

**BYLAW NUMBER 12P2015**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE  
HILLHURST/SUNNYSIDE AREA REDEVELOPMENT PLAN  
BYLAW 19P87**

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**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. This Bylaw may be cited as the "Hillhurst/Sunnyside Area Redevelopment Plan Amendment Number 15 Bylaw."
2. 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, delete existing Map 3.2 entitled "Maximum Densities" and replace with the revised Map 3.2 entitled "Maximum Densities", attached hereto as Schedule A.

(b) In Part II, Section 3.1.5 Density, delete Table 3.1 - Minimum & Maximum Densities and replace with the following:

Area (refer to Map 3.2)	Minimum FAR	Base Density	Maximum FAR
A	2.0	as allowable under the provisions of the Land Use District in effect on 2012 August 31	7.0
B	2.0	as allowable under the provisions of the Land Use District in effect on 2012 August 31	5.0
C	2.0	as allowable under the provisions of the Land Use District in effect on 2012 August 31	4.0
D	1.0	as allowable under the provisions of the Land Use District in effect on 2012 August 31	2.8
E	-	as allowable under the provisions of the Land Use District in effect on 2012 August 31	2.5

(c) In Part II, Section 3.1.5 Density, Policy 4, add the following new clause at the end:

"iiii. Provision of Public Open Space

For the parcel at 201 – 10 Street NW, a developer may provide for a public open space located on the privately owned parcel that is accessible to the public by means of a public access agreement and is in a location, form and configuration acceptable to the Development Authority."

- (d) In Part II, delete existing Map 3.3 entitled "Building Heights" and replace with the revised Map 3.3 entitled "Building Heights, attached hereto as Schedule B.
- (e) In Part II, Section 3.2.1 General Policies, delete Table 3.2 - Minimum & Maximum Building Heights (In Metres) and replace with the following:

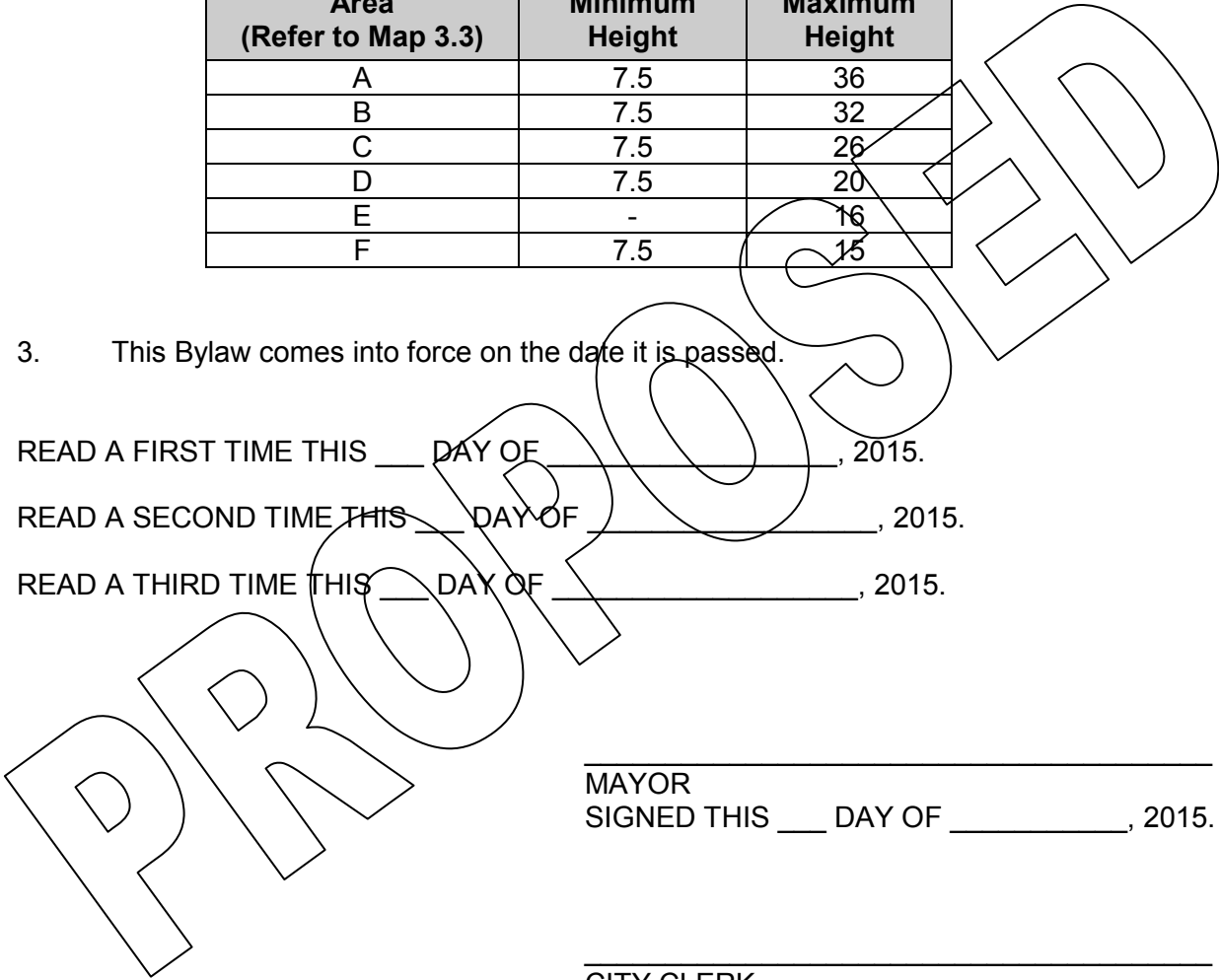
Area (Refer to Map 3.3)	Minimum Height	Maximum Height
A	7.5	36
B	7.5	32
C	7.5	26
D	7.5	20
E	-	16
F	7.5	15

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

READ A FIRST TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2015.

READ A SECOND TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2015.

READ A THIRD TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2015.



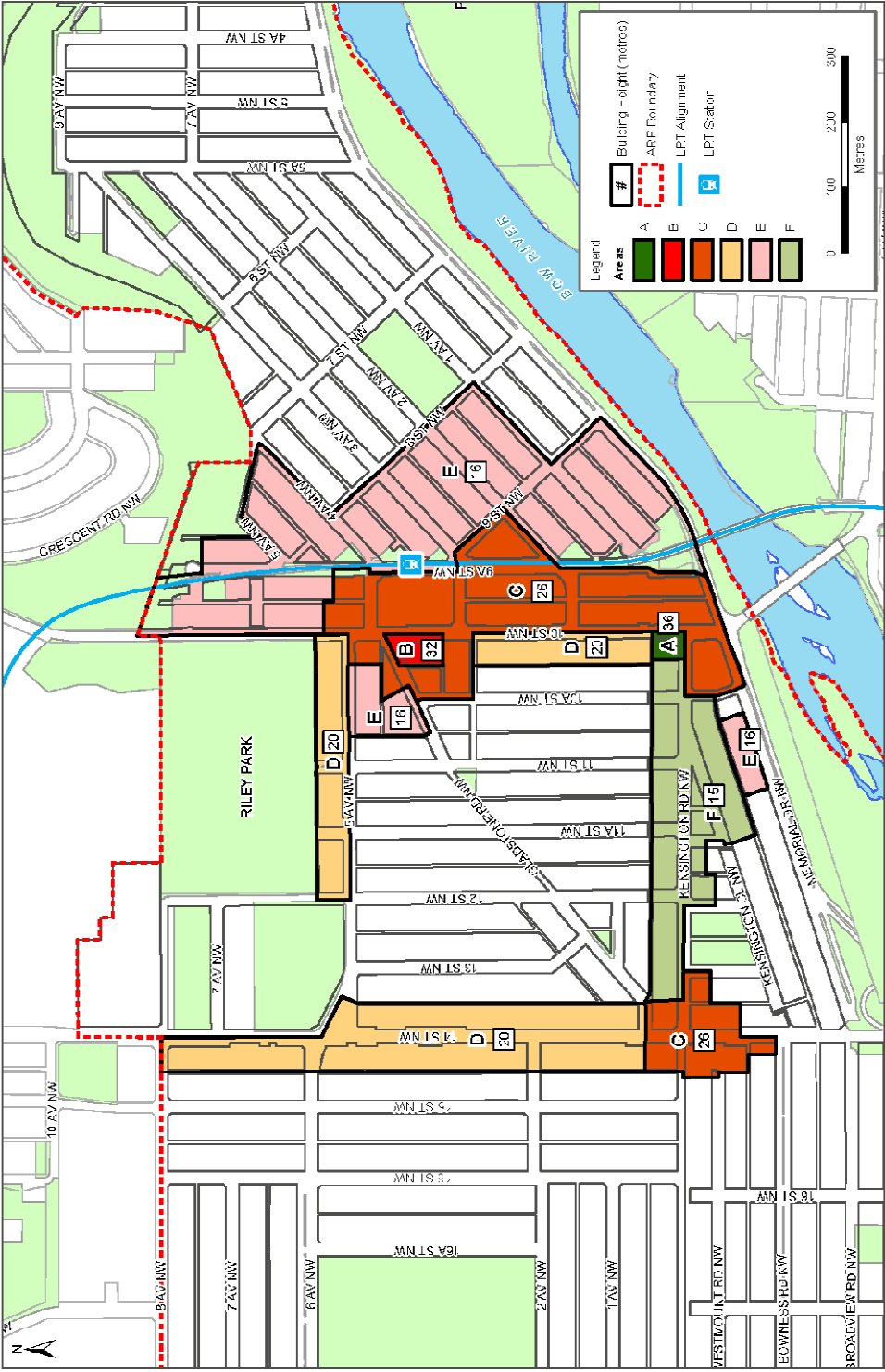
\_\_\_\_\_  
 MAYOR  
 SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
 CITY CLERK  
 SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2015.



Schedule B

Map 3.3 Building Heights



PROPOSED