



Public Hearing of Council

Agenda Item: 8.1.12



LOC2021-0199 / CPC2022-1028

Policy and Land Use Amendment

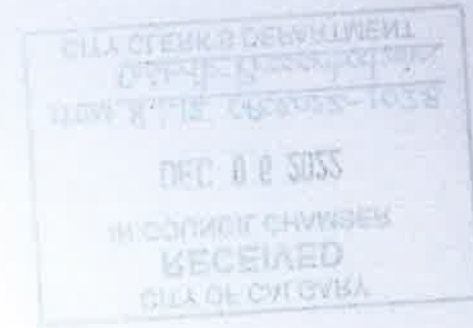
December 6, 2022

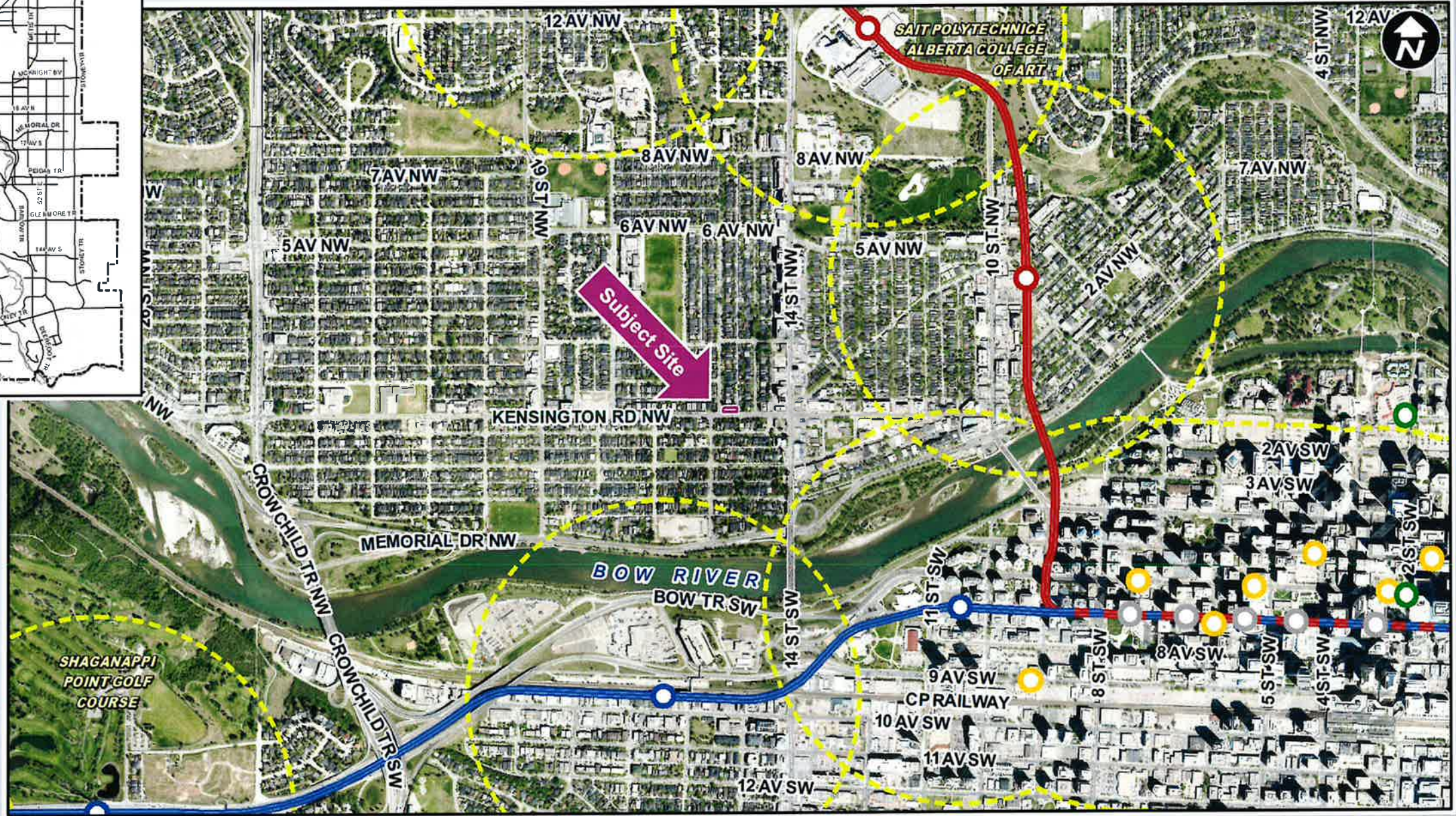
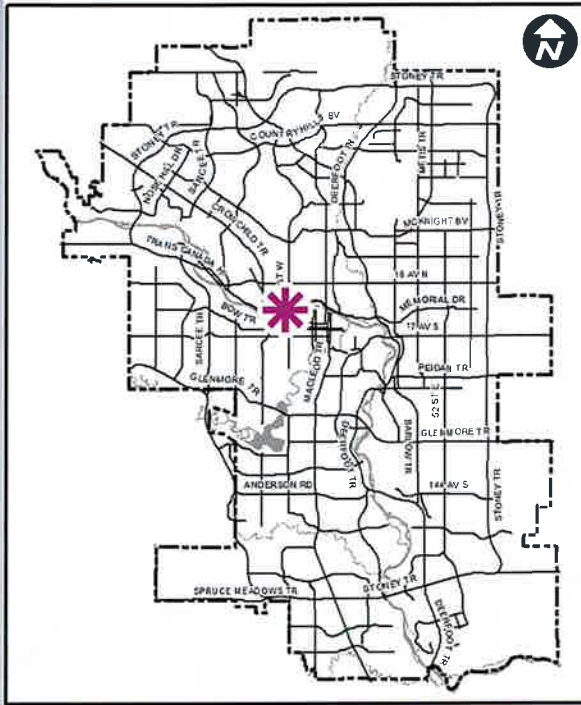
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 06 2022
ITEM: 8.1.12 CPC2022-1028
Distrib Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 62P2022** for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 171D2022** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 102 – 16 Street NW (Plan 6219L, Block 4, Lots 28 and 29) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 3).

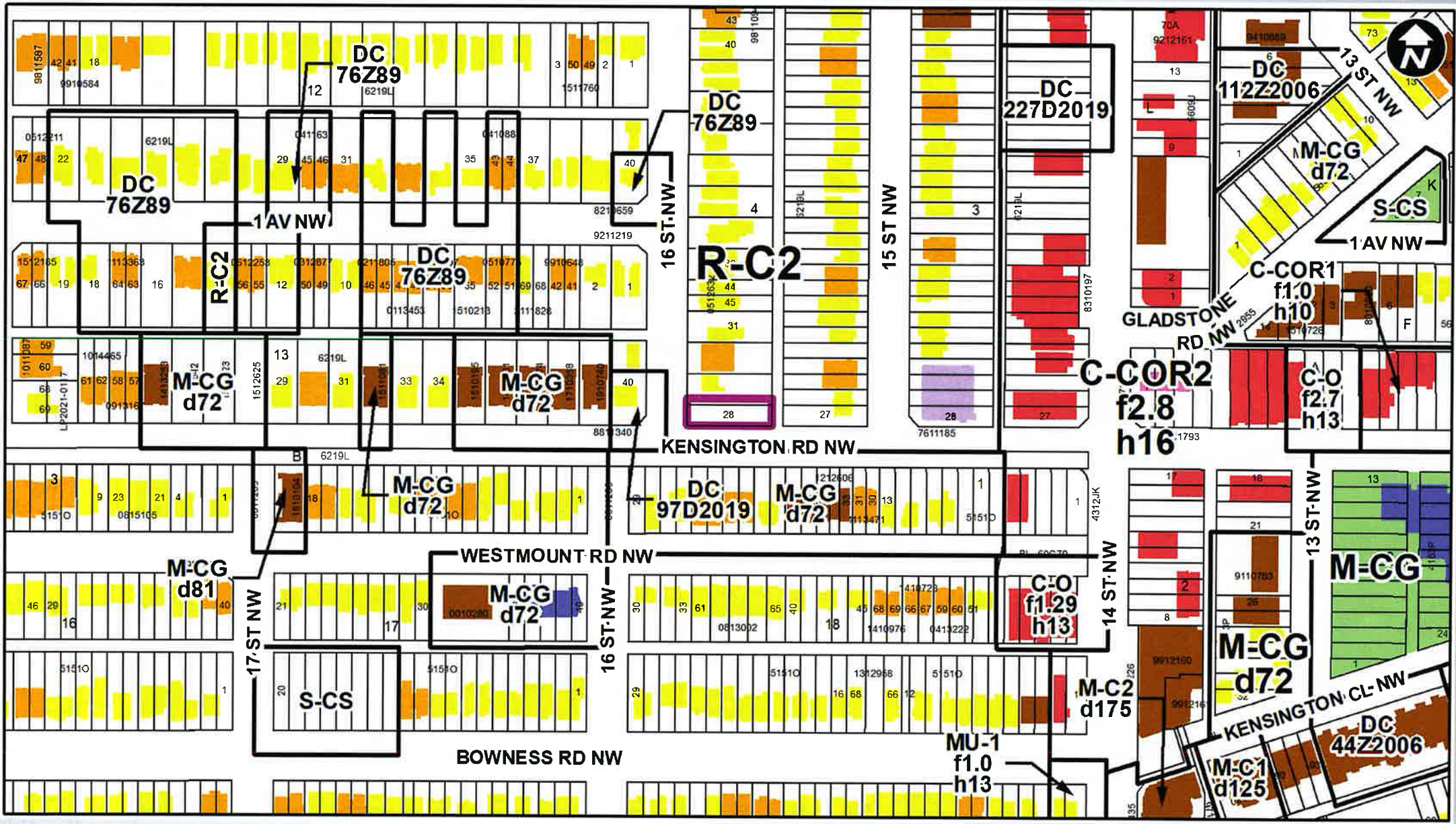




LEGEND

- 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**
- 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



Proposed Text Amendment to the Hillhurst/Sunnyside Area Redevelopment Plan:

- In Part 1, Section 2.3 Policy, subsection 2.3.3 Medium Density, after the third paragraph add the following:

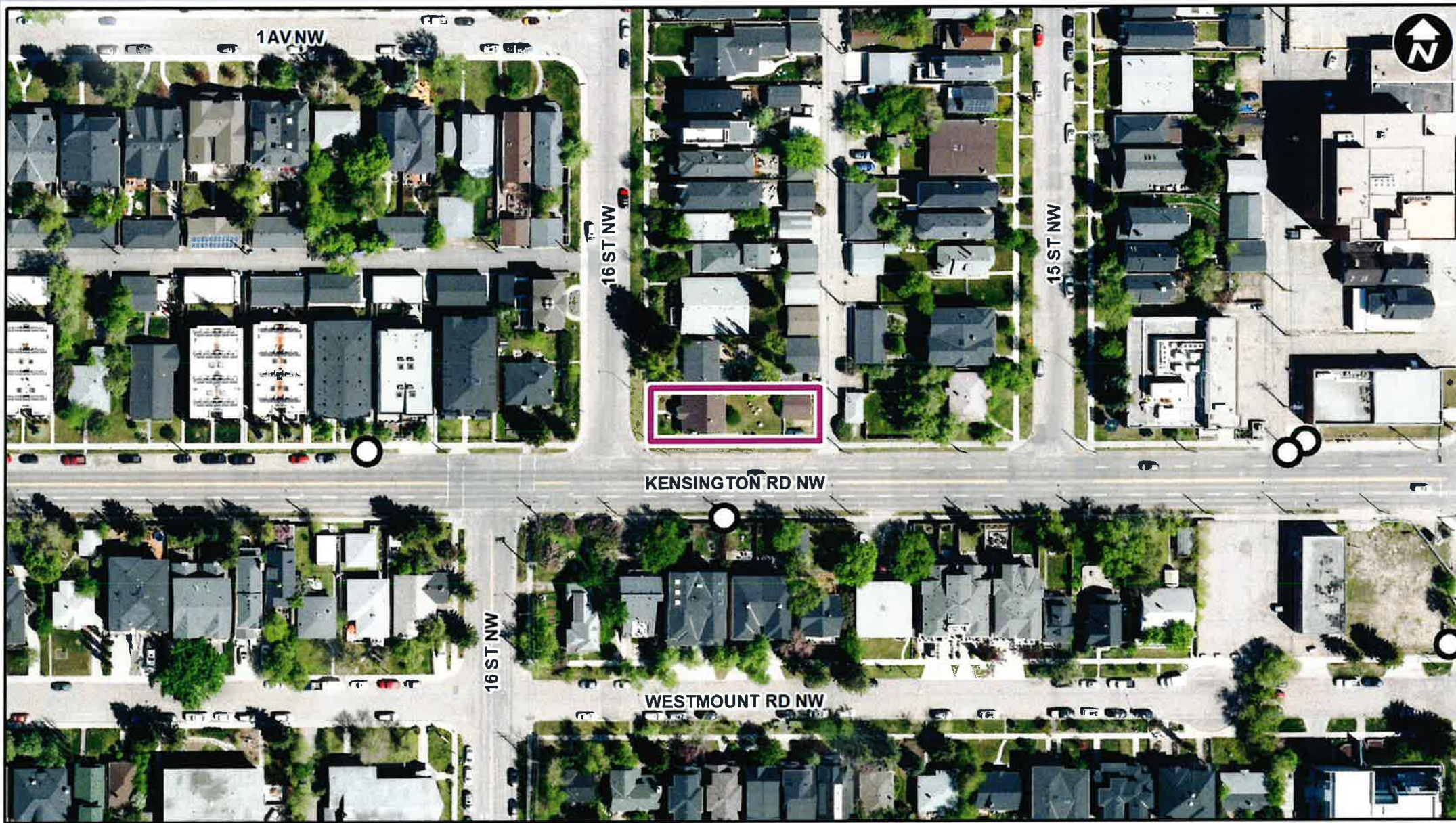
“The parcel located at 102 – 16 Street NW is considered appropriate for medium density development with a maximum building height of 12.0 metres and a maximum floor area ratio of 1.0 in the form of stacked townhouse units.”

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 62P2022** for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 171D2022** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 102 – 16 Street NW (Plan 6219L, Block 4, Lots 28 and 29) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 3).

Supplementary Slides



LEGEND

○ Bus Stop

Parcel Size:

0.05 ha
13m x 41m



View from Southwest Corner



View from Kensington Road NW



View from Kensington Road NW

