

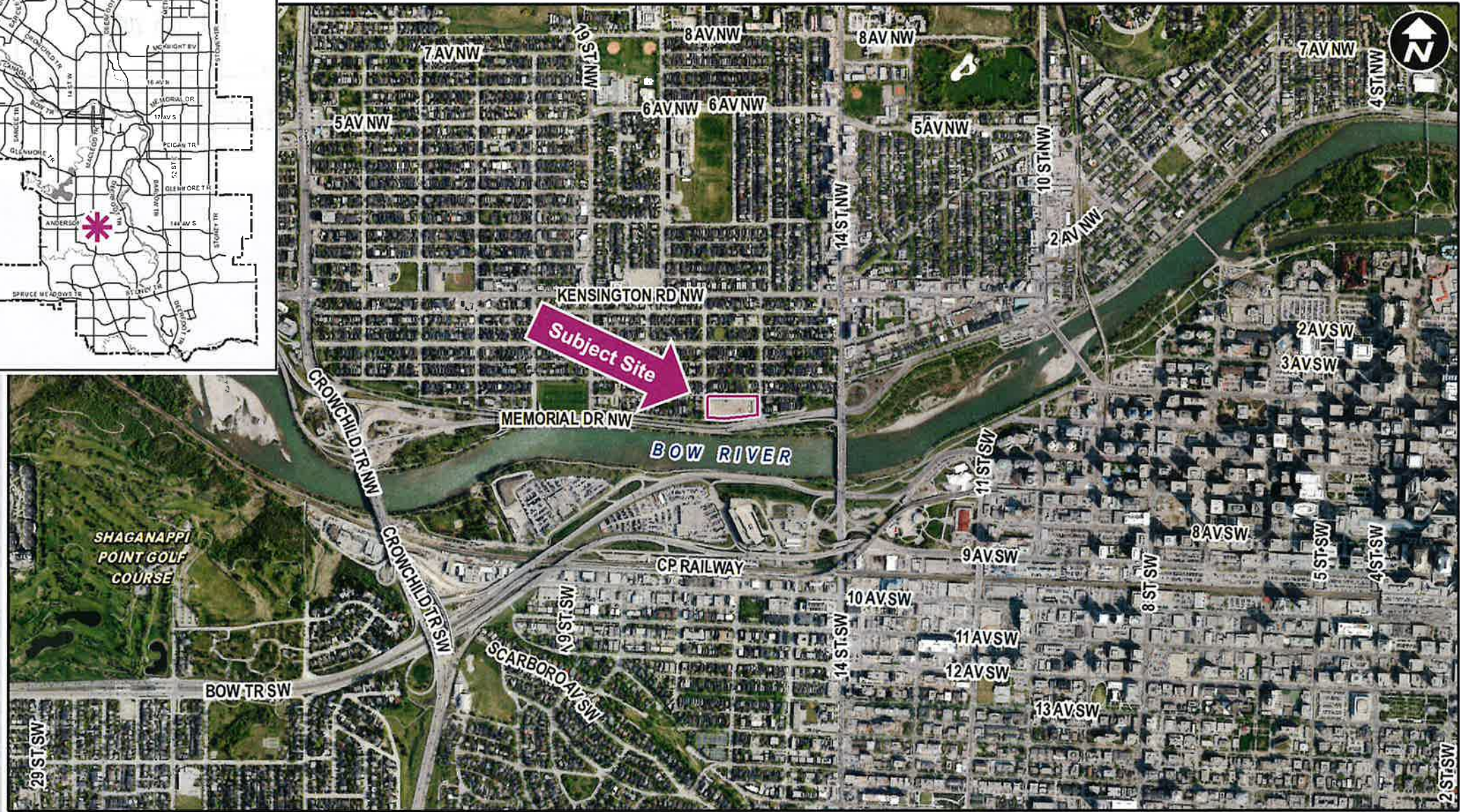
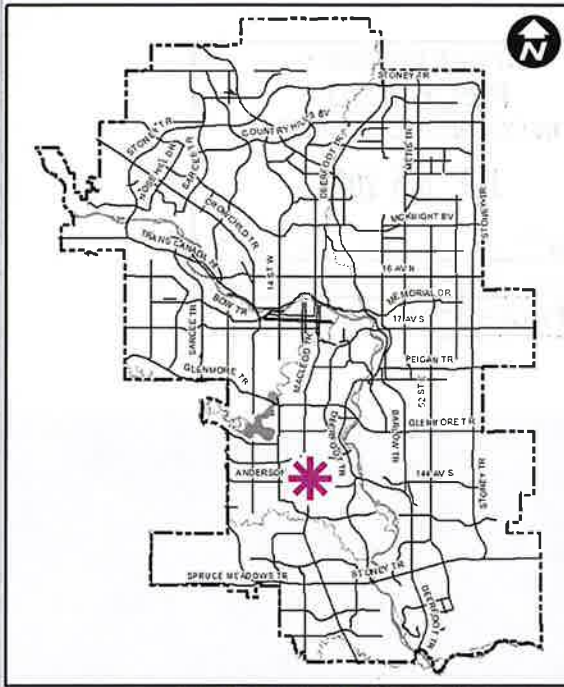


Public Hearing of Council

Agenda Item: 8.1.5

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 05 2021
ITEM: 8.1.5-CPC-2021-0709
Distrib-Presentation
CITY CLERK'S DEPARTMENT

LOC2020-0132
Land Use and Policy Amendment
July 5, 2021

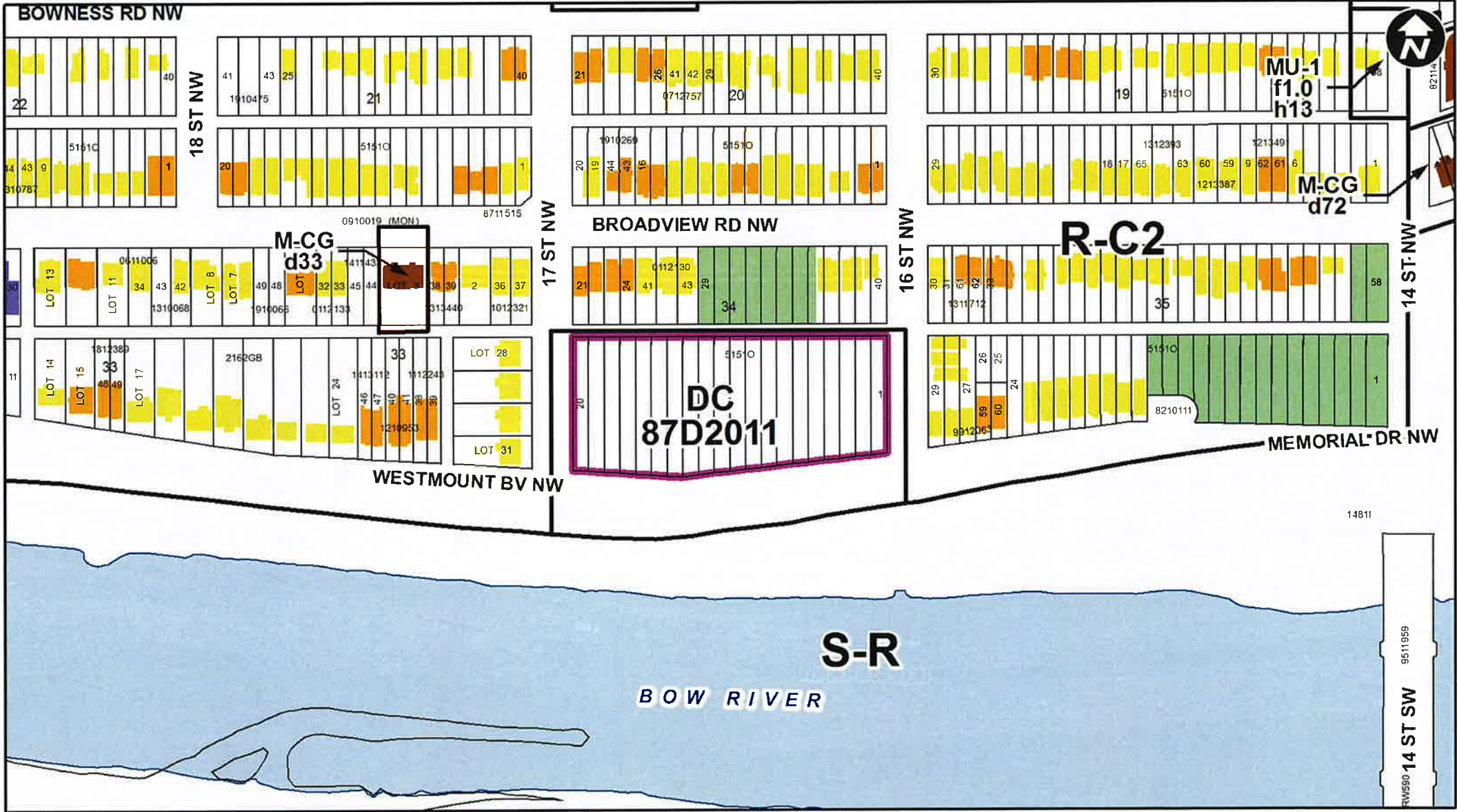




Parcel Size:

0.98 ha

- 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





SE corner looking northwest



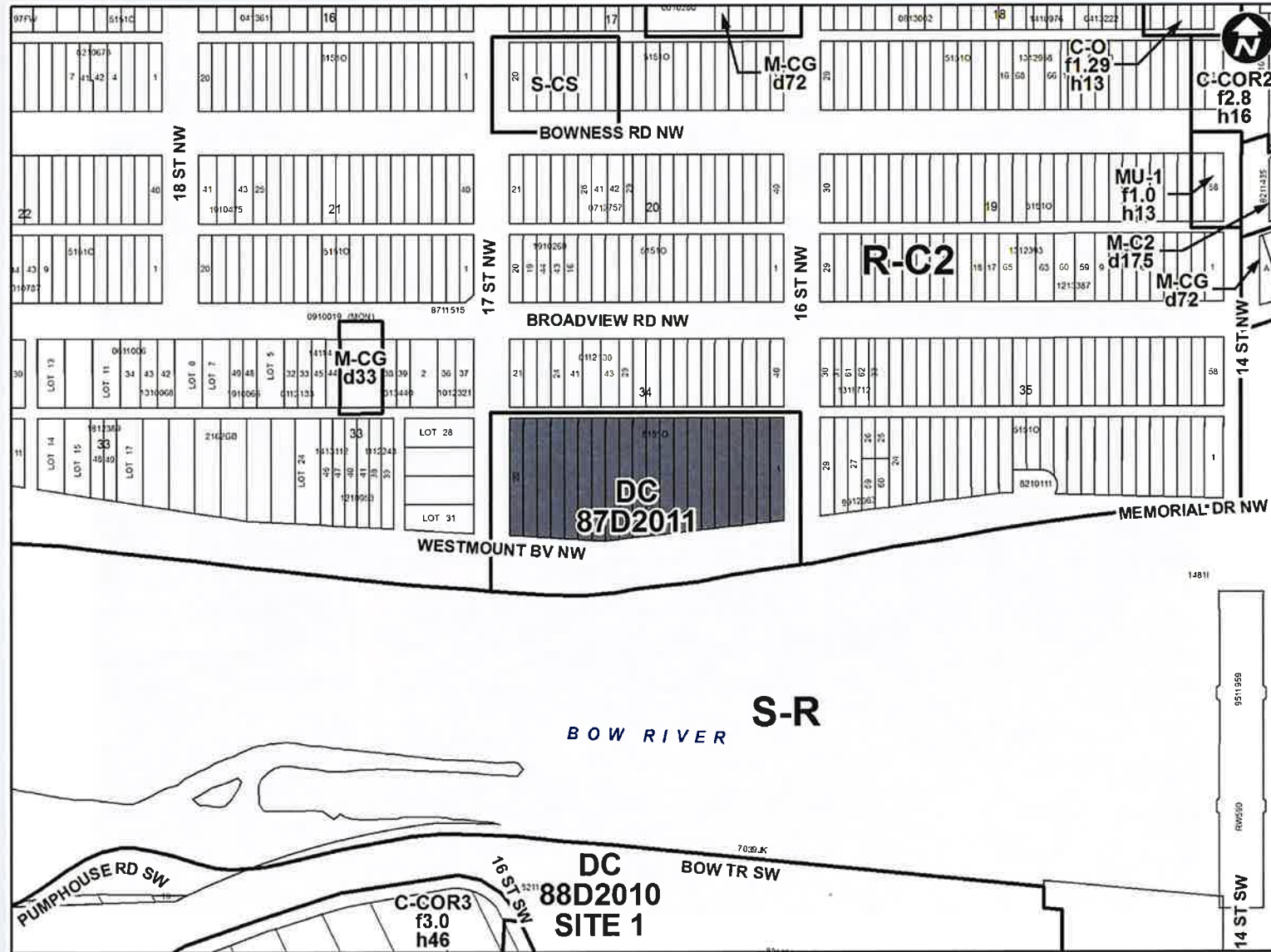
Rear lane looking west

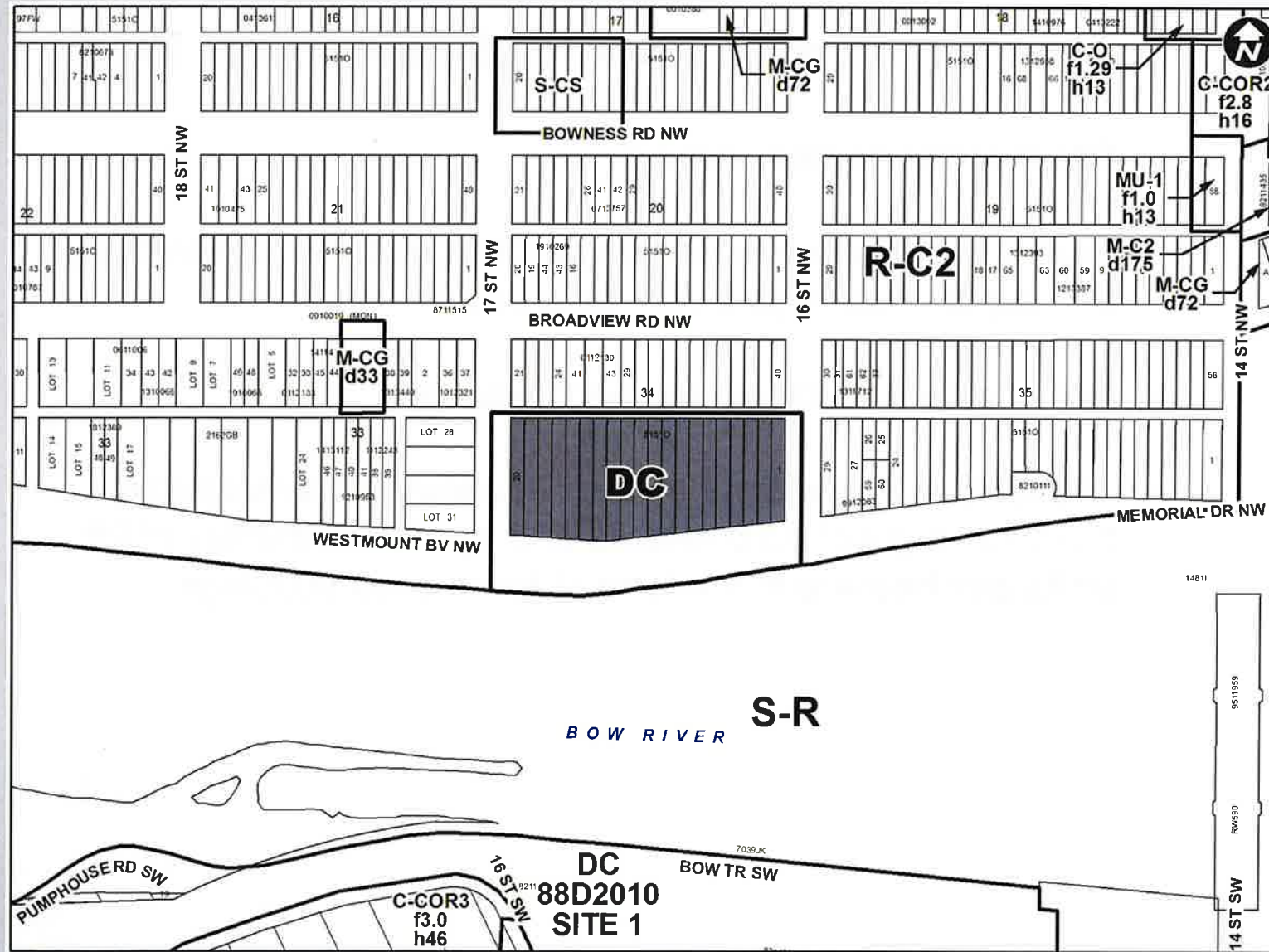


Rear lane looking east



Existing playground from rear lane





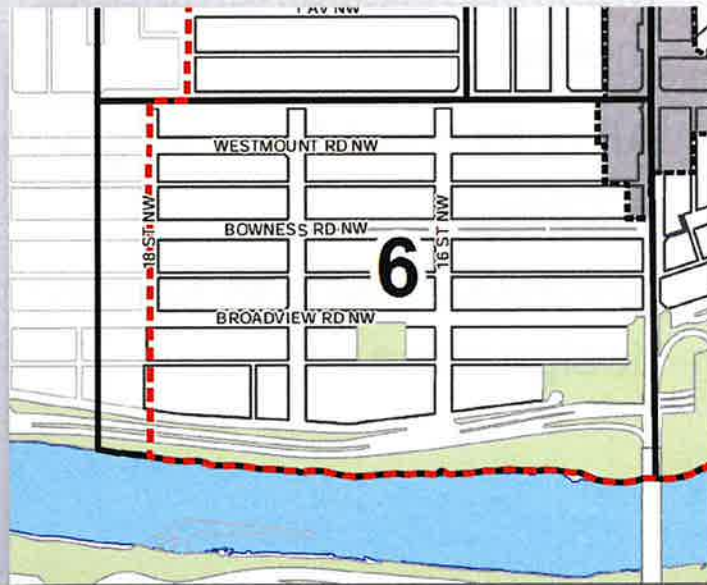
Proposed Direct Control District:

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



Hillhurst/Sunnyside Area Redevelopment Plan

- Site is located within 'Area 6'
- Area 6 is characterized as single-detached, semi-detached, and duplex dwellings (R-2 – LUB 2P80)
- Minor textual policy amendment 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



Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 31P2021** for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 98D2021** for the redesignation of 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

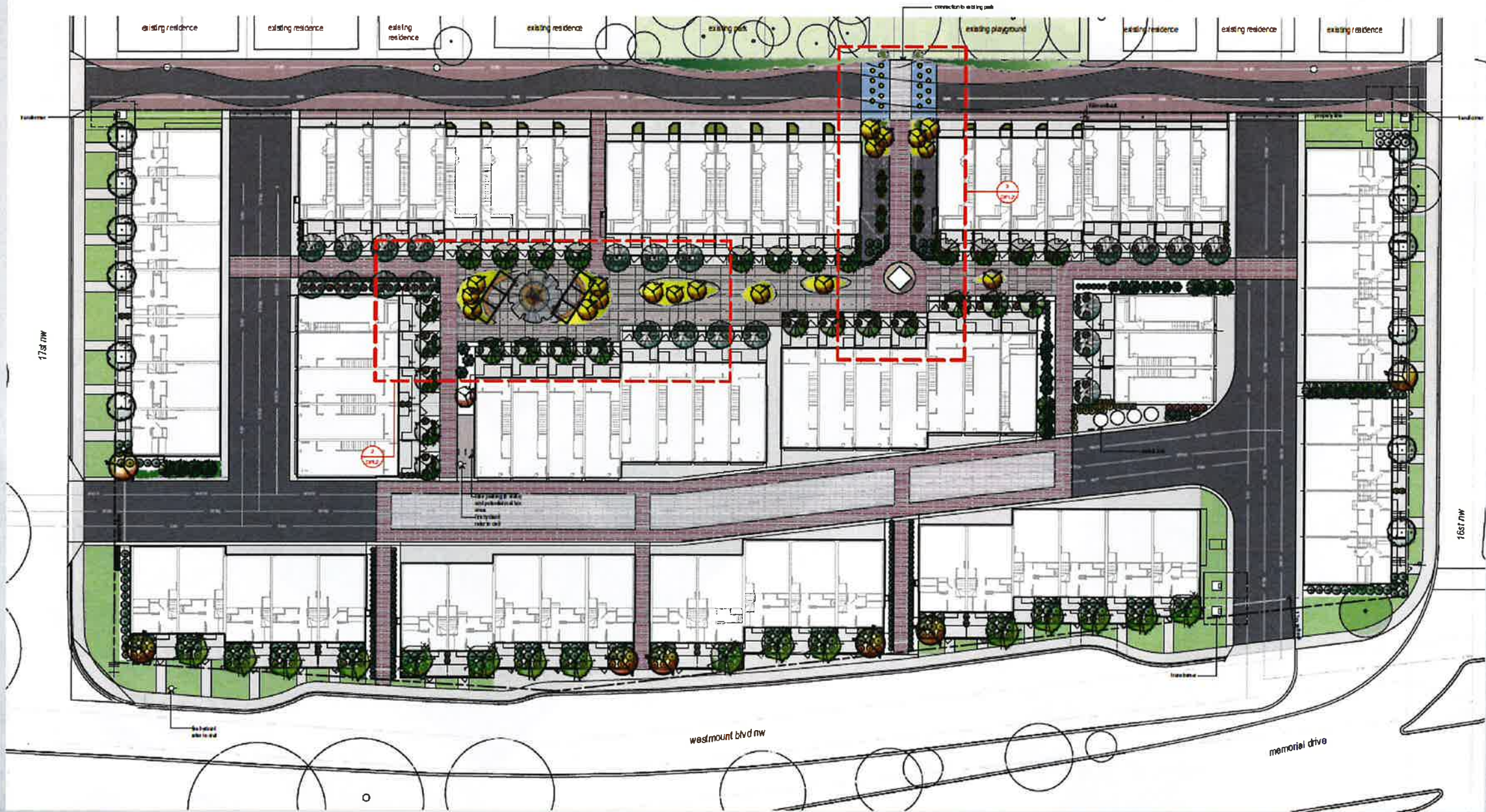




16 Street NW Built Form



17 Street NW Built Form

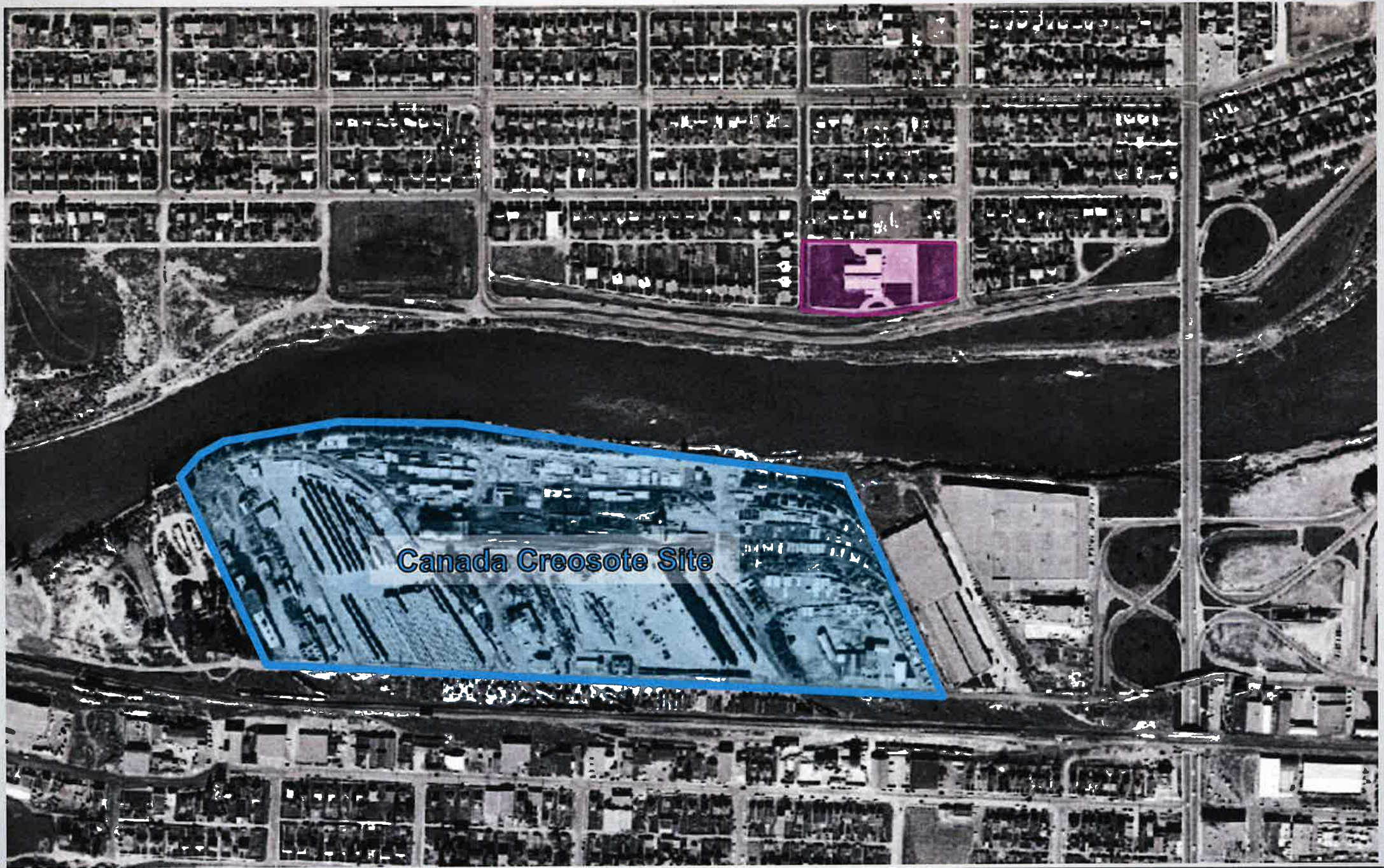




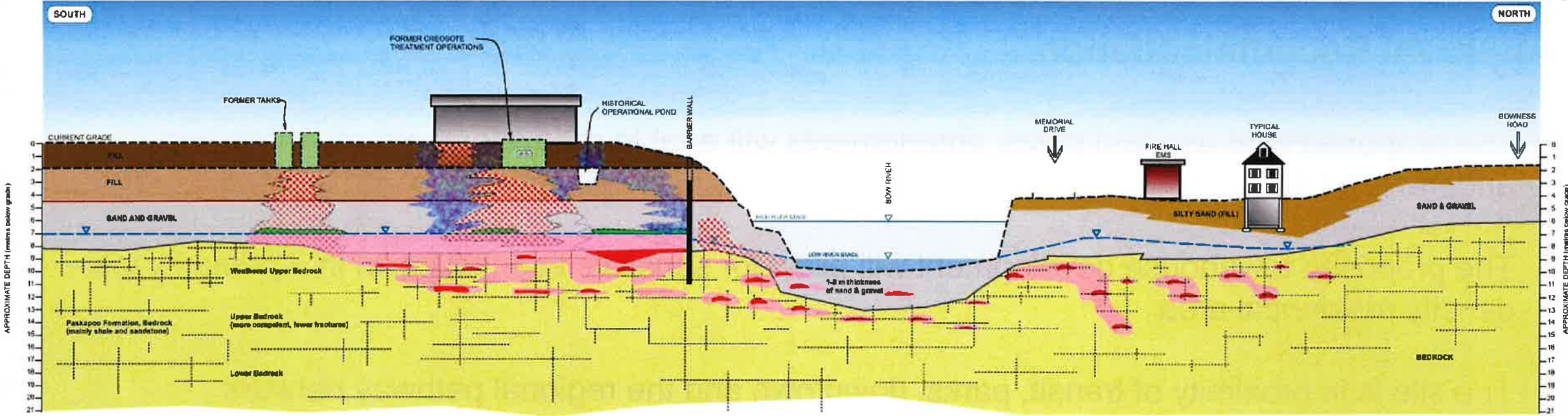








Canada Creosote Site



- LEGEND**
- POTENTIAL VAPOUR IMPACTS
 - CREOSOTE
 - DISSOLVED CONTAMINANTS IN GROUNDWATER
 - FLOATING OIL
 - RESIDUALLY SATURATED CREOSOTE

SOURCE: AFTER ABCOM 2010, GOLDER 2015, ADVISIAN 2016

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150m

(1% VERTICAL EXAGGERATION)



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