

PROPOSED

CPC2021-0873
ATTACHMENT 5

BYLAW NUMBER 43P2021

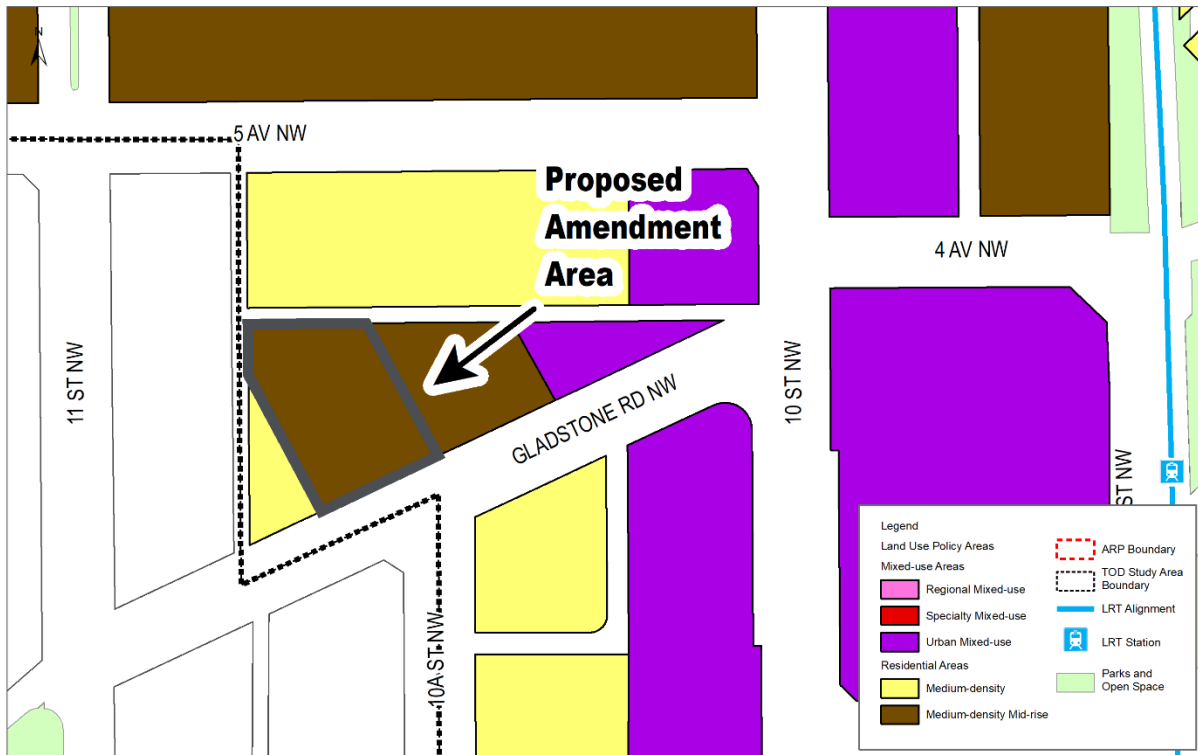
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE HILLHURST/SUNNYSIDE AREA REDEVELOPMENT PLAN BYLAW 19P87 (LOC2020-0122/CPC2021-0873)

WHEREAS it is desirable to amend the Hillhurst/Sunnyside Area Redevelopment Plan Bylaw 19P87, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

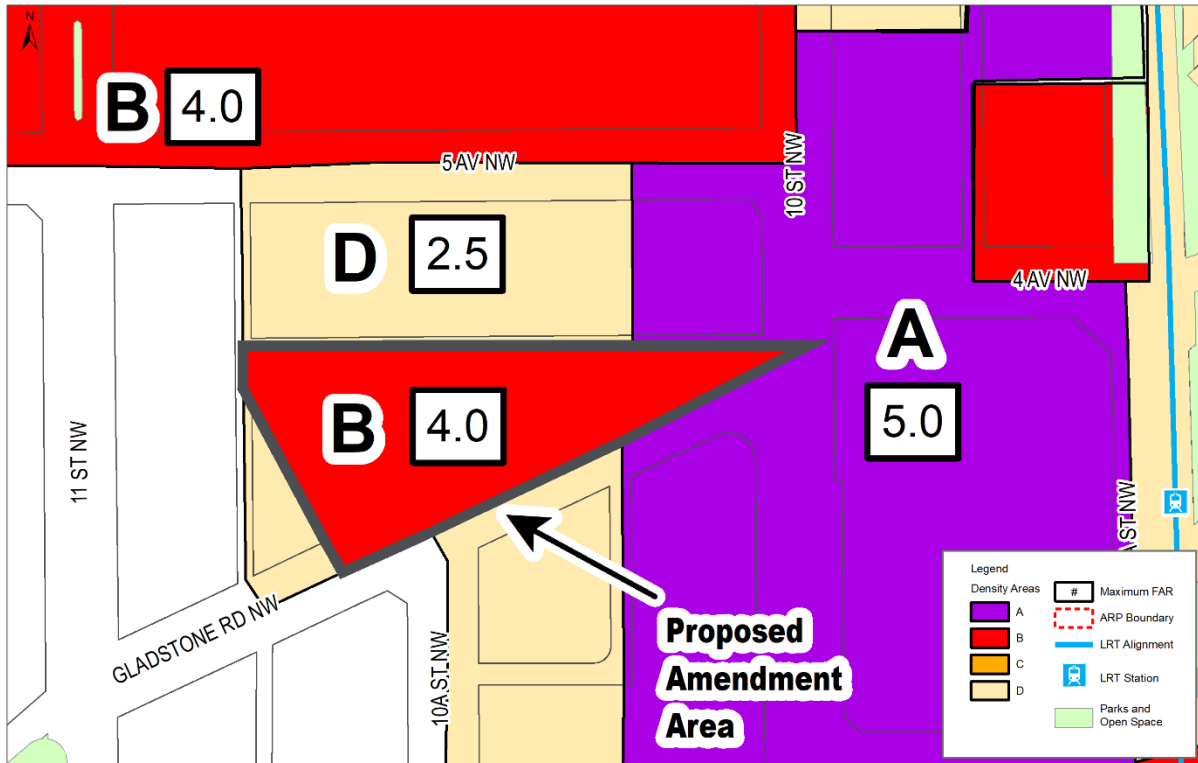
1. The Hillhurst/Sunnyside Area Redevelopment Plan attached to and forming part of Bylaw 19P87, as amended, is hereby further amended as follows:
 - (a) In Part II, 'Transit Oriented Development Area', amend Map 3.1 entitled 'Land Use Policy Areas' by changing 0.18 hectares ± (0.44 acres ±) located at 1124 and 1126 Gladstone Road NW (Plan 5609J, Block Q, Lots 19 to 22) from 'Medium-density' to 'Medium-density Mid-rise' as generally illustrated in the sketch below:



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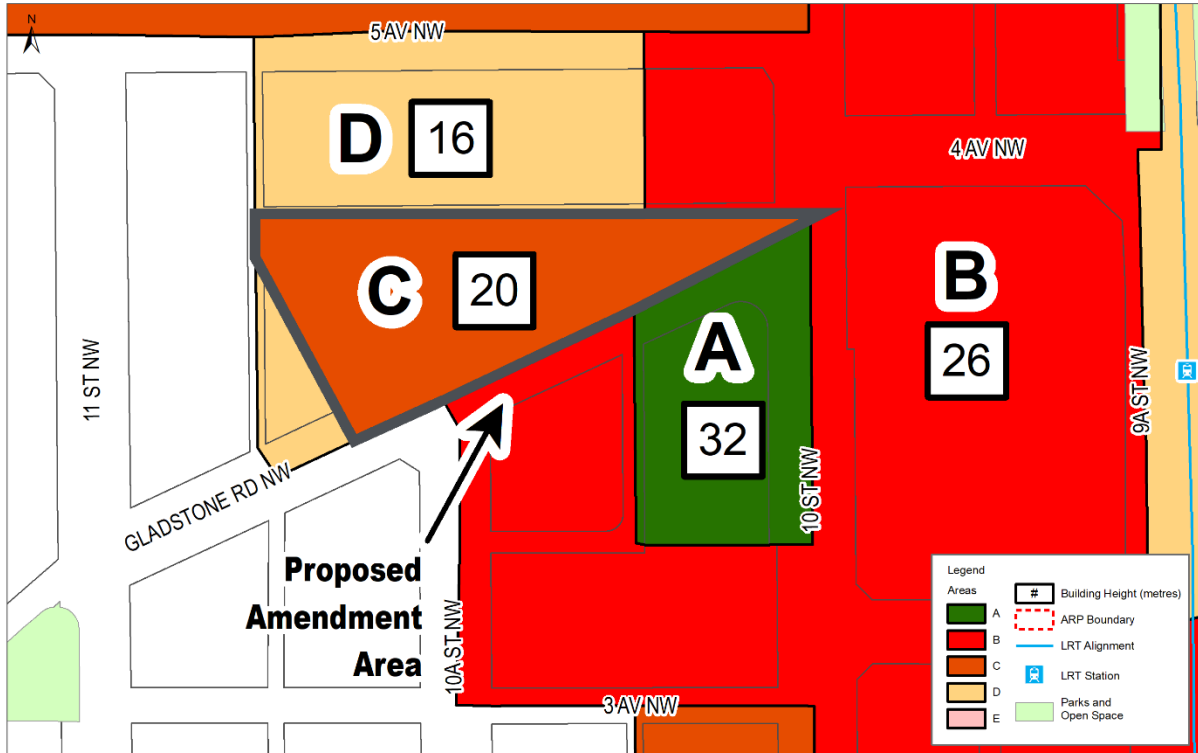
- (b) In Part II, 'Transit Oriented Development Area', amend Map 3.2 entitled 'Maximum Densities' by changing 0.37 hectares ± (0.91 acres ±) located at 1110, 1114, 1120, 1124 and 1126 Gladstone Road NW (Plan 5609J, Block Q, Lots 19 to 28) from Density Area 'D' and Density Area 'A' to Density Area 'B' as generally illustrated in the sketch below:



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- (c) In Part II, 'Transit Oriented Development Area', amend Map 3.3 entitled 'Building Heights' by changing 0.37 hectares \pm (0.91 acres \pm) located at 1110, 1114, 1120, 1124 and 1126 Gladstone Road NW (Plan 5609J, Block Q, Lots 19 to 28) from Area 'A' and Area 'D' to Area 'C' as generally illustrated in the sketch below:



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2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____