

Public Hearing of Council

Agenda Item: 8.1.2

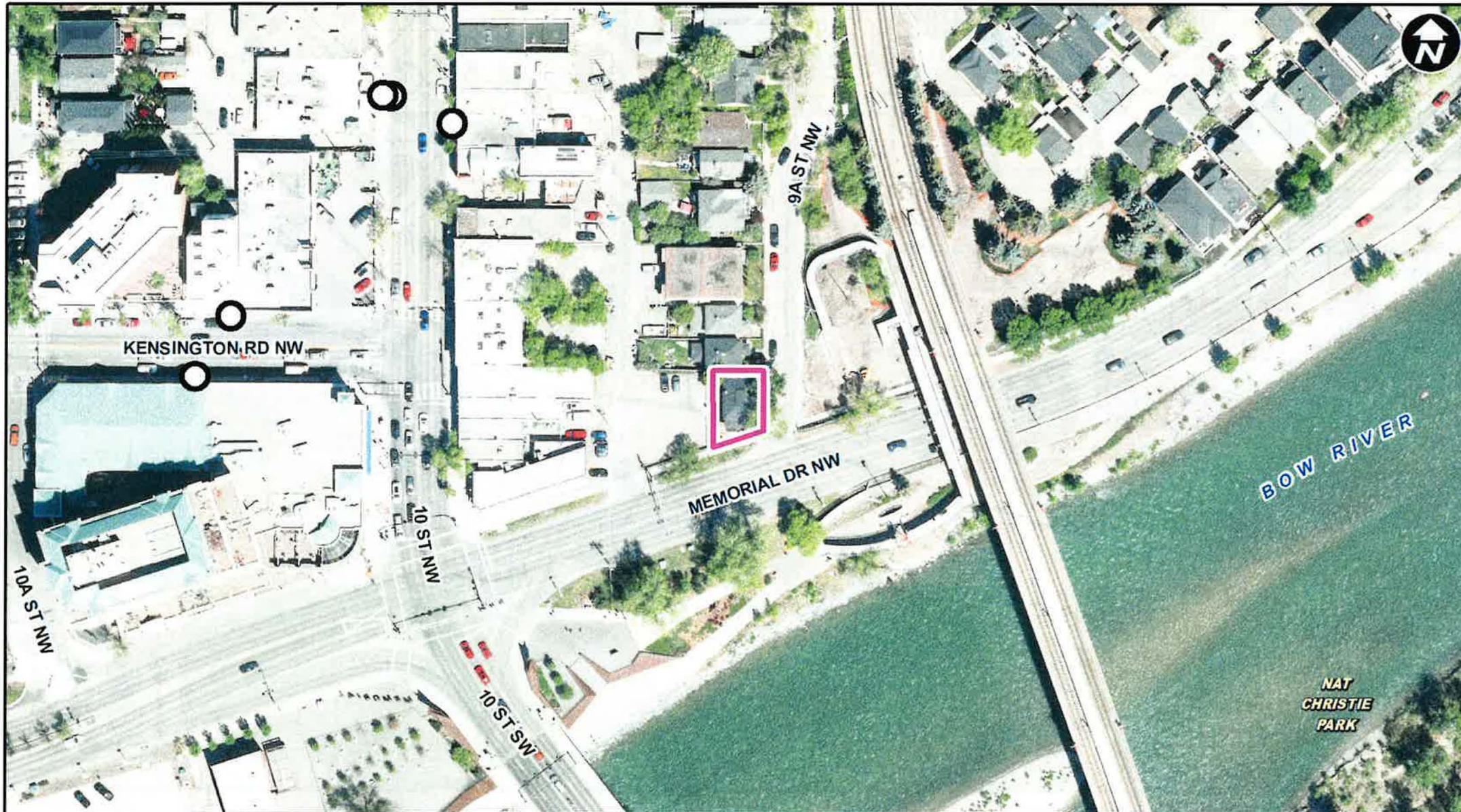


LOC2022-0049 / CPC2022-0929

Policy & Land Use Amendment

October 4, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 04 2022
ITEM: # 8.1.2 CPC2022-0929
Distribution
CITY CLERK'S DEPARTMENT

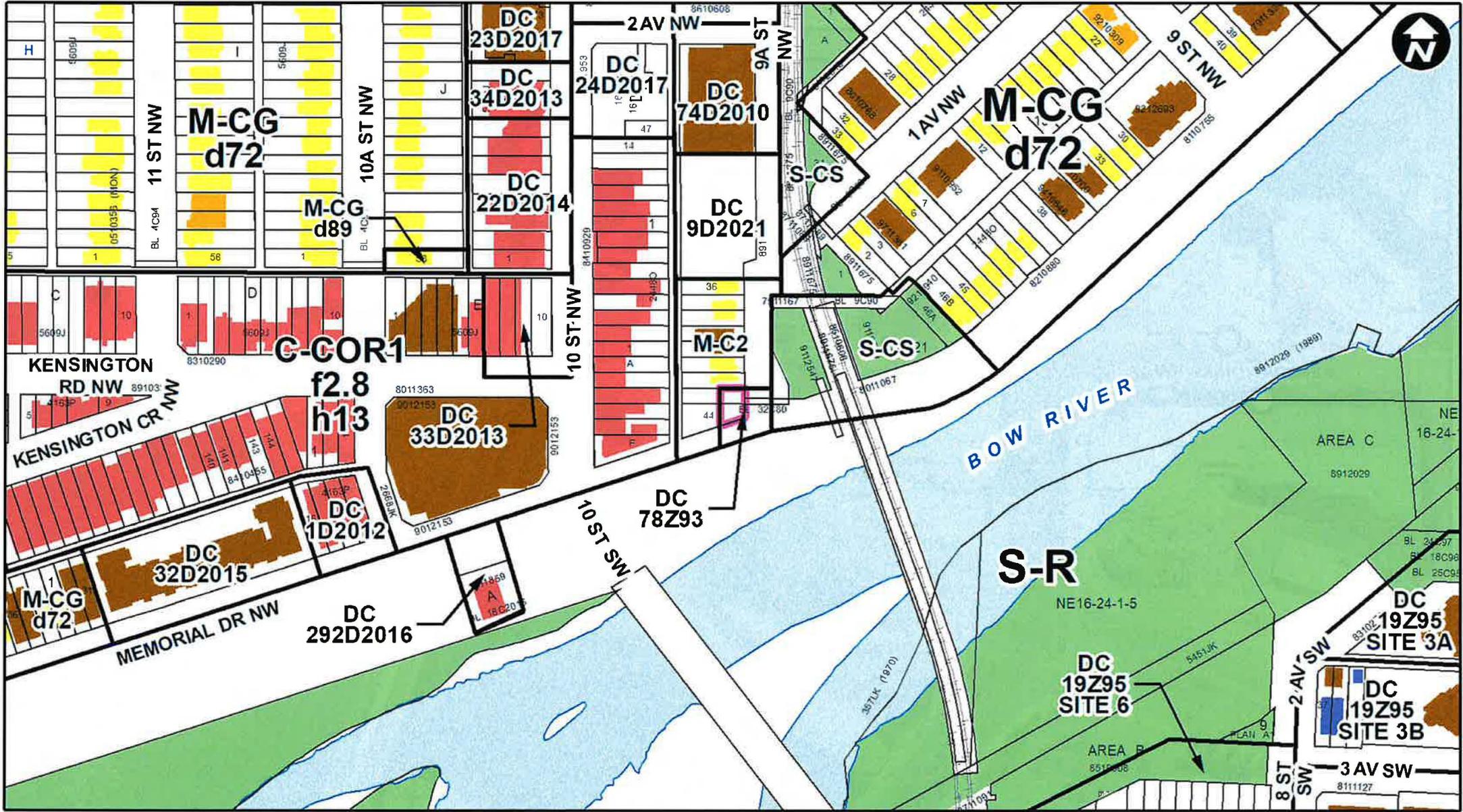


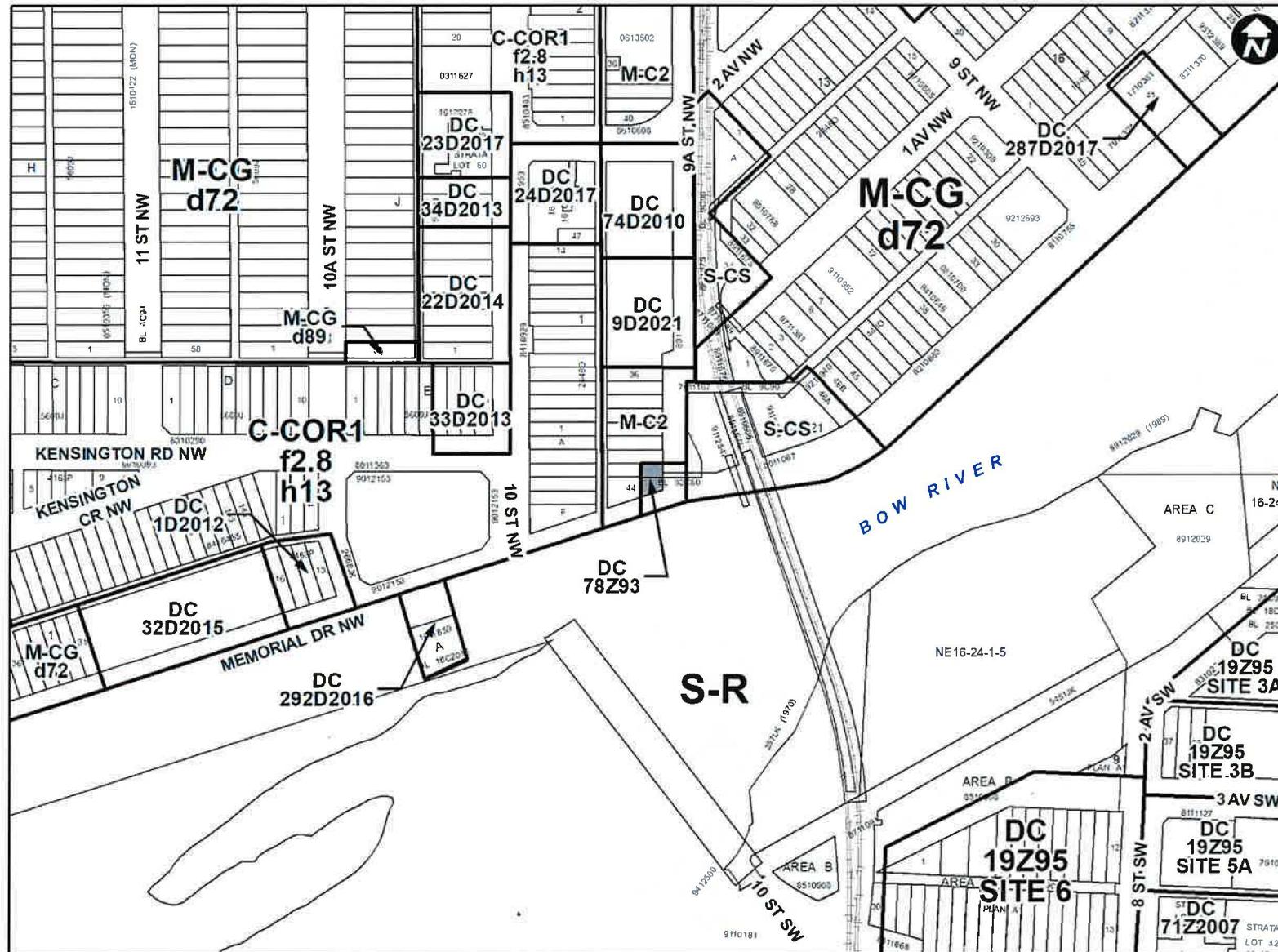
LEGEND
○ Bus Stop

Parcel Size:

0.02 ha
12m x 19m

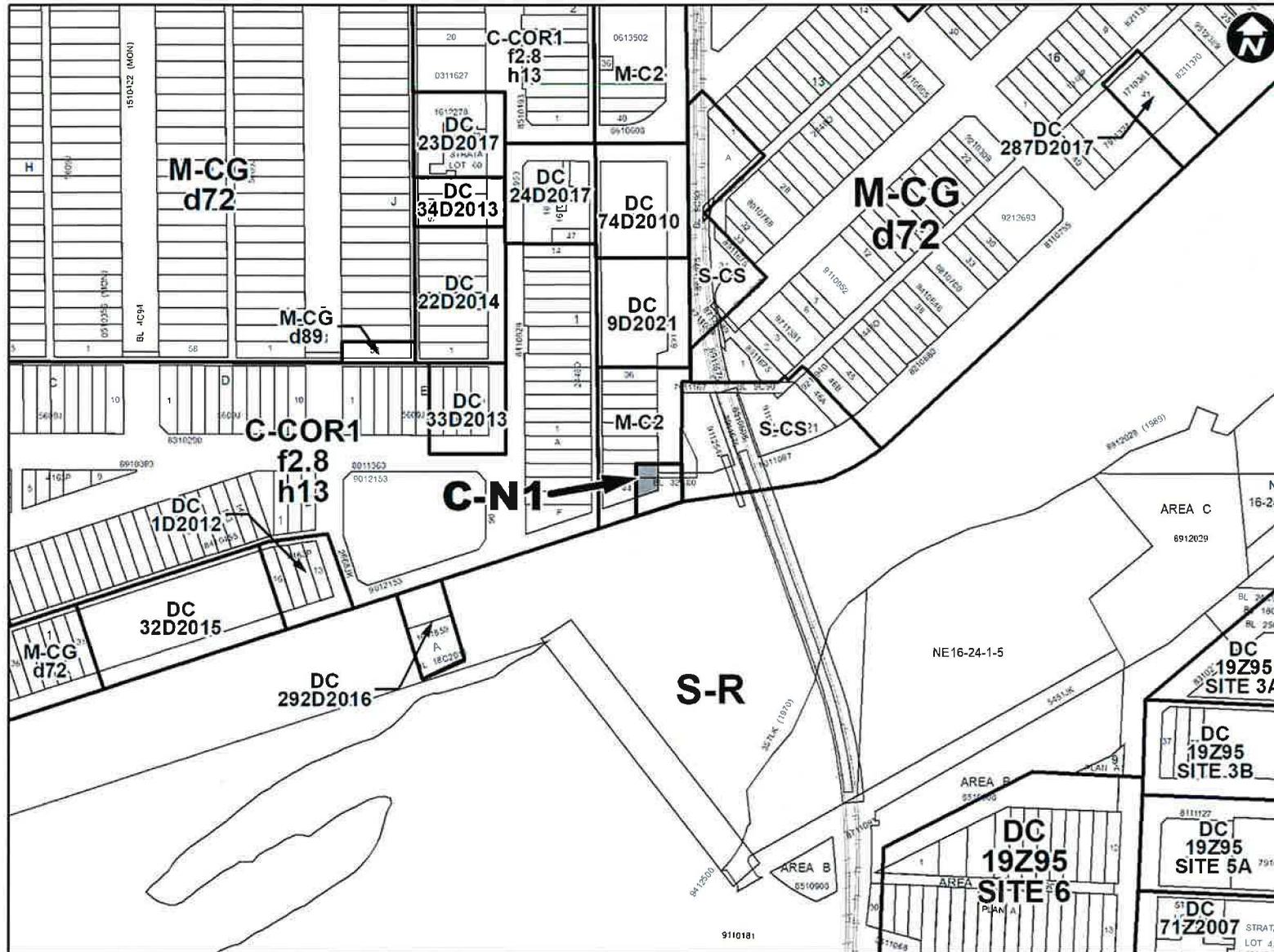
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





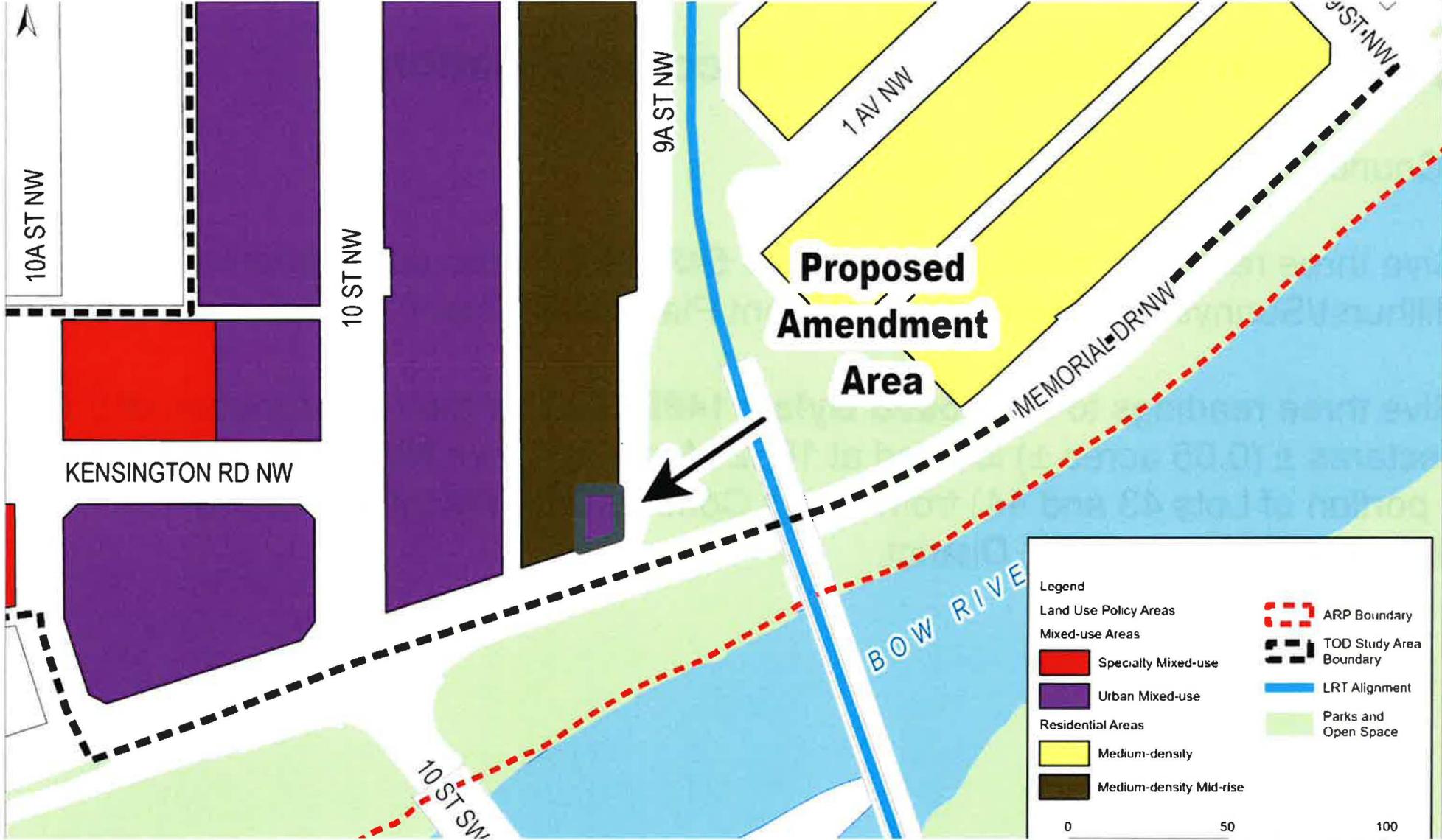
Existing DC 78Z93:

- 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



Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 54P2022** for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 148D2022** 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





