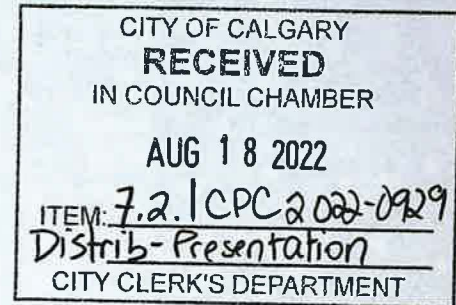




Calgary Planning Commission

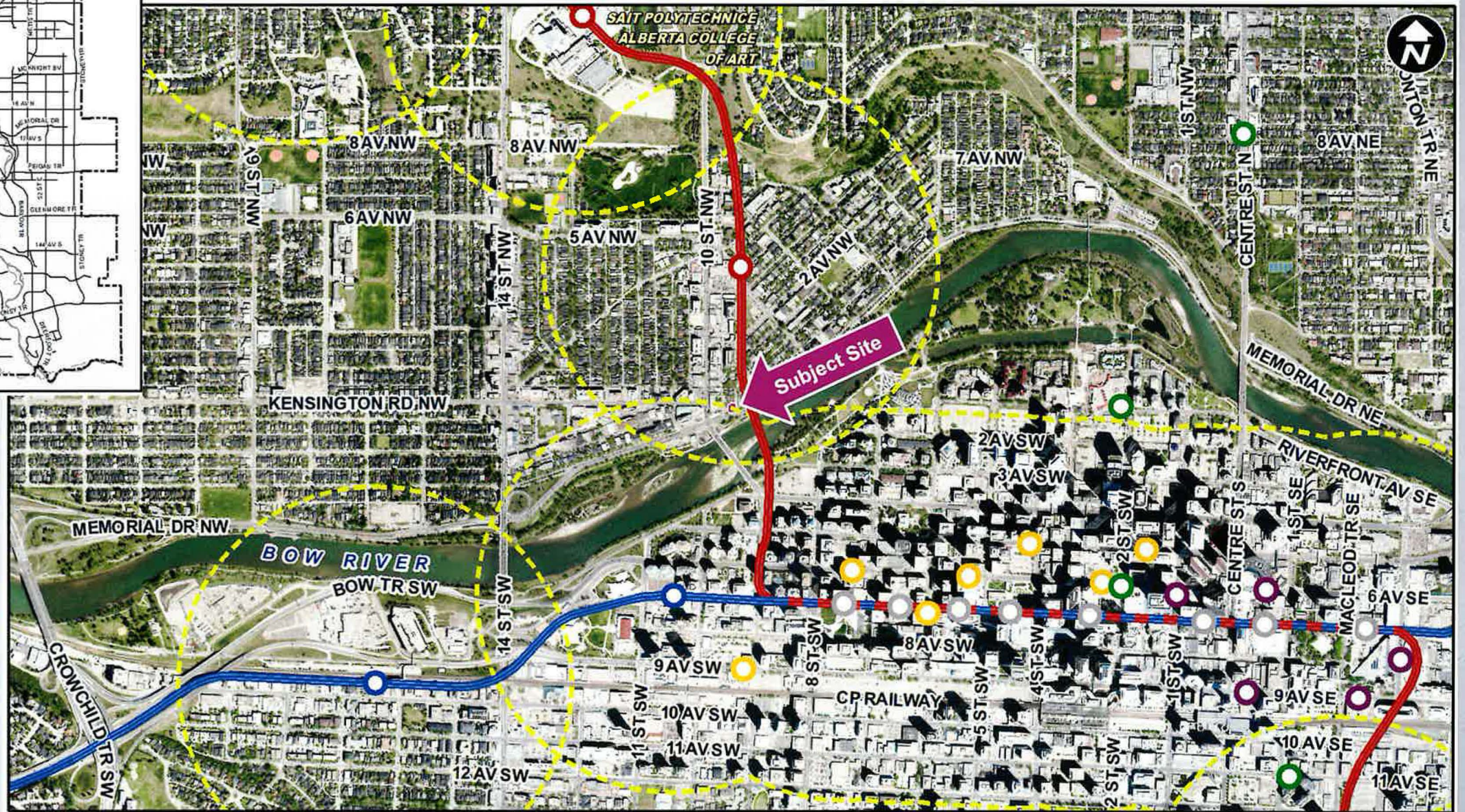
Agenda Item: 7.2.1



LOC2022-0049

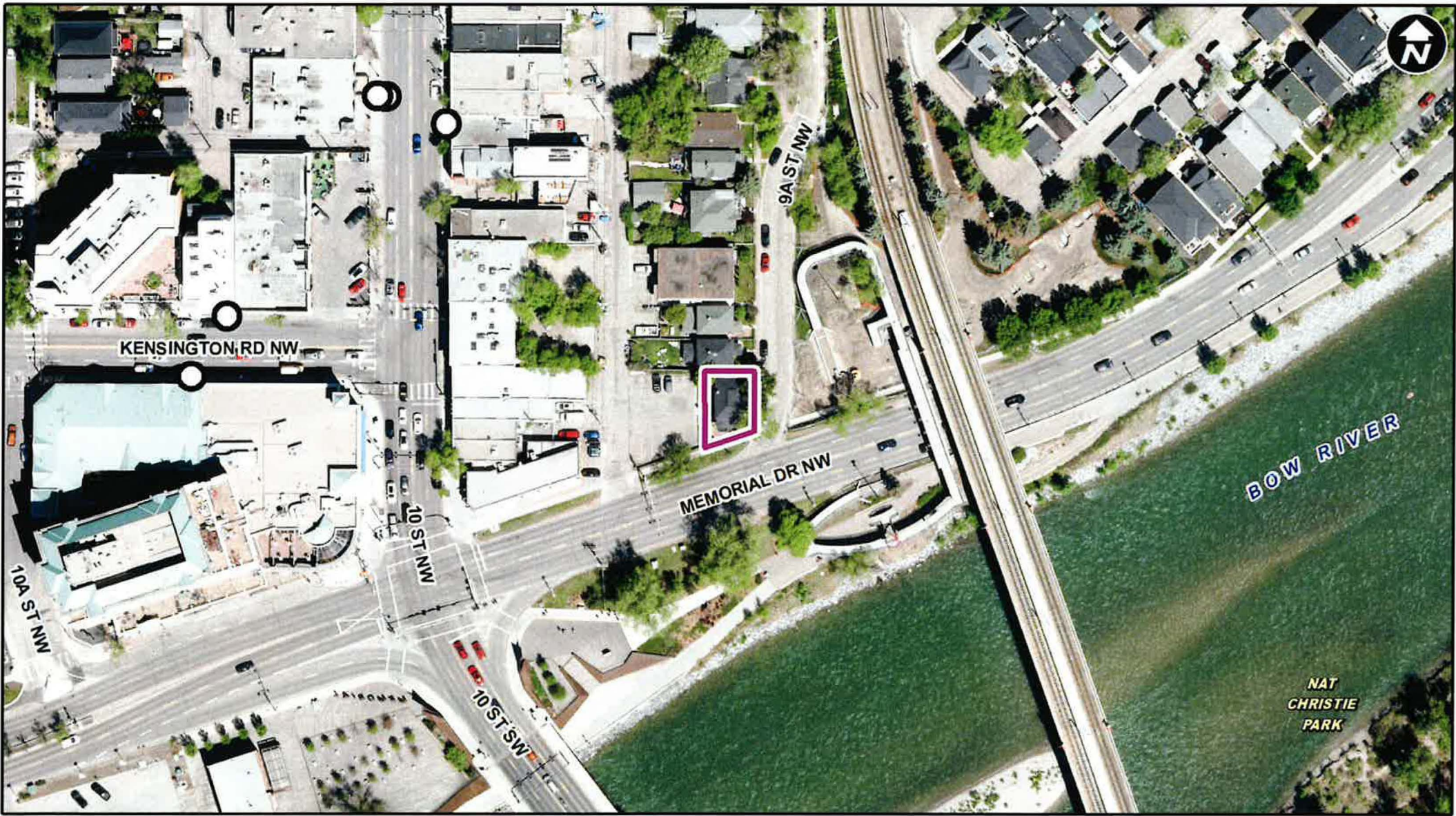
Policy and Land Use Amendment

August 18, 2022



LEGEND

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



LEGEND
 ○ Bus Stop

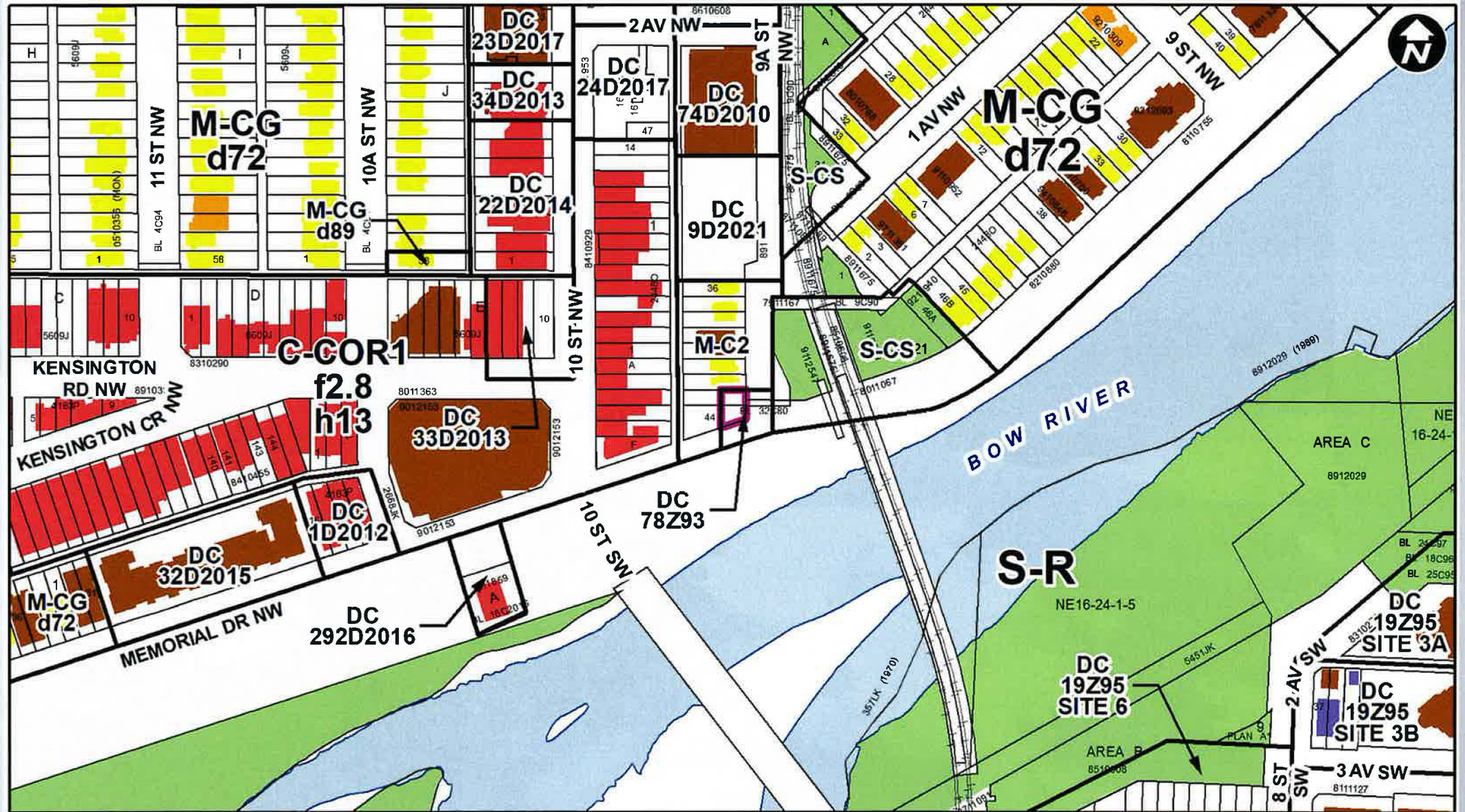
Parcel Size:
 0.02 ha
 12m x 19m

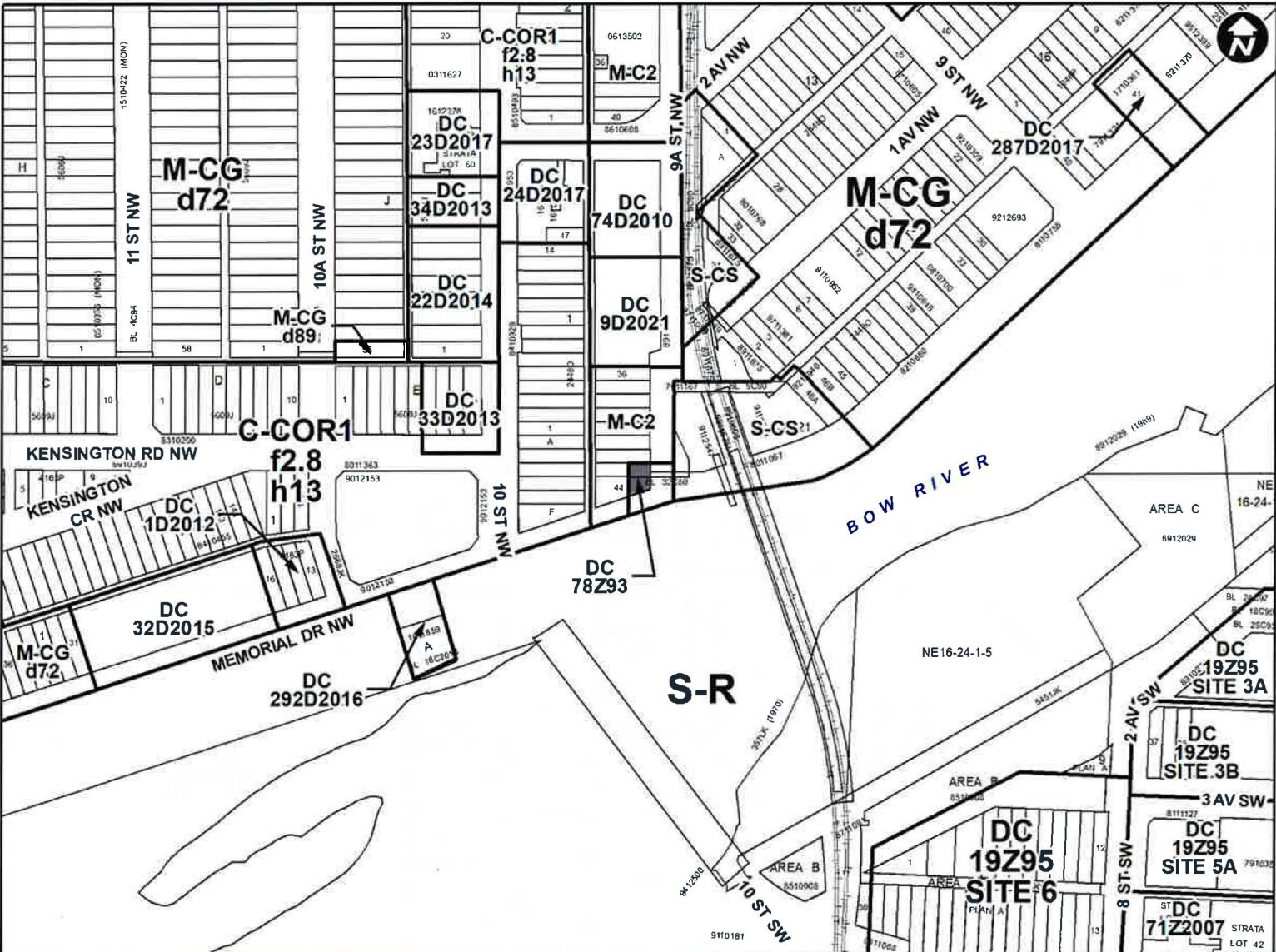




LEGEND

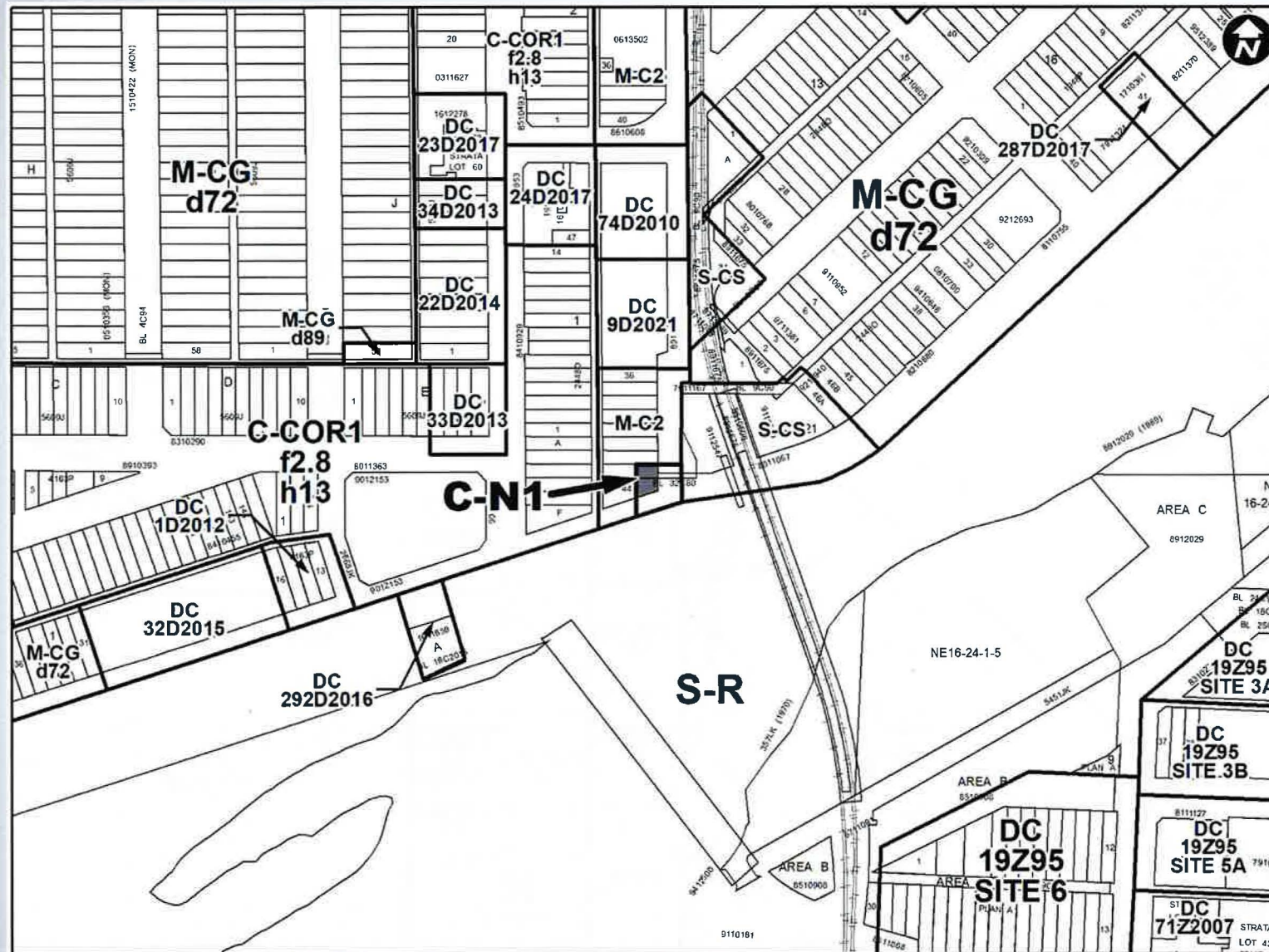
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





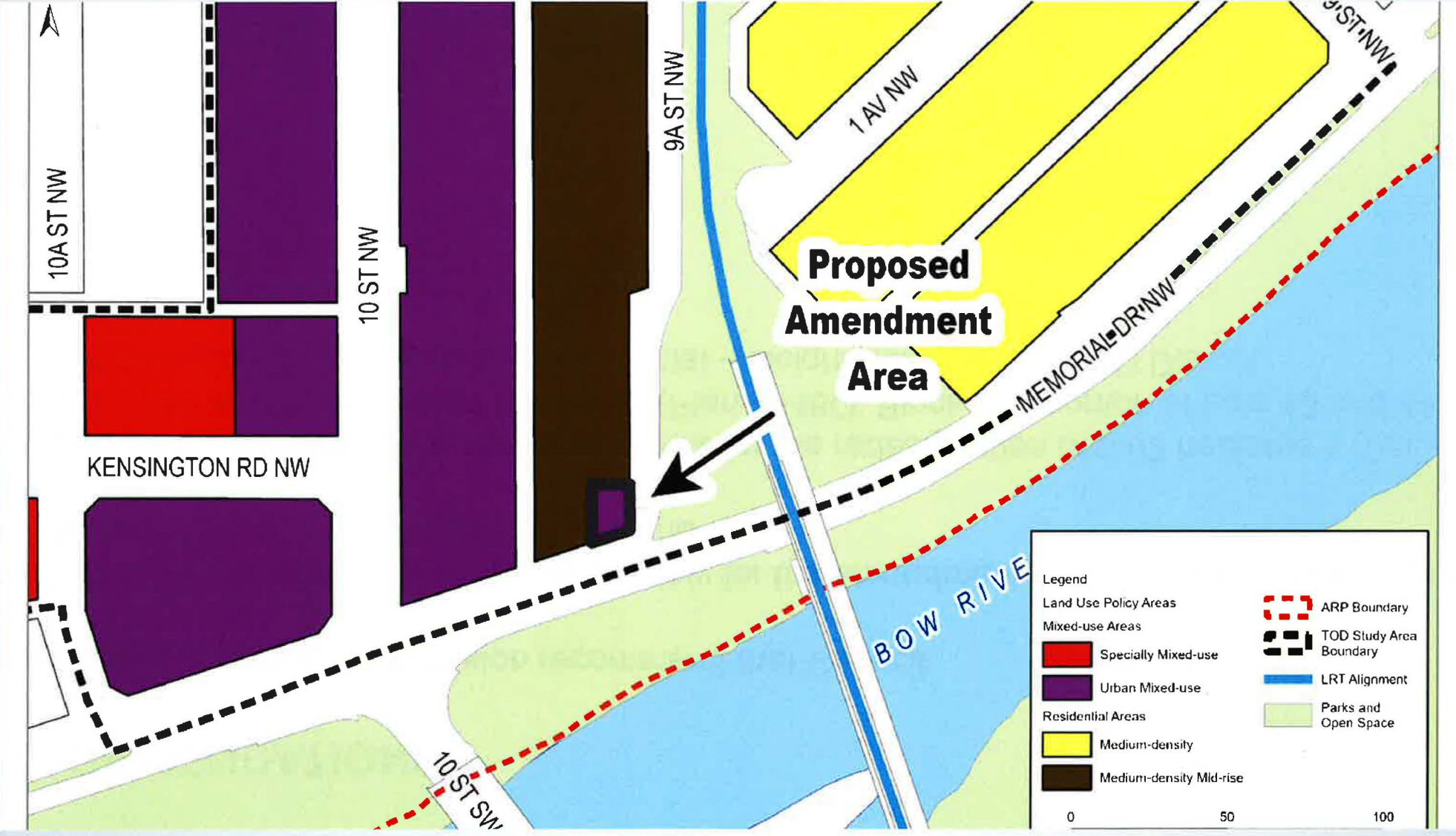
Existing DC 78Z93:

- Based on RM-5 (2P80)
- Maximum height of 12 metres
- Maximum four dwelling units
- Provision for professional office use



Proposed C-N1 District:

- Small-scale commercial buildings
- Street-oriented storefronts
- Maximum height of 10 metres
- Maximum Floor Area Ratio of 1.0



RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.02 hectares \pm (0.05 acres \pm) located at 1052 Memorial Drive NW (Plan 2448O, Block 1, a portion of Lots 43 and 44) from Direct Control (DC) District to Commercial – Neighbourhood 1 (C-N1) District.

Supplementary Slides

