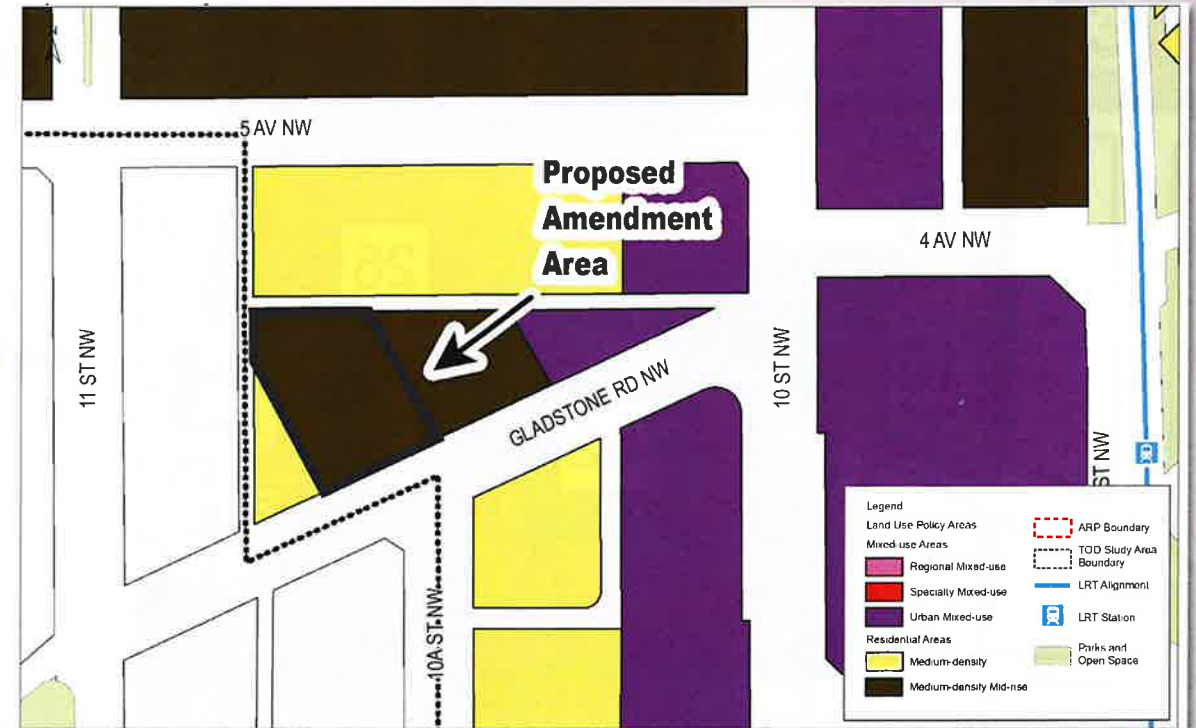
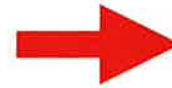


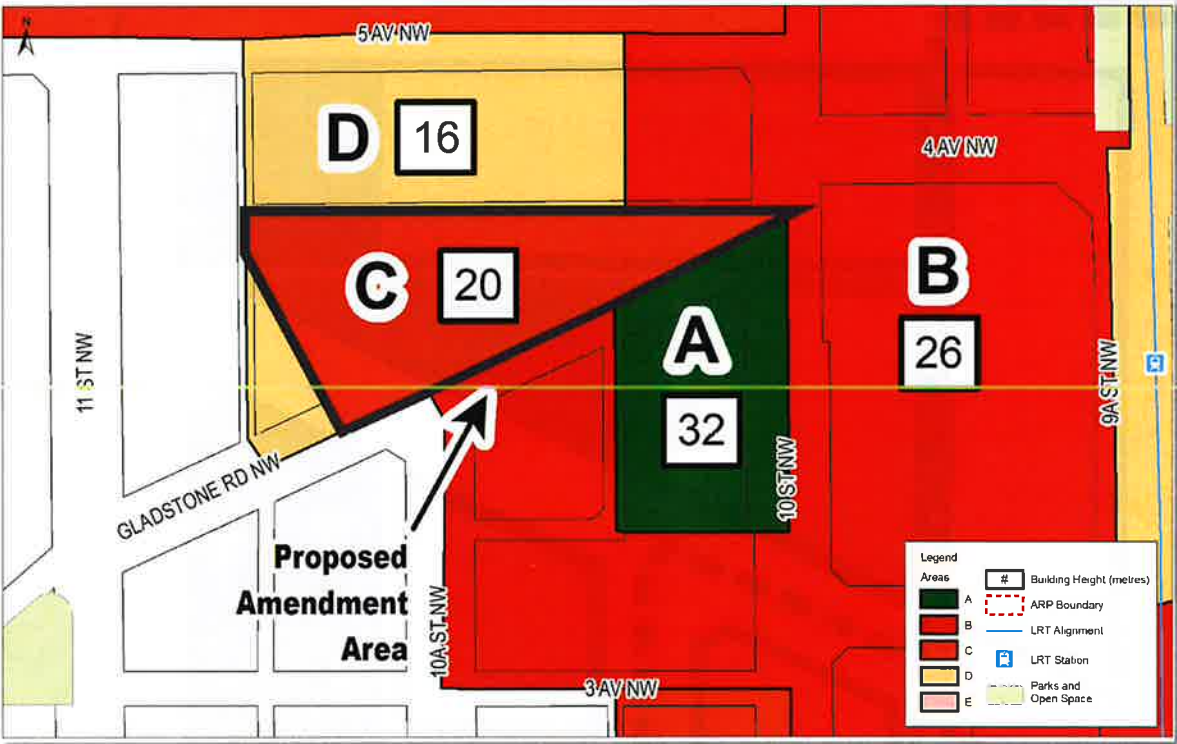
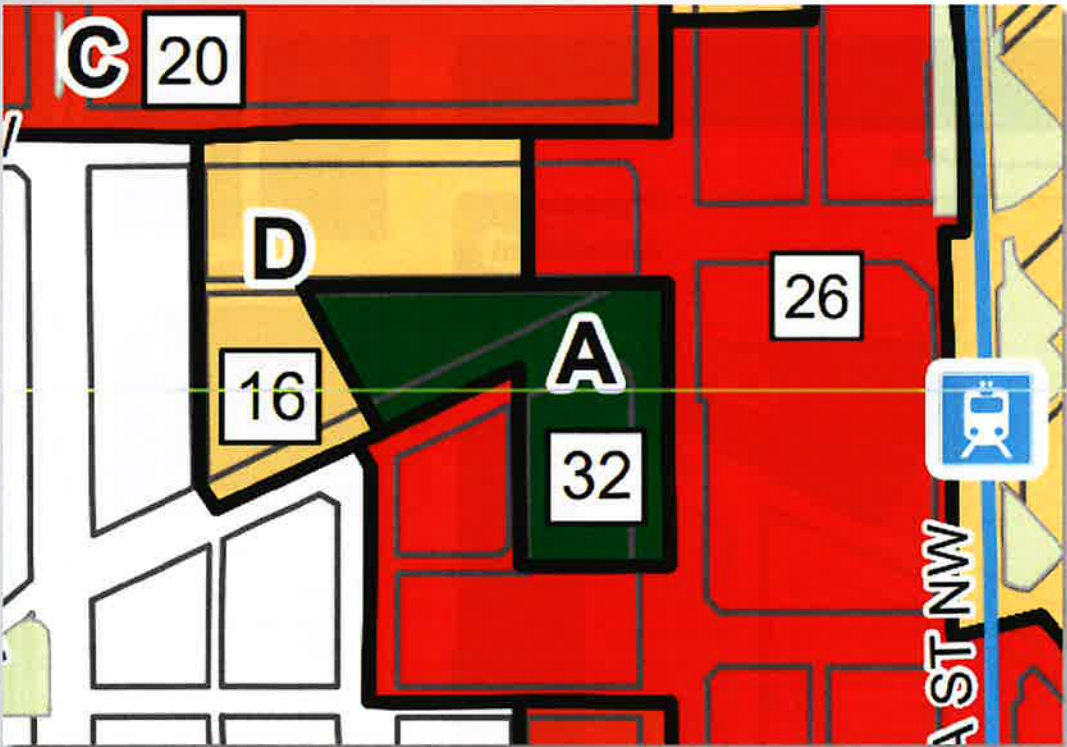


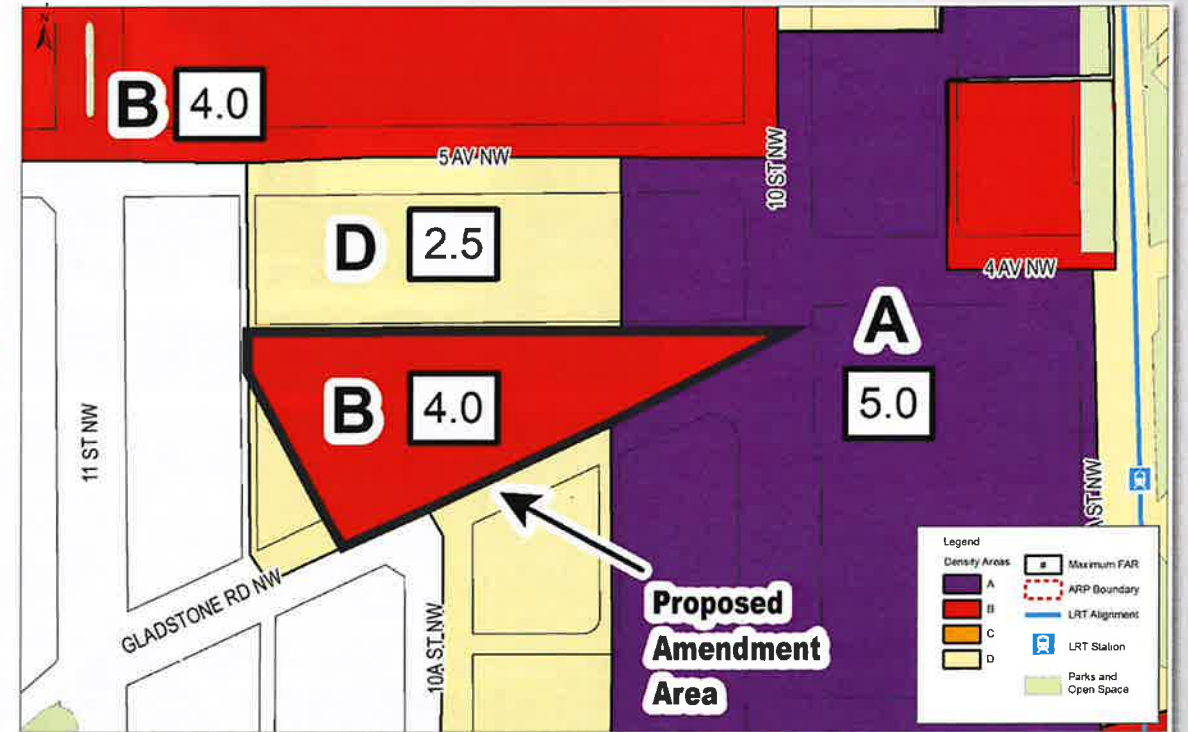
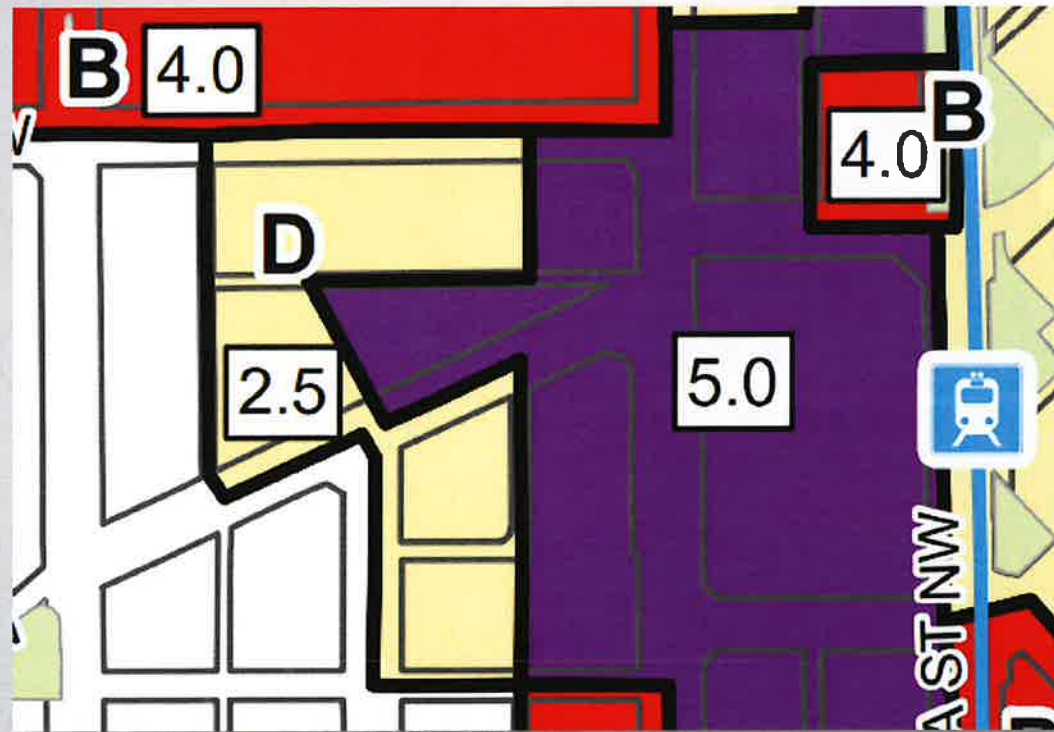


Residential Areas

- Medium-density
- Medium-density Mid-rise







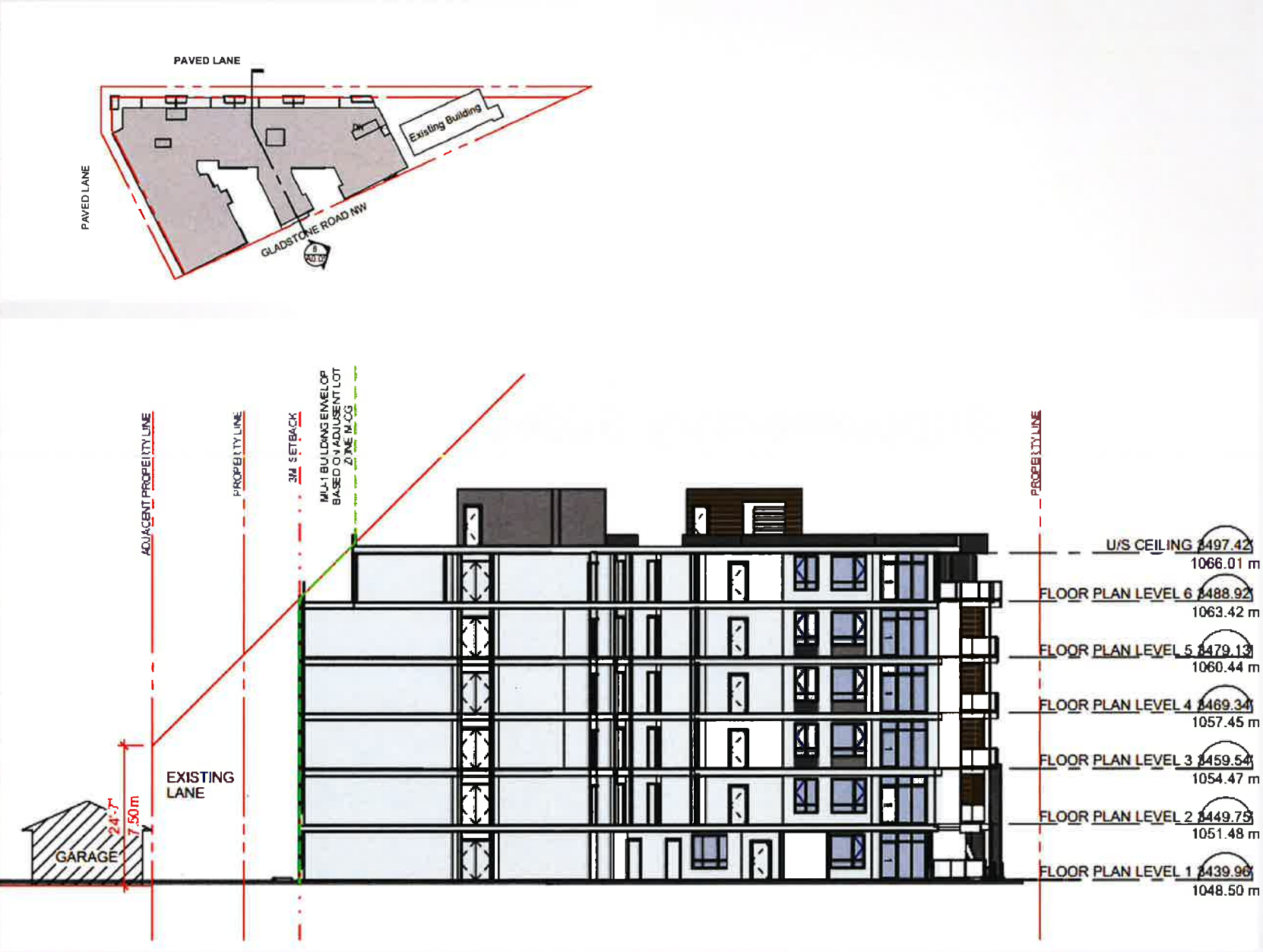


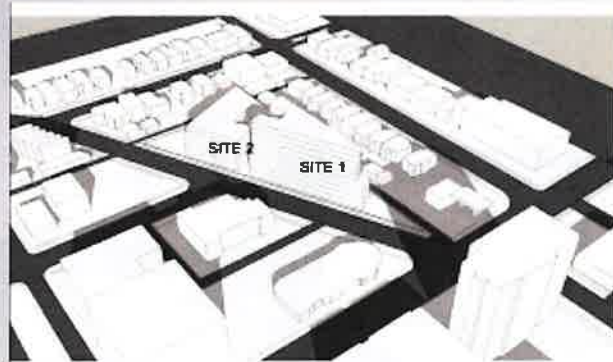


Recommendation:

1. Give first and second readings to the proposed bylaw for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 5);
2. Withhold third reading pending Municipal Historic Designation of the Hillhurst Baptist Church or until any other mechanism to ensure such designation is in place;
3. Give first and second readings to the proposed redesignation of 0.36 hectares $\pm$ (0.91 acres $\pm$) located at 1110, 1114, 1120, 1124, 1126 Gladstone Road NW (Plan 5609J, Block Q, Lots 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28) from Commercial – Corridor 1 (C-COR1f2.8h13) District and Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Direct Control District to accommodate multi-residential development and the preservation of a heritage building, with guidelines (Attachment 4); and
4. Withhold third reading pending Municipal Historic Designation of the Hillhurst Baptist Church or until any other mechanism to ensure such designation is in place.

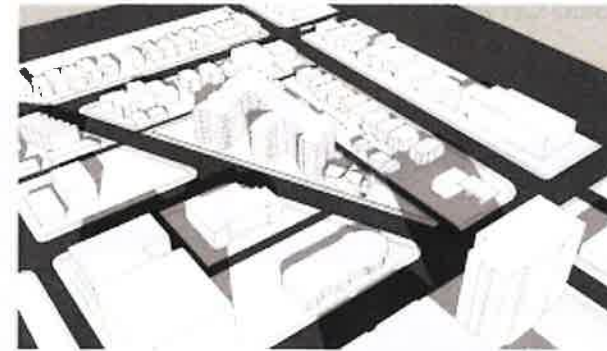
Supplementary Slides





BUILDING MASSING BASED ON ARP POLICY

	Site Area (a1)	Min. Ht (m)	Max. FAR	Max. GFA (a1)	Ht per level (m)	Max. Levels	Floor Area per Plot (a1)
Site 1	20,514	12	8	243,790	8.5	8	22,278
Site 2	19,000	10	2.5	47,500	5.5	5	21,628

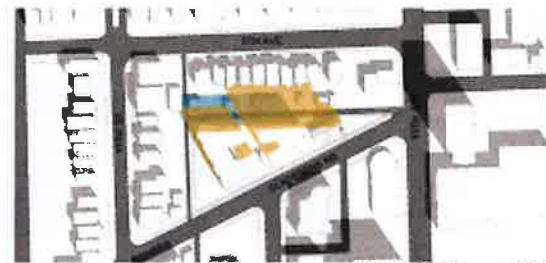


PROPOSED BUILDING MASSING

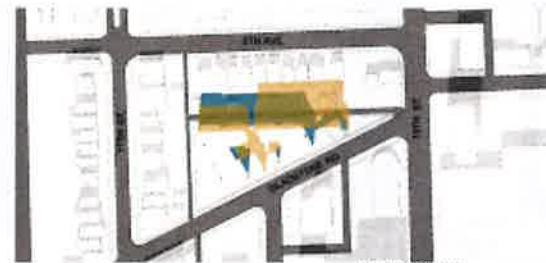
- BUILDING SHADOW BASED ON ARP POLICY
- PROPOSED BUILDING SHADOW



MARCH 21 - 10:00 AM



MARCH 21 - 12:00 PM



MARCH 21 - 2:00 PM



MARCH 21 - 4:00 PM



JUNE 21 - 10:00 AM



JUNE 21 - 12:00 PM



JUNE 21 - 2:00 PM



JUNE 21 - 4:00 PM



DEC. 21 - 10:00 AM



DEC. 21 - 12:00 PM



DEC. 21 - 2:00 PM



DEC. 21 - 4:00 PM



BUILDING SHADOW BASED ON ARP POLICY



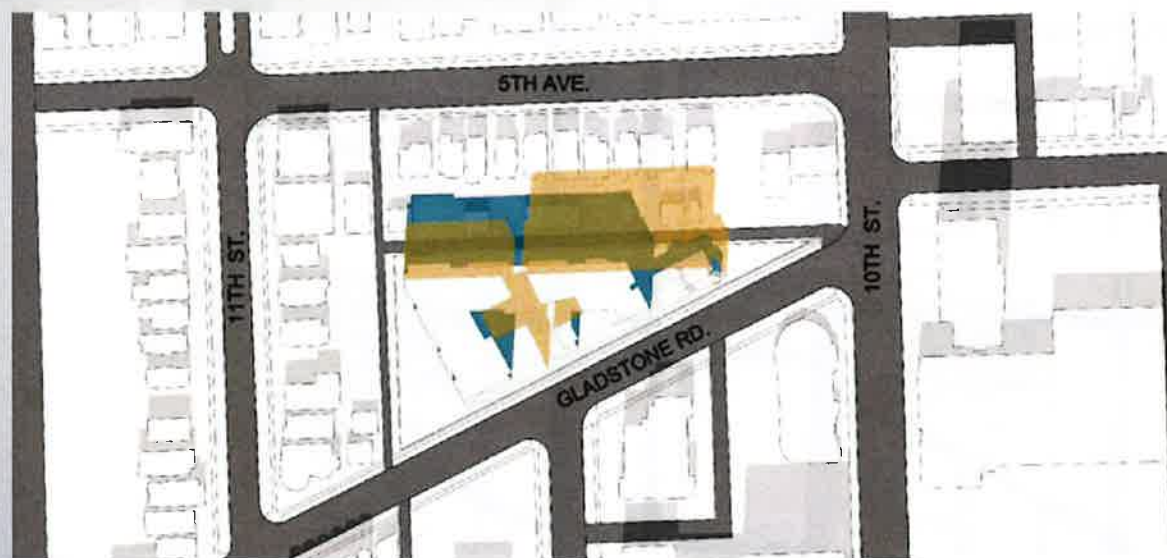
PROPOSED BUILDING SHADOW



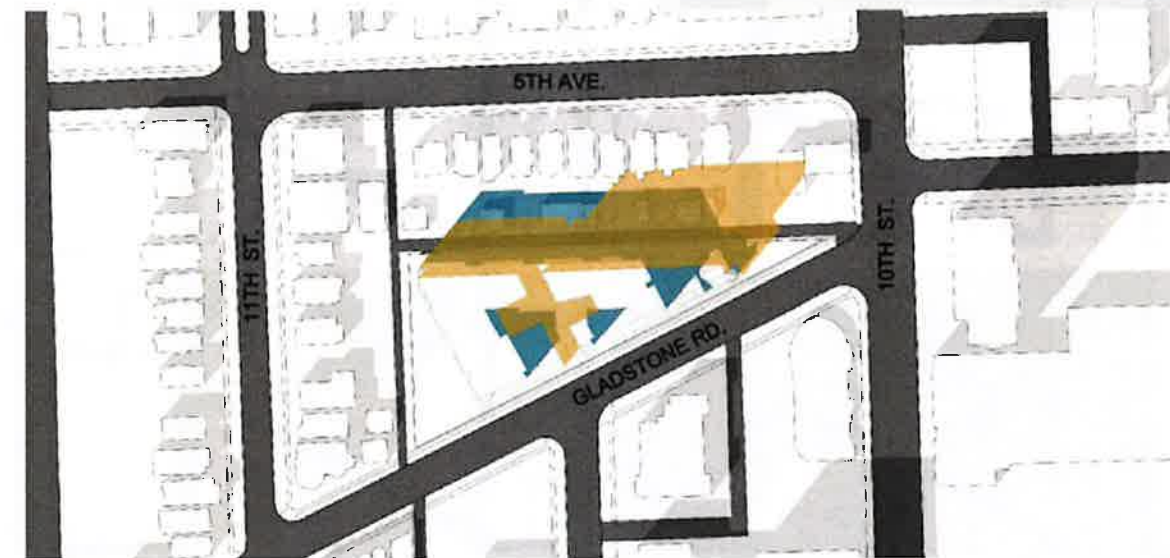
MARCH/SPET. 21 - 10:00AM



MARCH/SPET. 21 - 12:00PM



MARCH/SPET. 21 - 2:00PM



MARCH/SPET. 21 - 4:00PM

