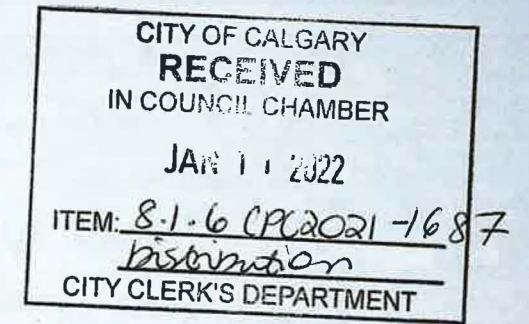


Public Hearing of Council

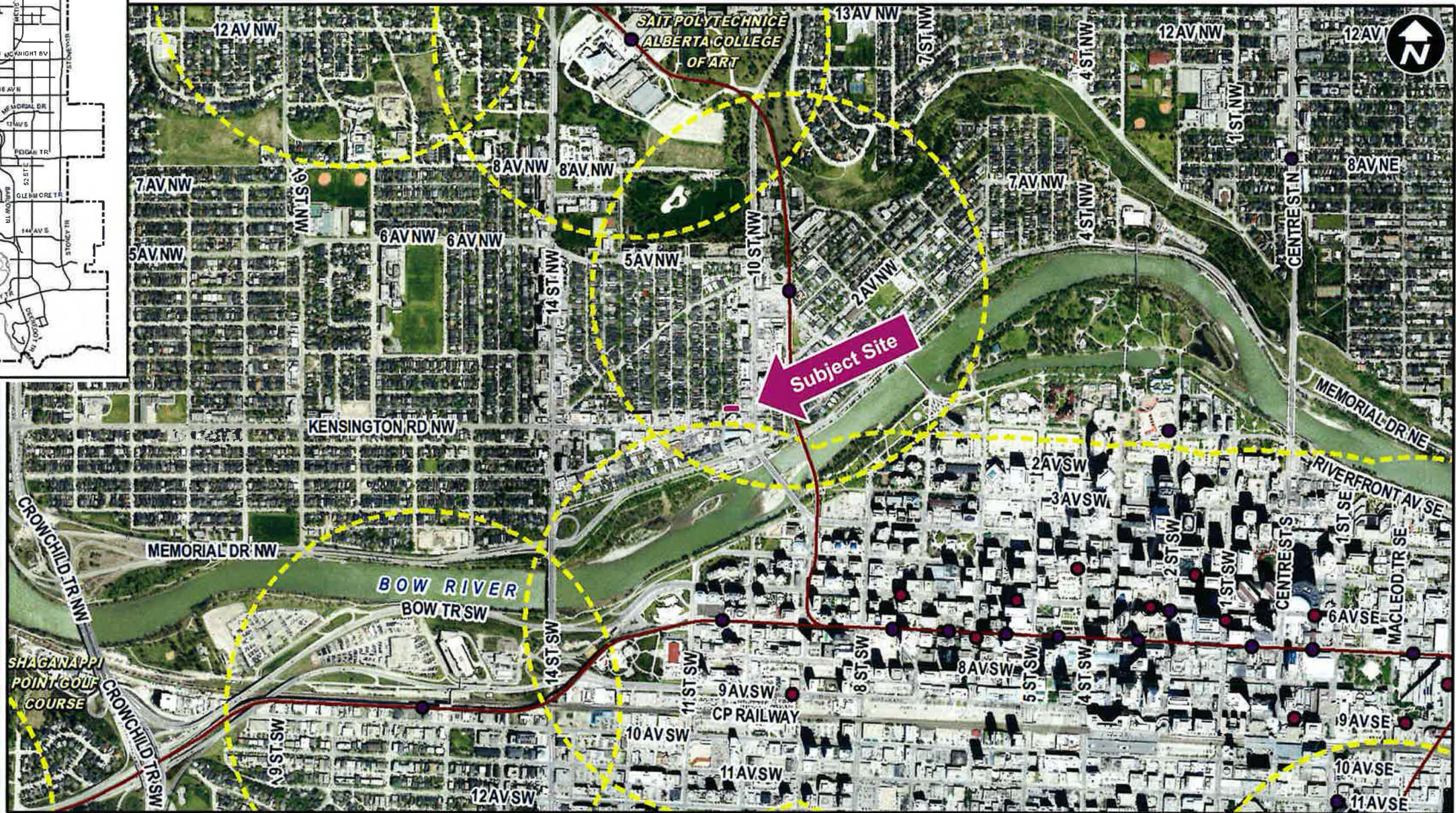
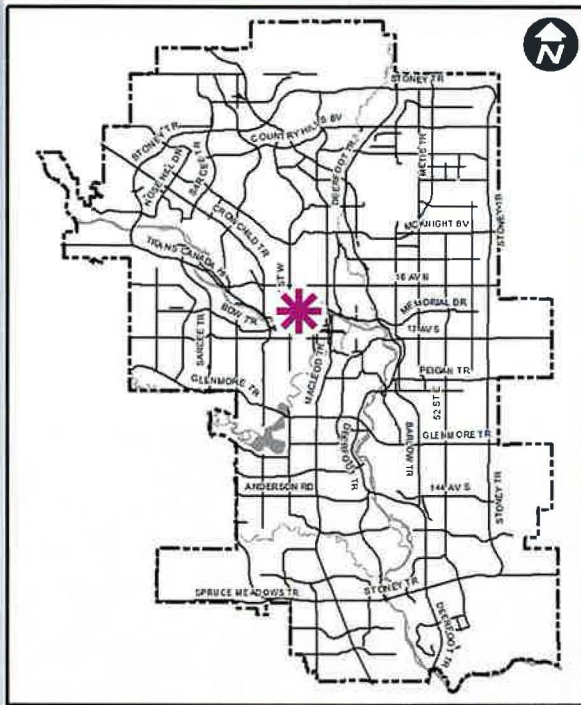
Agenda Item: 8.1.6

Calgary



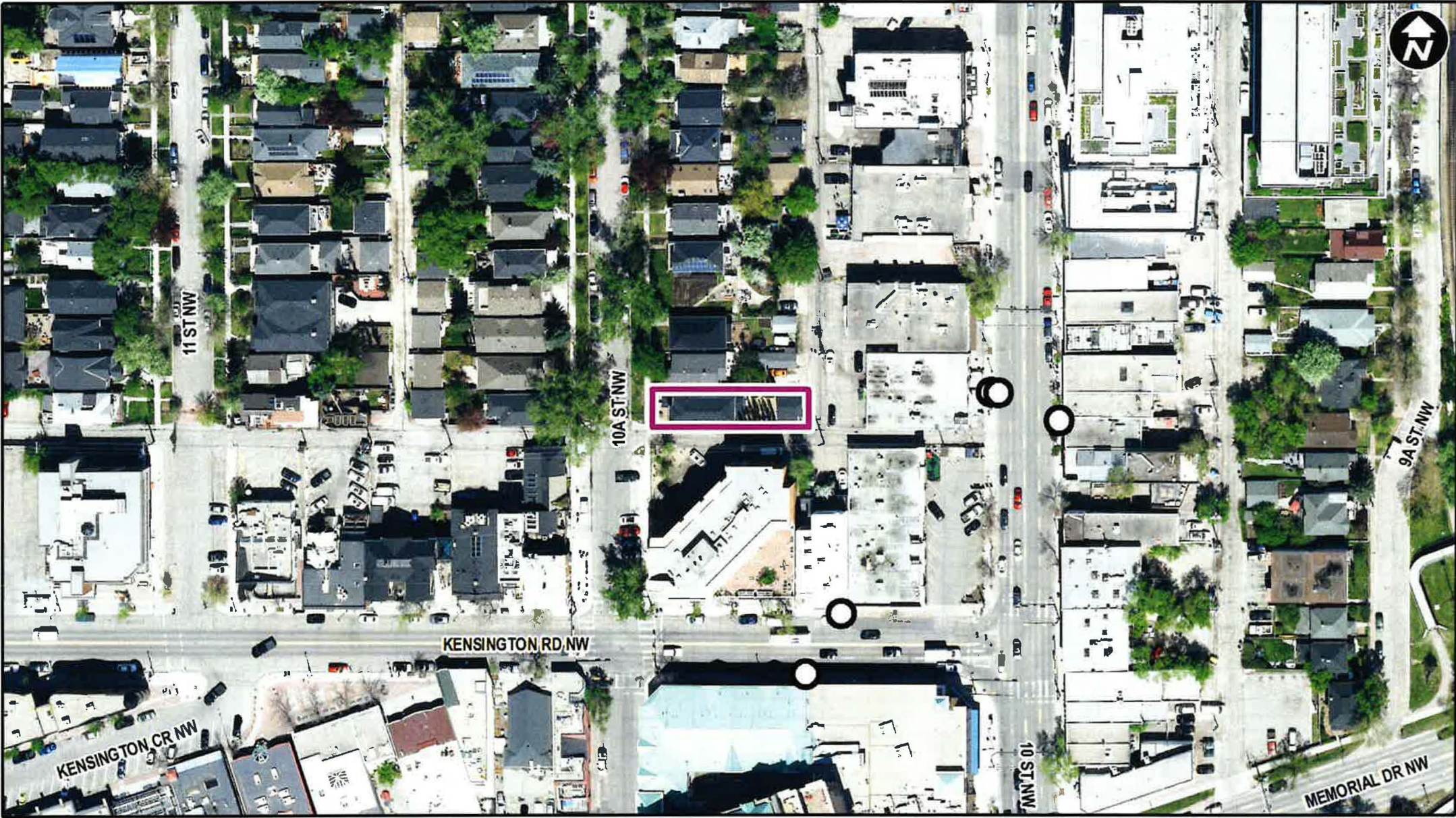
1

LOC2021-0040
Land Use Amendment
January 11, 2022



LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

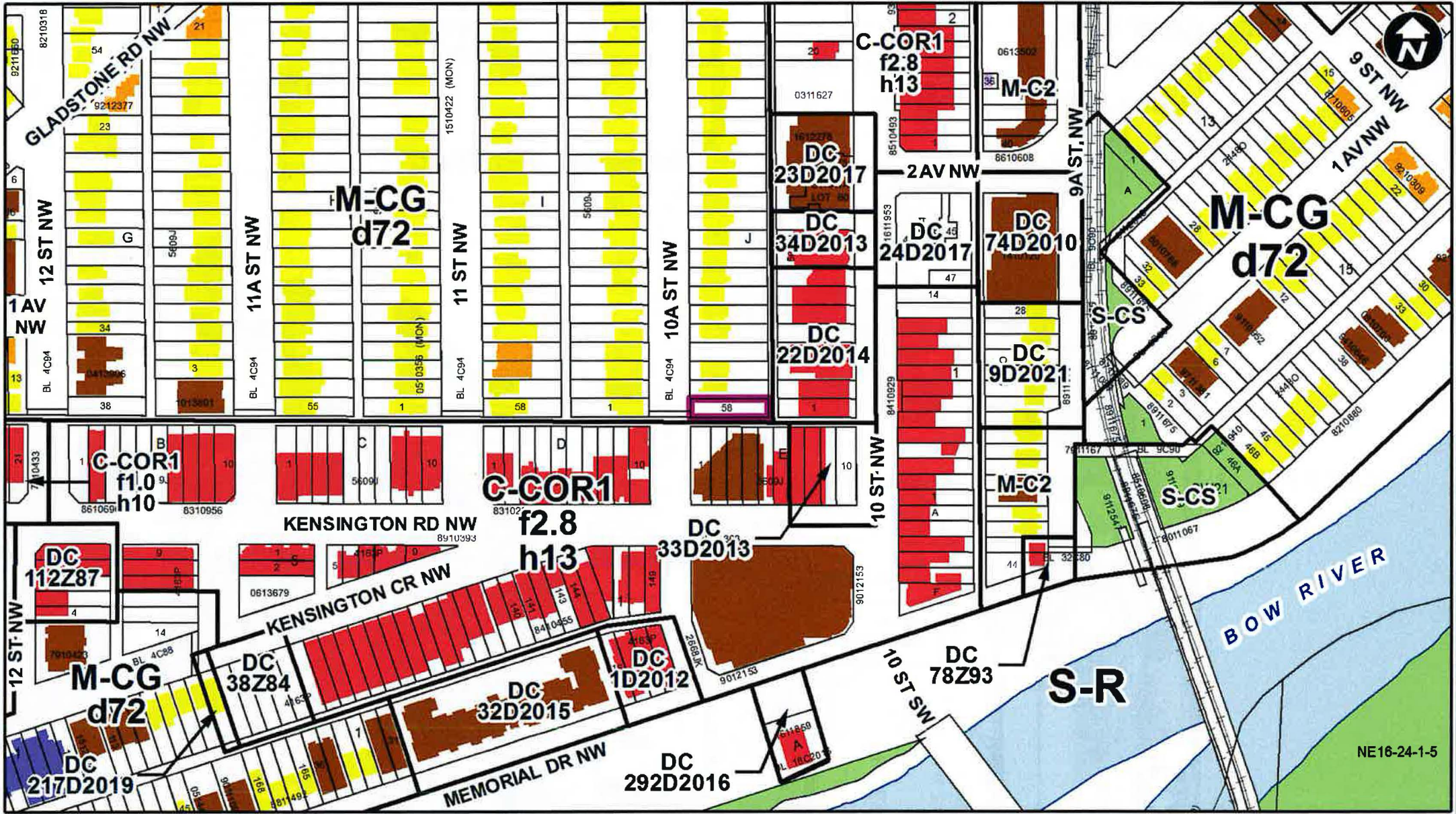


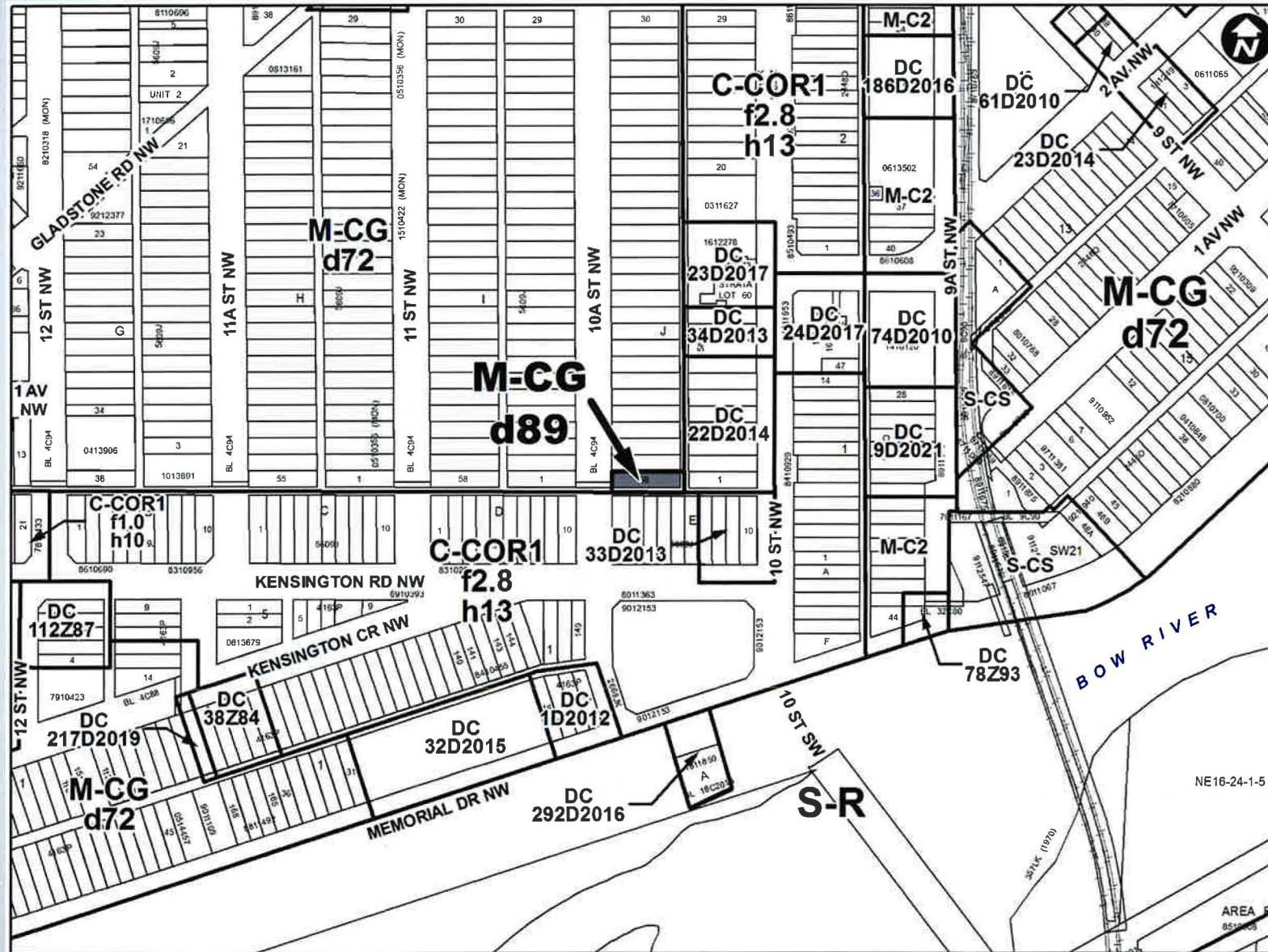
○ Bus Stop

Parcel Size:

0.04 ha
9m x 43m

- 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 Multi-Residential – Contextual Grade-Oriented (M-CGd89) District:

- Maximum building height of 12.0 metres;
- A maximum density of 89 units per hectare (3 dwelling units).

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 19D2022** for the redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 212 –10A Street NW (Plan 5609J, Block J, Lot 58) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Grade Oriented Infill (M-CGd89) District.
2. Direct that the Calgary Planning Commission be the Development Authority on the associated Development Permit, subject to the approval of the bylaw amendment by Council.

Supplementary Slides





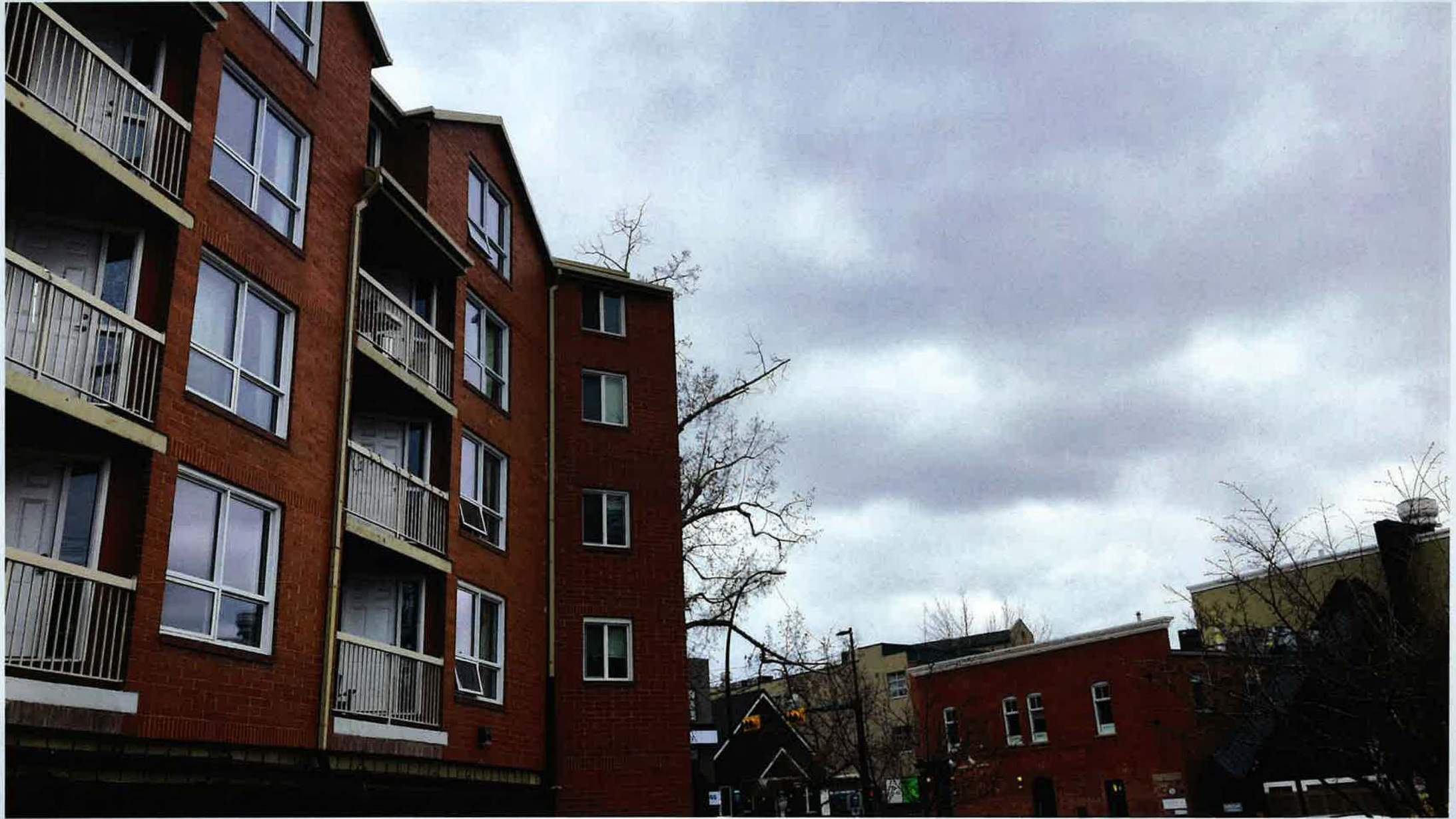






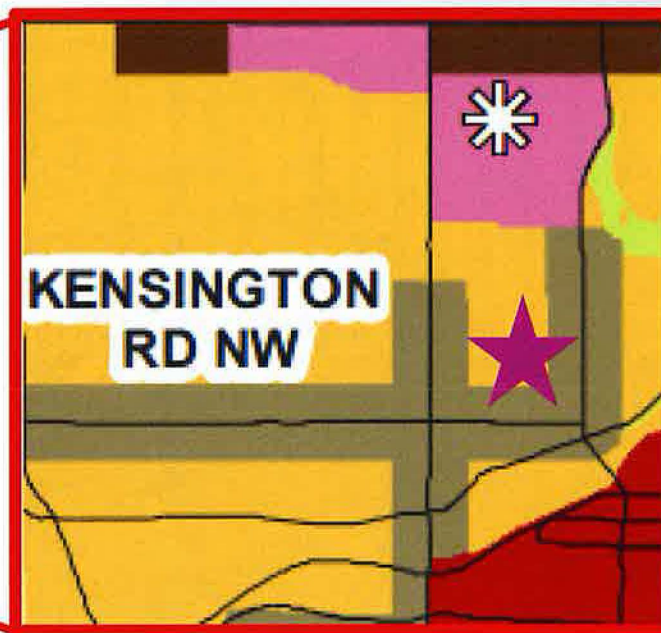
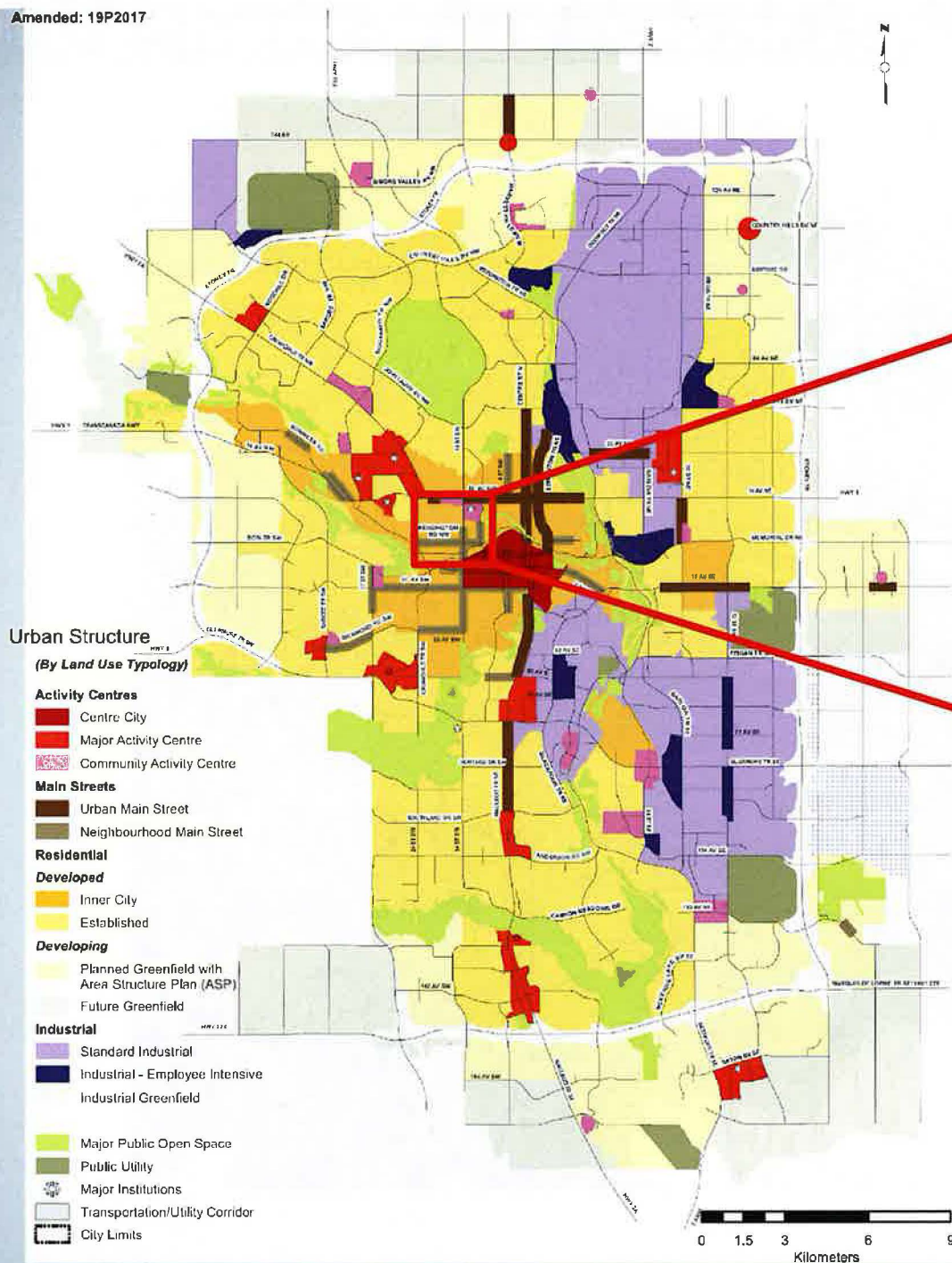








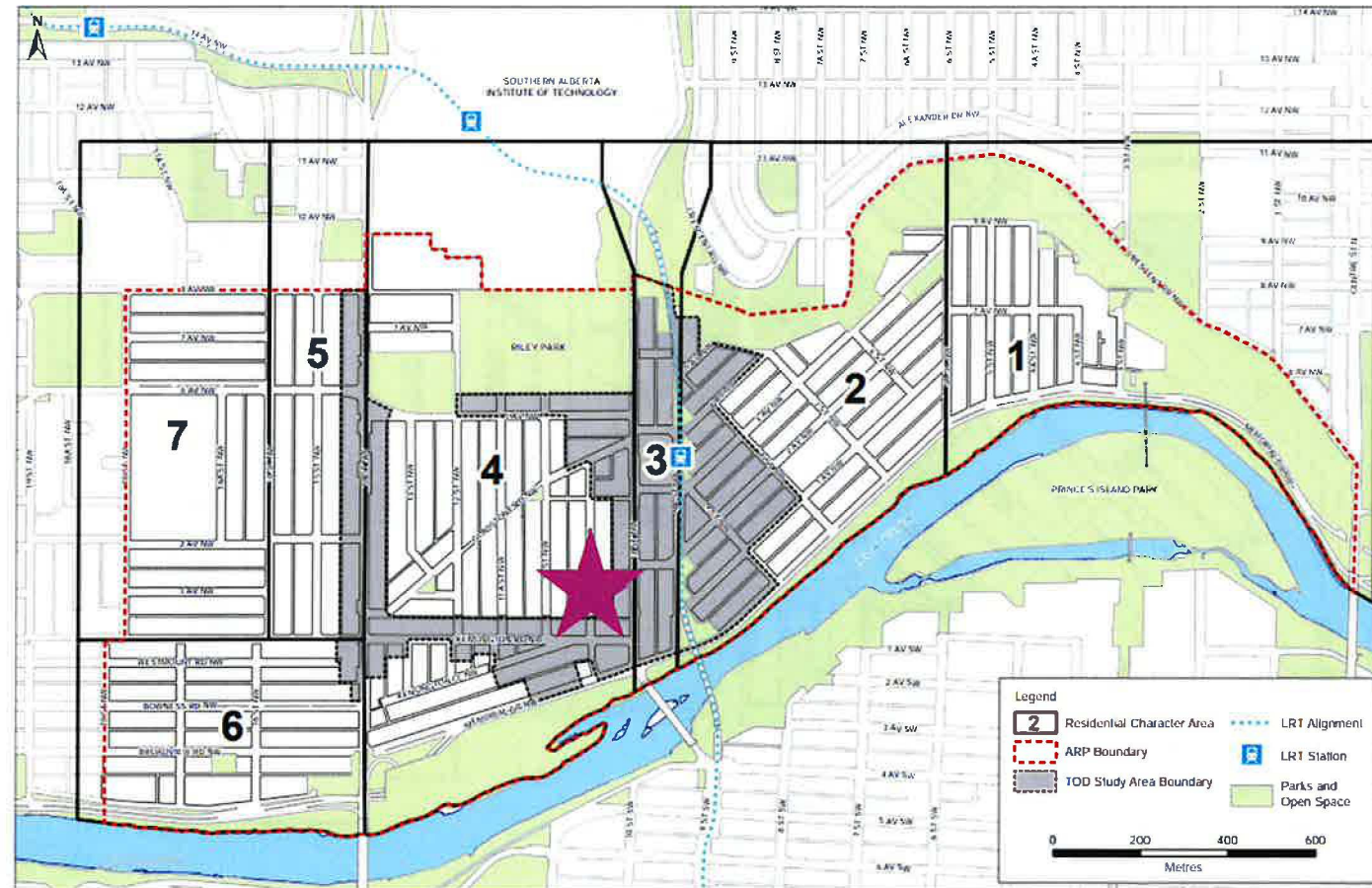




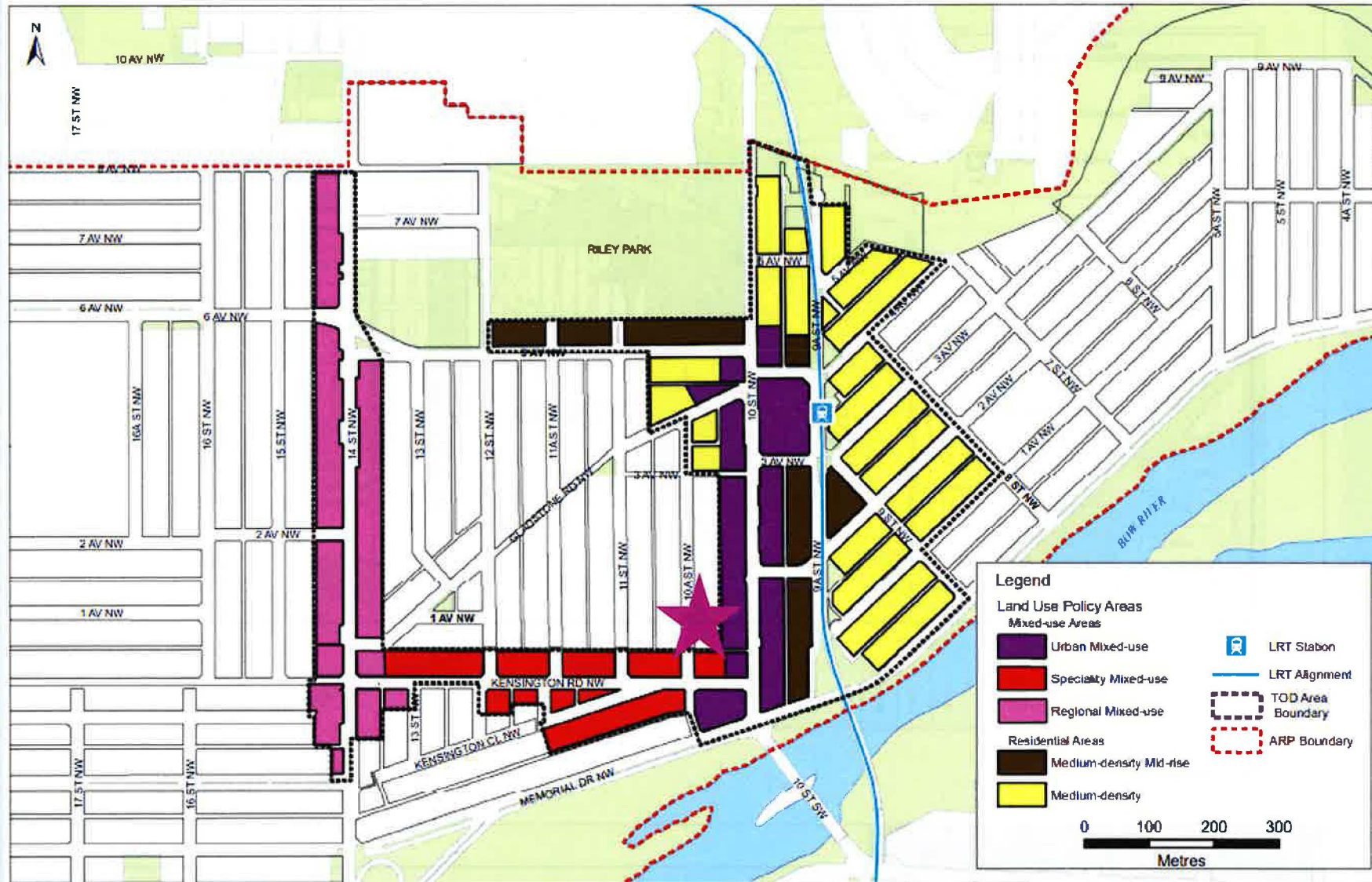
2.0 RESIDENTIAL LAND USE

Residential Character Areas Map 3

Approved: 19P87
Amended: 6P2016



Map 3.1 Land Use Policy Areas



Public Response

- Hillhurst/Sunnyside Community Association provided a letter of opposition.
- 8 responses from the public in opposition. Concerns focused on:
 - concerns with increased density on the site;
 - concerns on the future building form; and
 - increased parking and traffic demands.

