



Public Hearing of Council
Agenda Item: 8.1.10

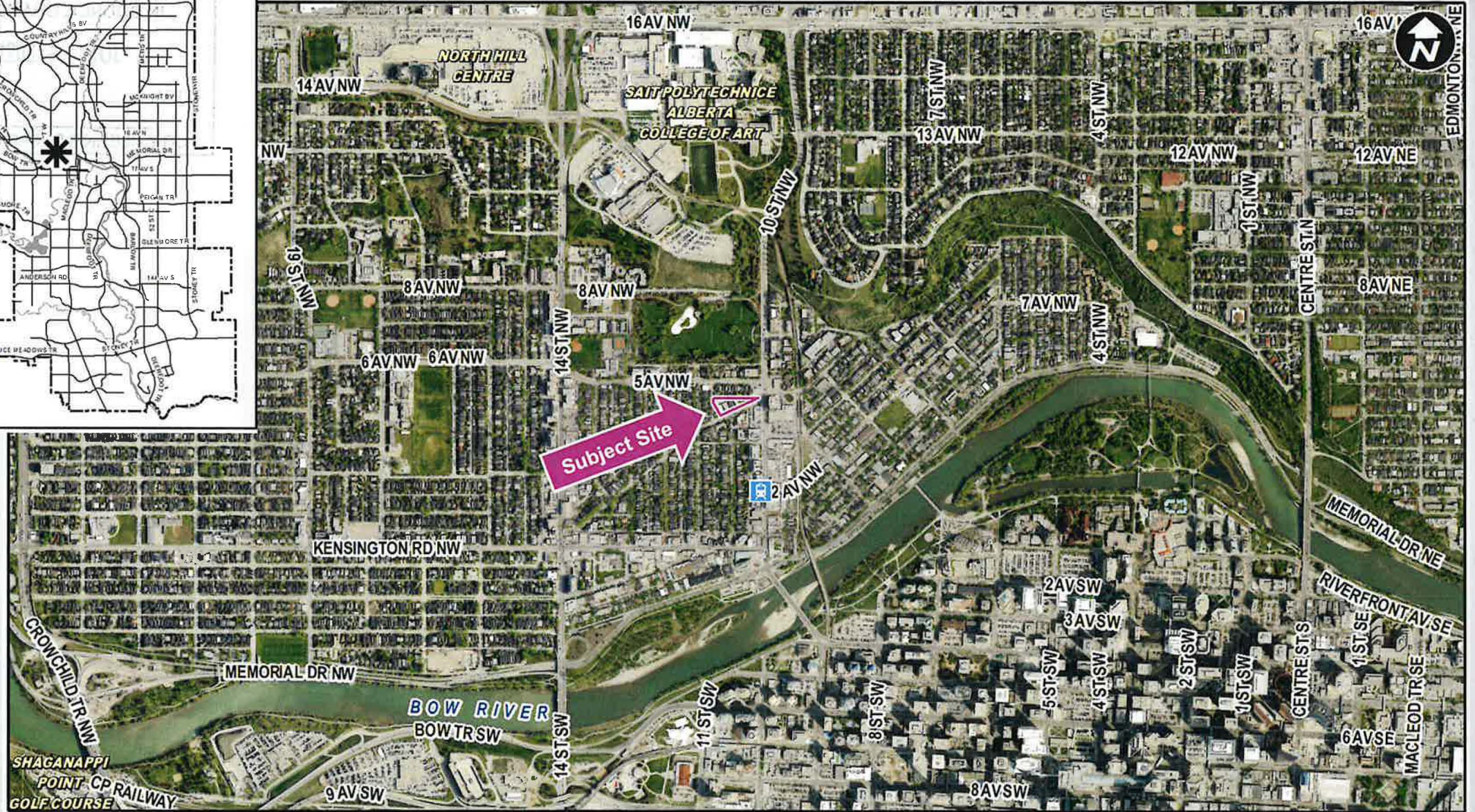
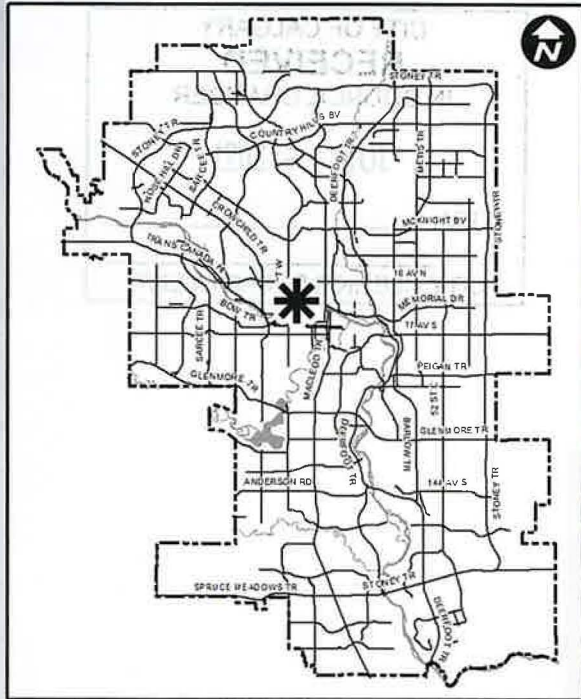
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUL 26 2021

ITEM: 8.1.10 CPC2021-0873

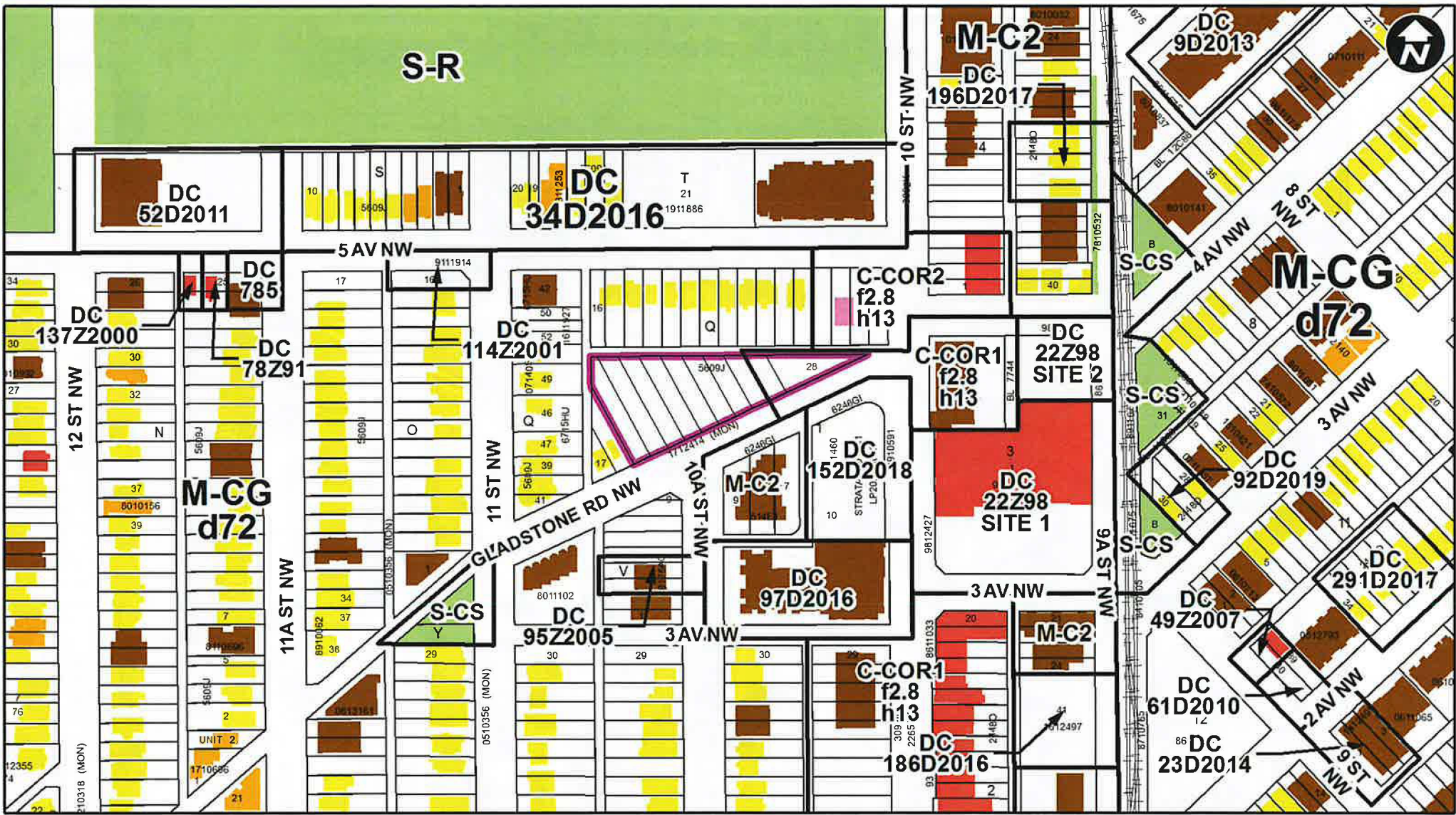
Distribution
CITY CLERK'S DEPARTMENT

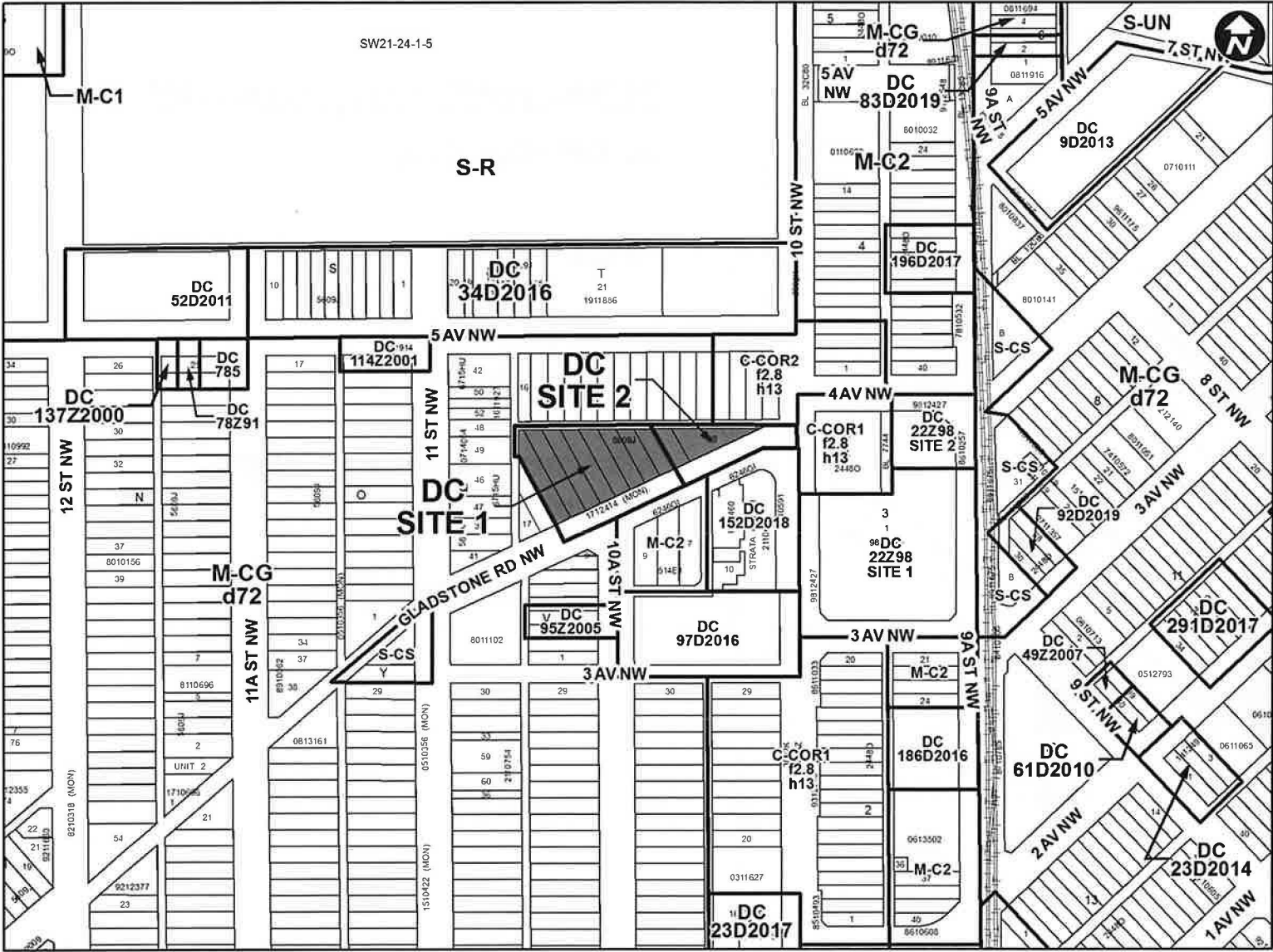
LOC2020-0122
Policy Amendment and
Land Use Amendment





- 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



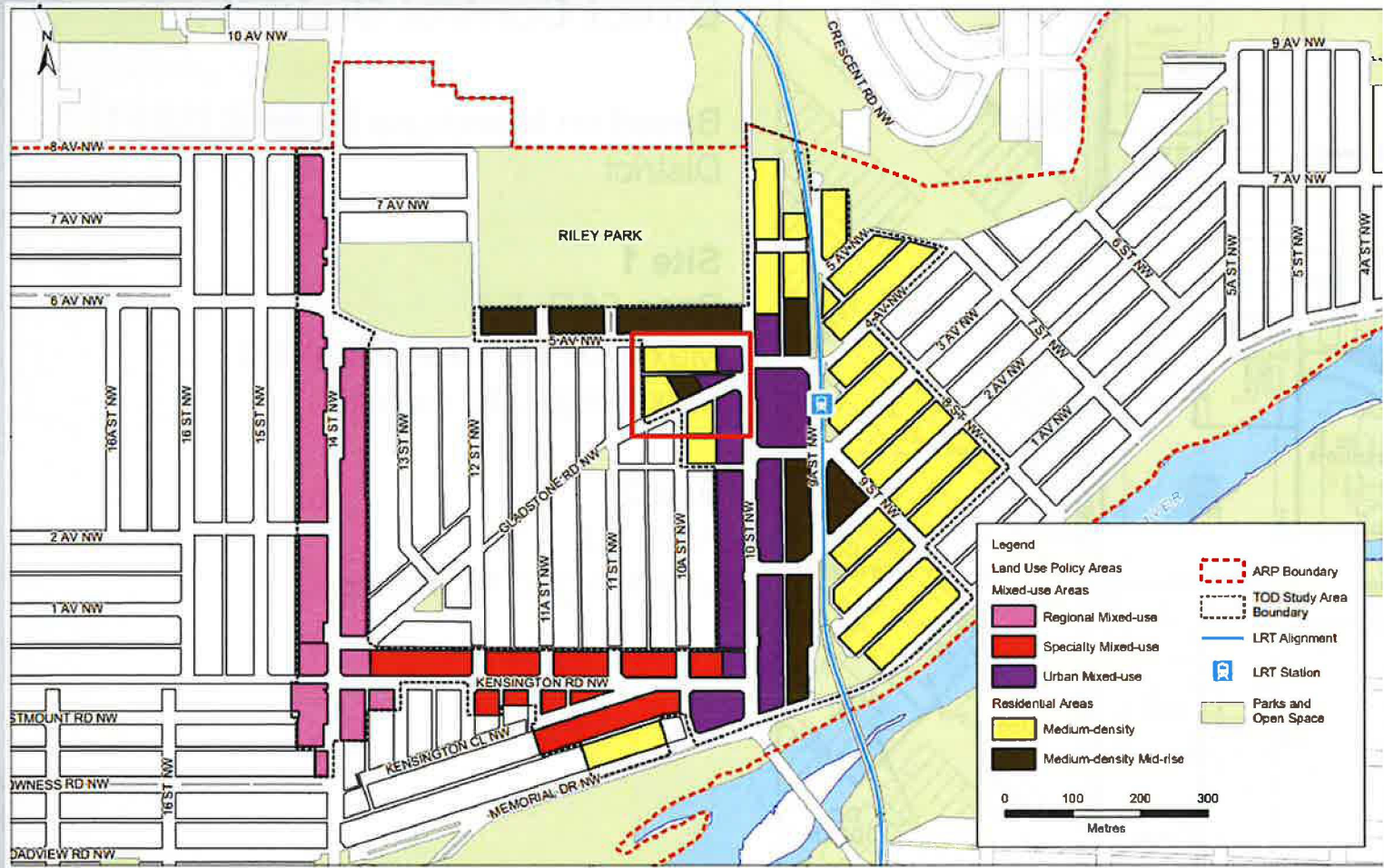


Direct Control District

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



Hillhurst/Sunnyside ARP Amendment

Maps:

Land Use Policy
Medium-density Mid-rise

Maximum Building Height
20 metres

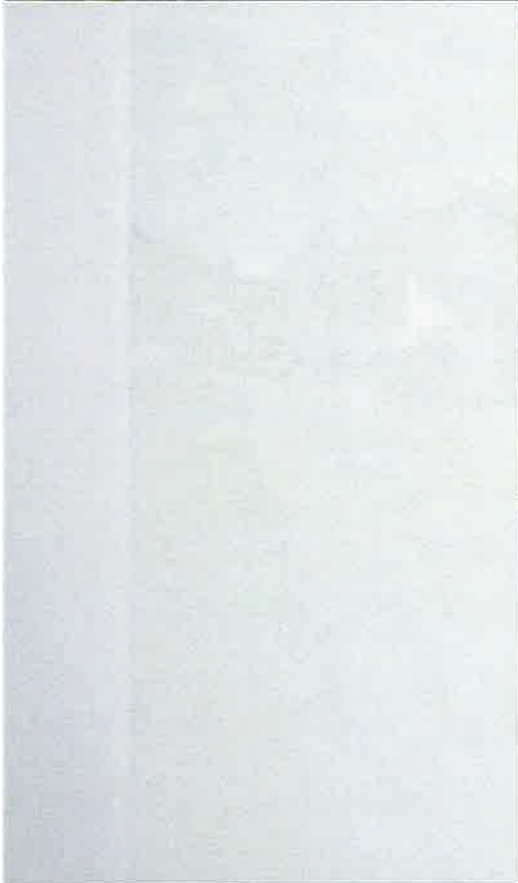
Maximum Density
4.0 FAR

Calgary Planning Commission's Recommendation:

That Council:

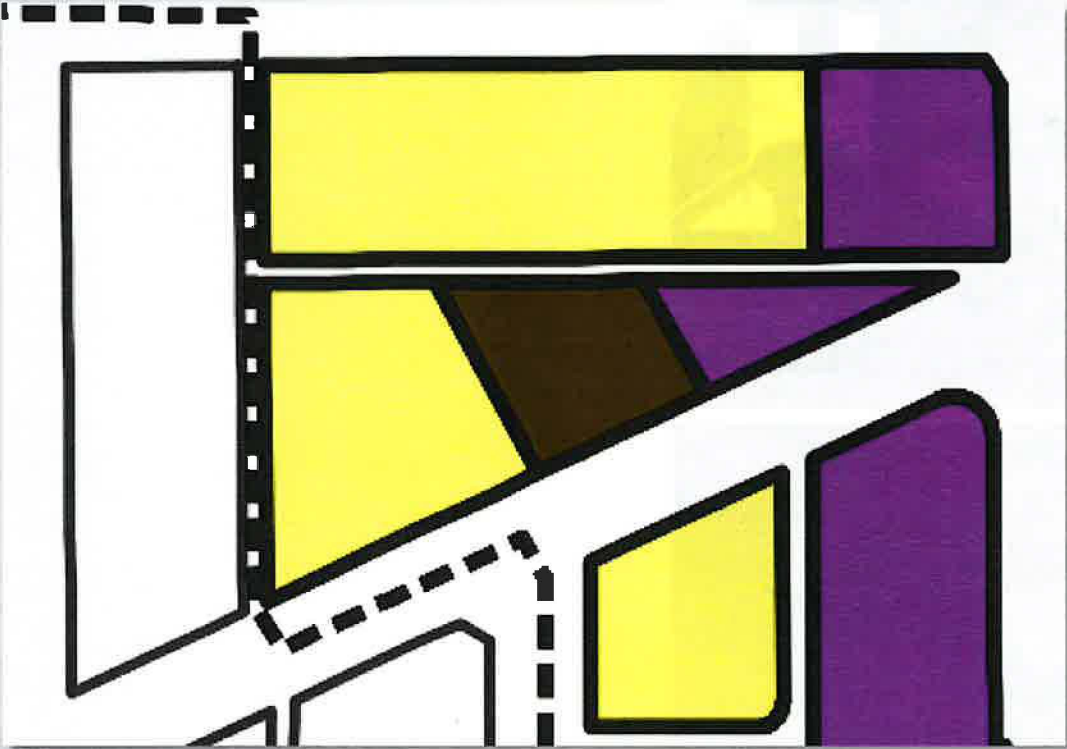
1. Give three readings to **Proposed Bylaw 43P2021** for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 5); and
2. Give three readings to **Proposed Bylaw 121D2021** for the redesignation of of 0.36 hectares \pm (0.91 acres \pm) located at 1110, 1114, 1120, 1124, 1126 Gladstone 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).

Supplementary Slides



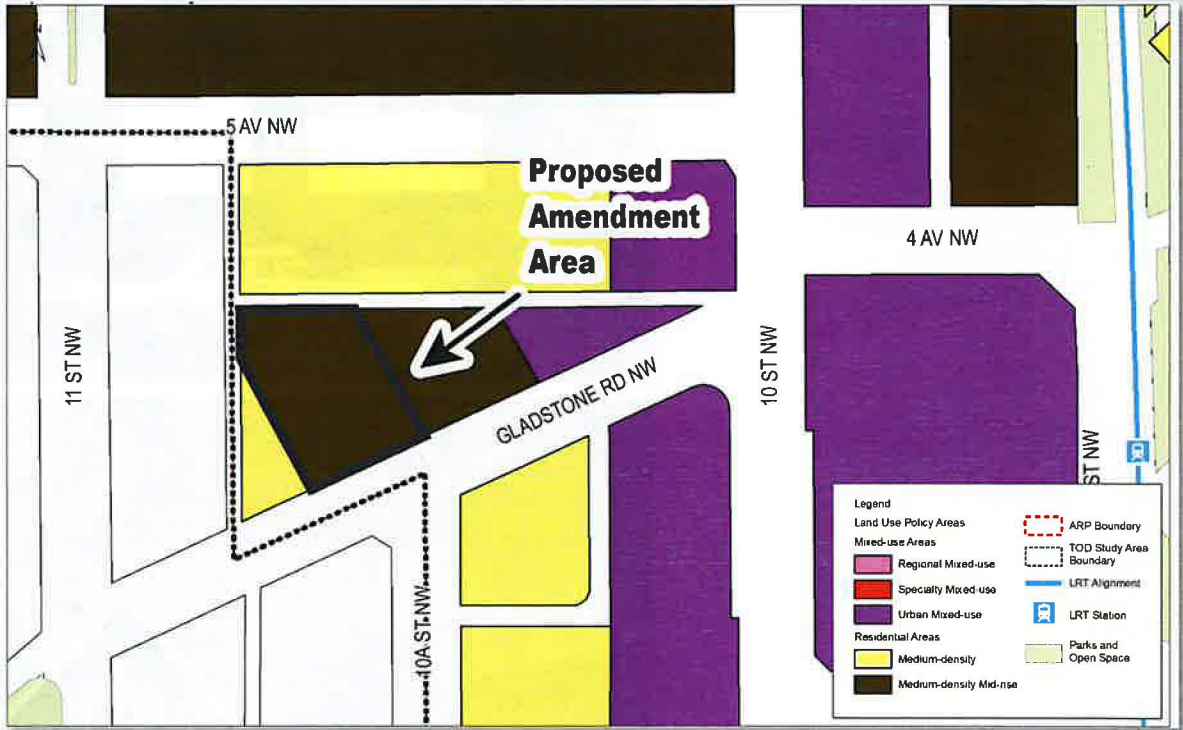






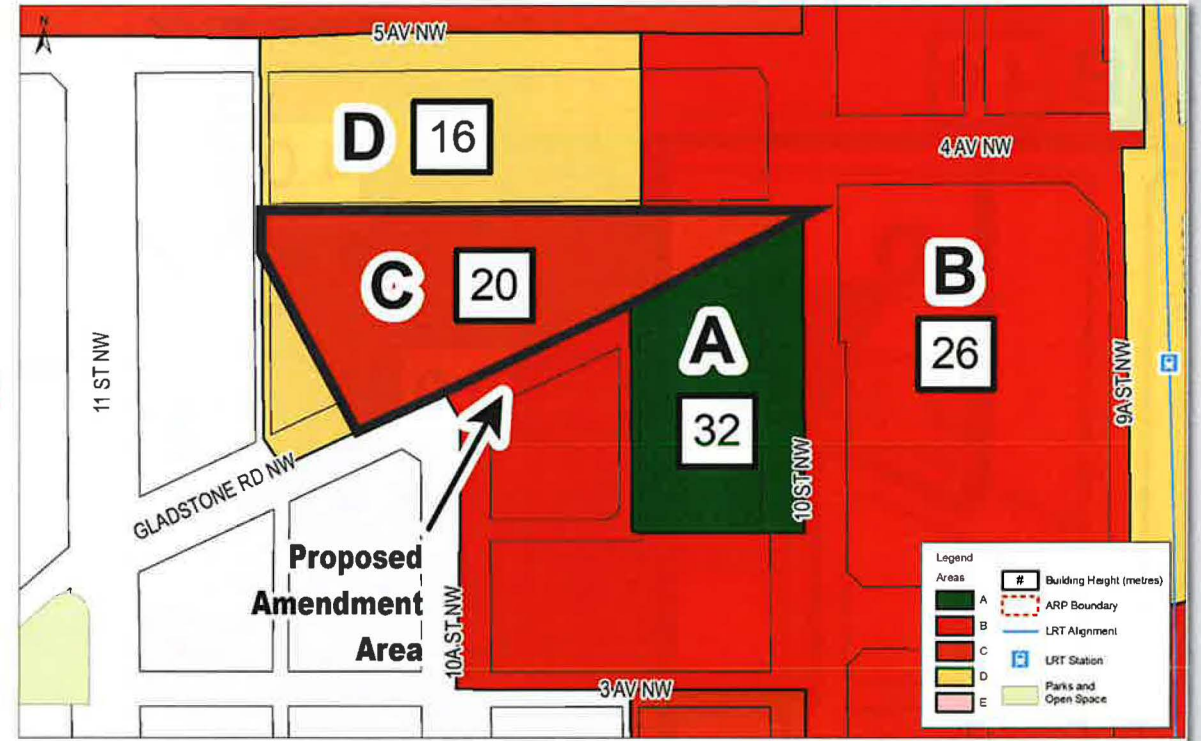
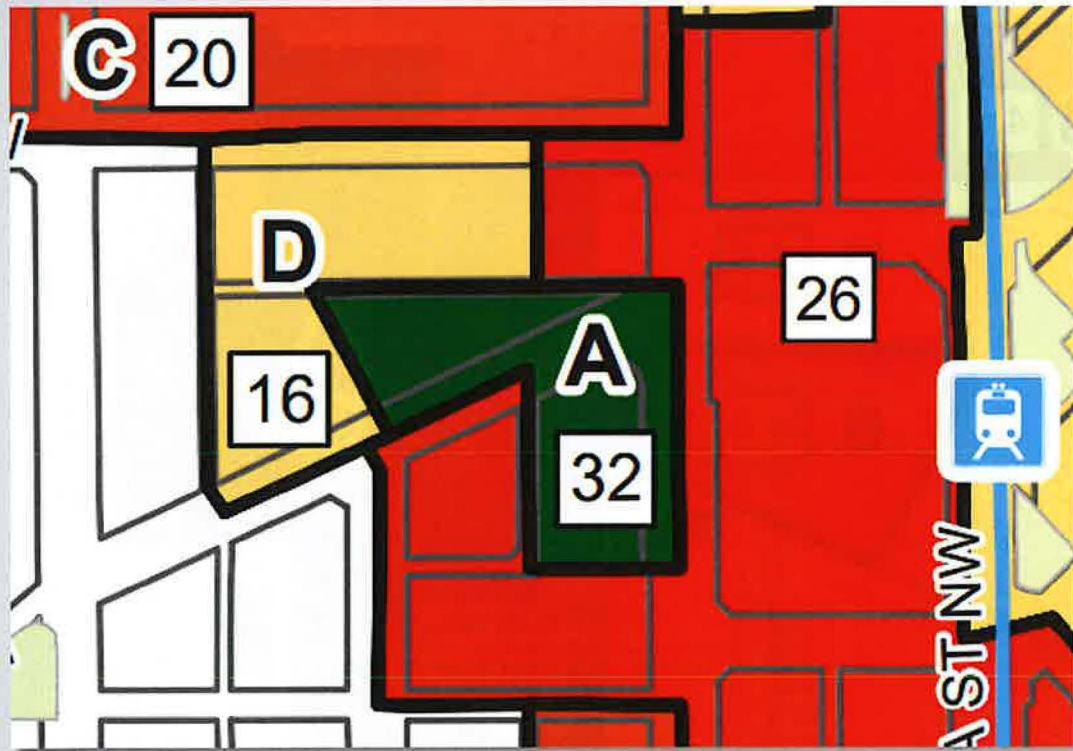
Residential Areas

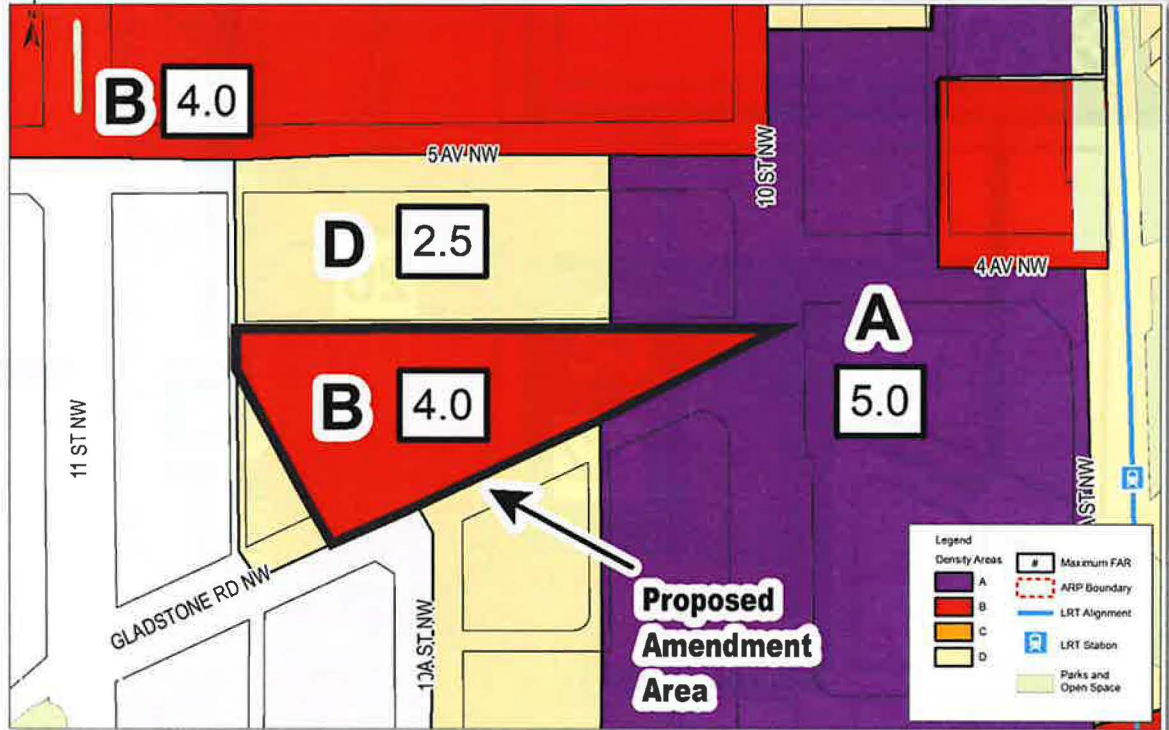
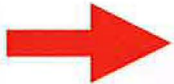
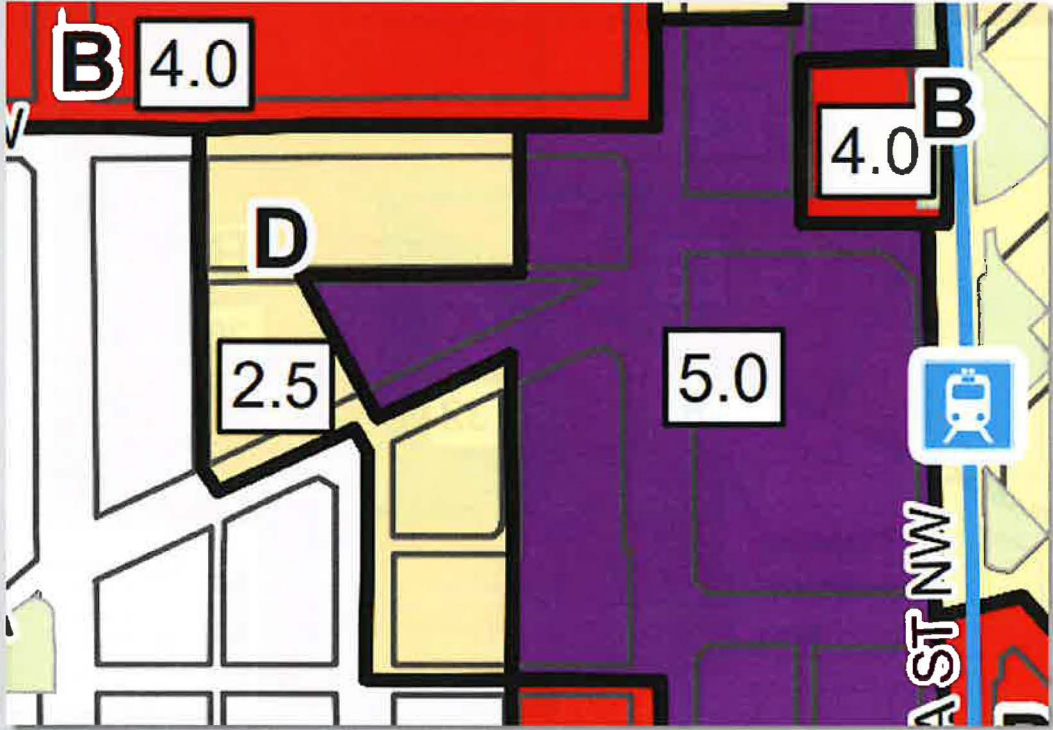
- Medium-density
- Medium-density Mid-rise

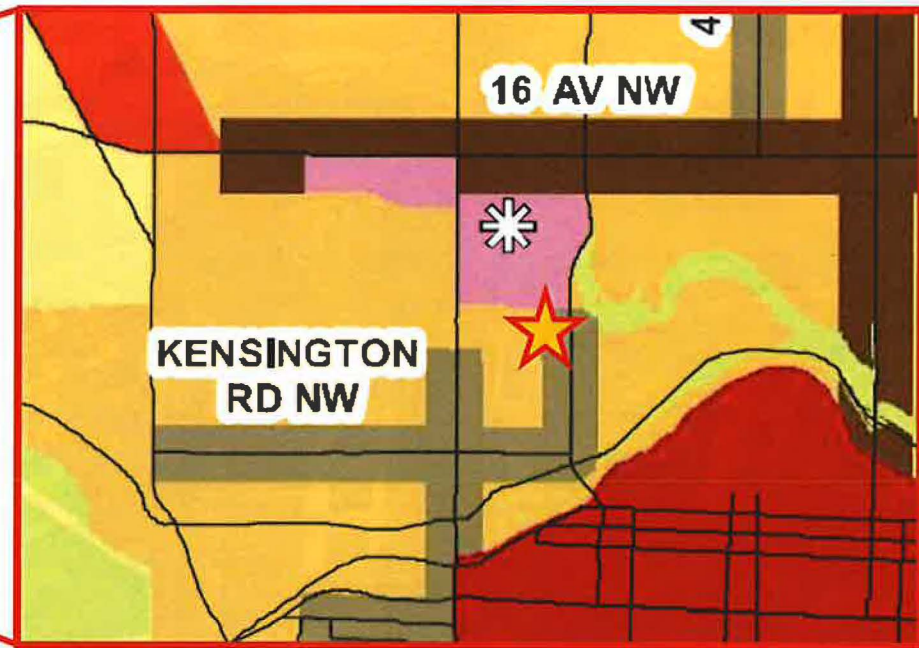
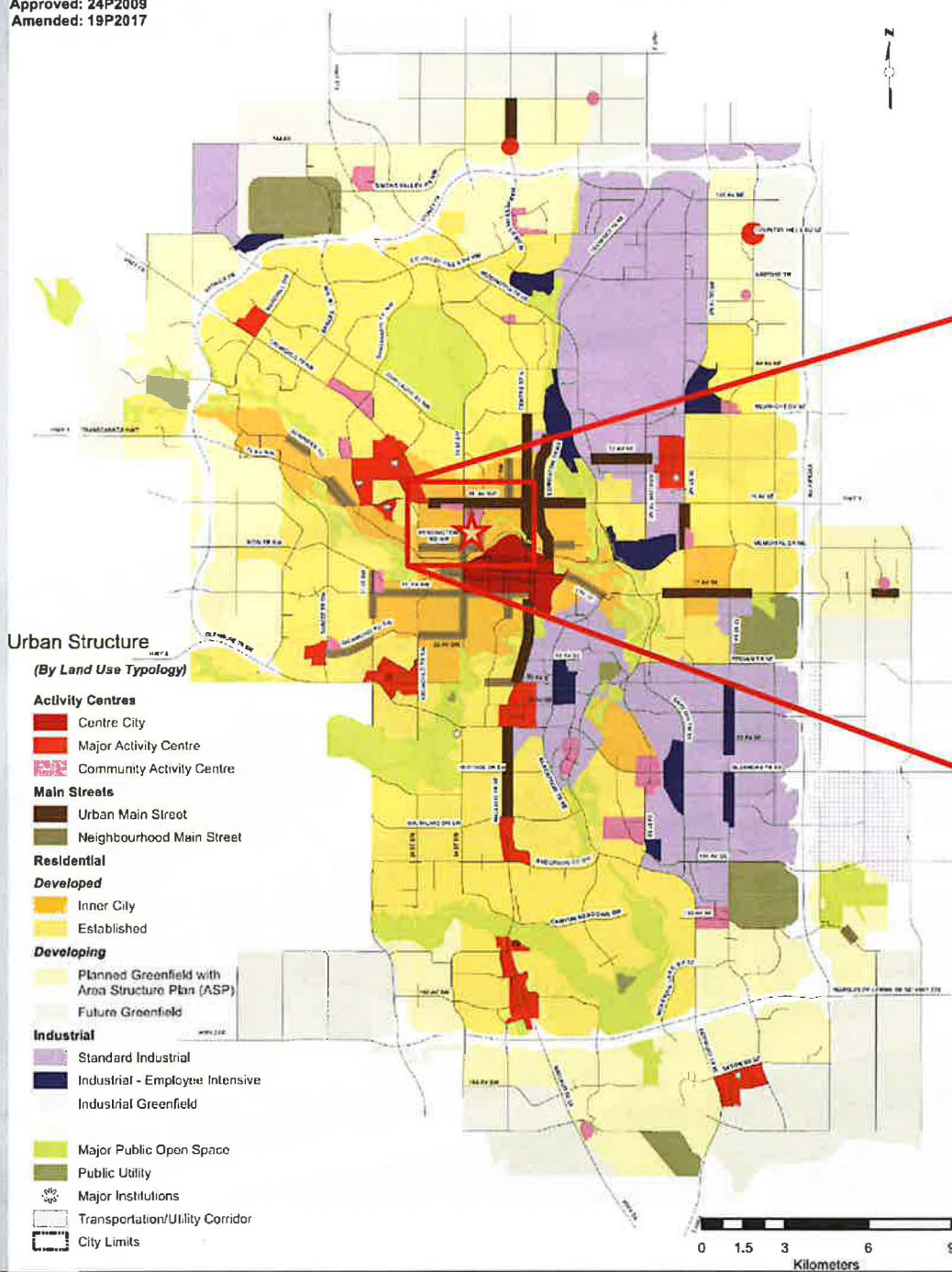


Legend

- Land Use Policy Areas
- Mixed-use Areas
 - Regional Mixed-use
 - Specialty Mixed-use
 - Urban Mixed-use
- Residential Areas
 - Medium-density
 - Medium-density Mid-rise
- ARP Boundary
- TOD Study Area Boundary
- LRT Alignment
- LRT Station
- Parks and Open Space











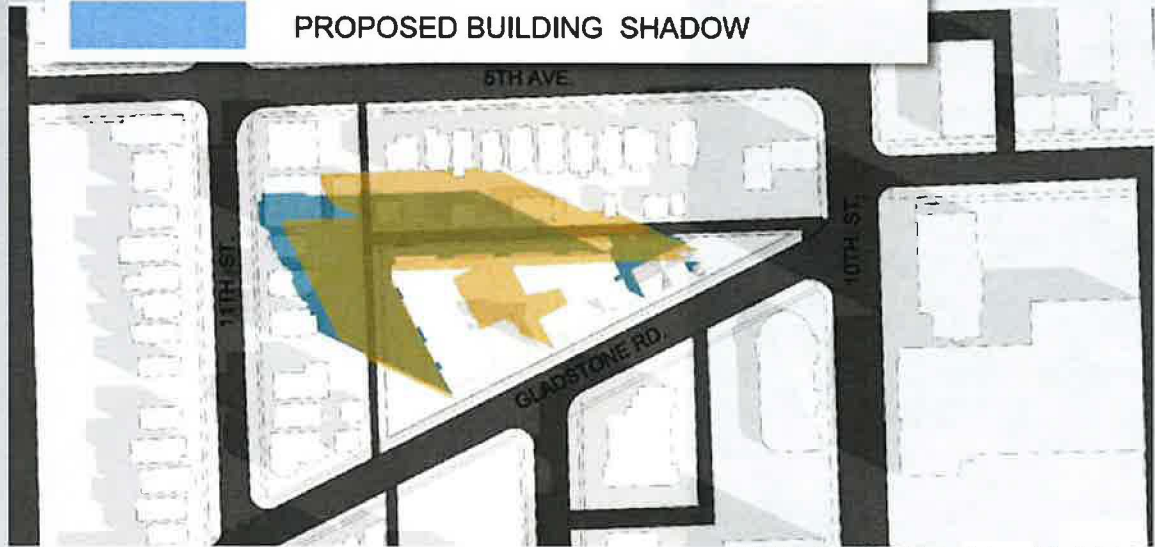




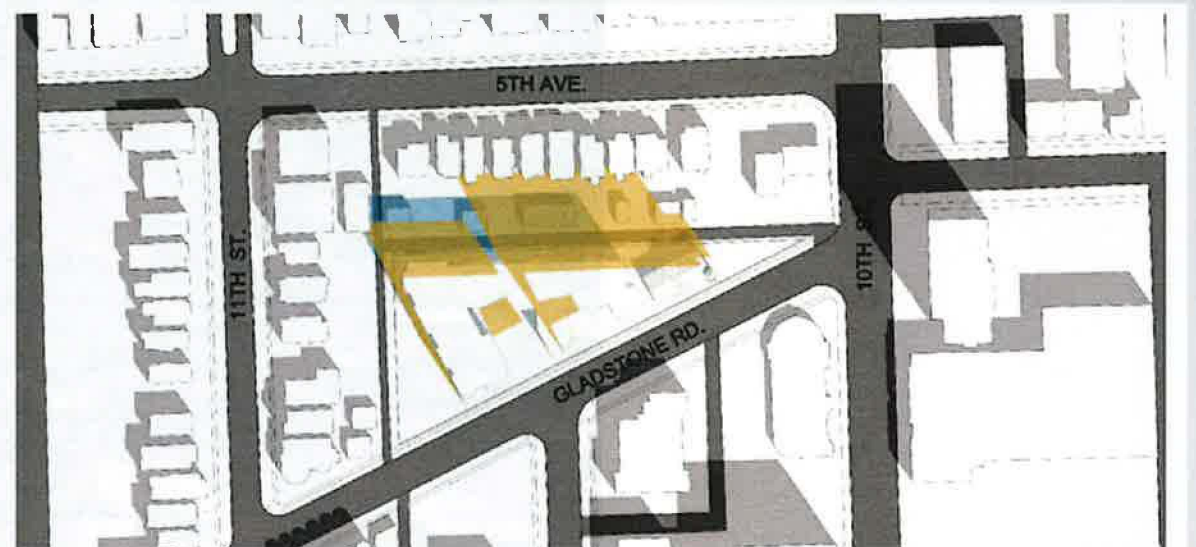


 BUILDING SHADOW BASED ON ARP POLICY

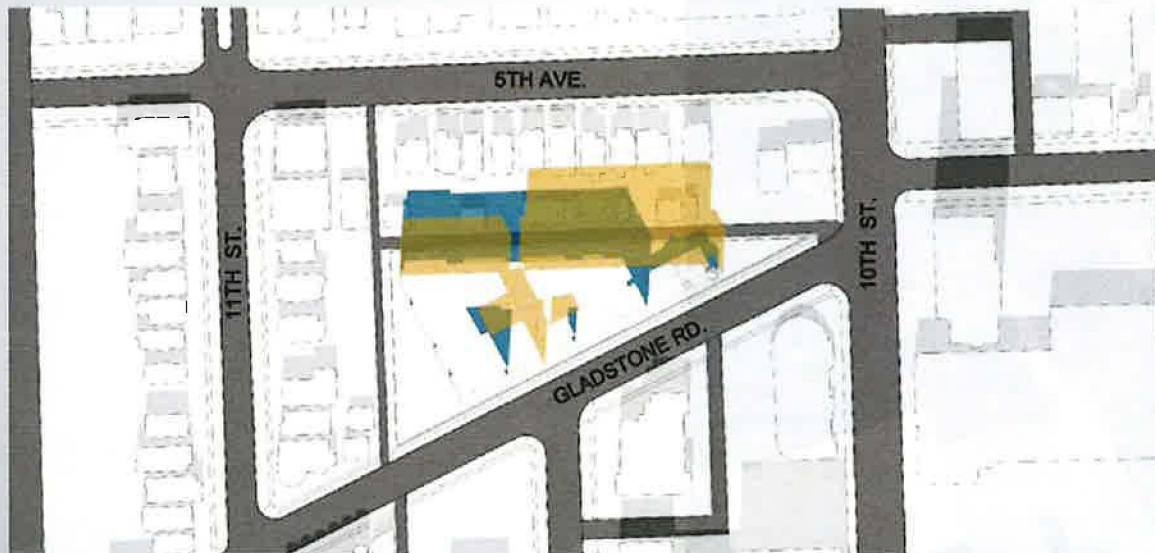
 PROPOSED BUILDING SHADOW



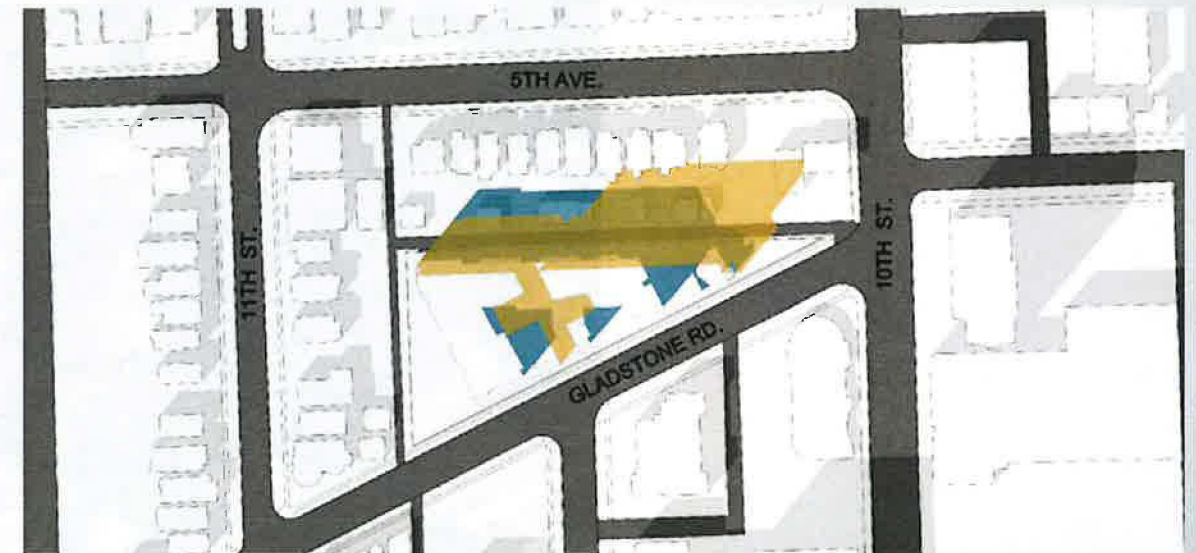
MARCH/SPET. 21 - 10:00AM



MARCH/SPET. 21 - 12:00PM



MARCH/SPET. 21 - 2:00PM



MARCH/SPET. 21 - 4:00PM

Calgary Planning Commission's Recommendation:

That Council:

1. Give first and second readings to **Proposed Bylaw 43P2021** for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 5); and
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 **Proposed Bylaw 121D2021** for the redesignation of 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.

