

# PROPOSED

CPC2022-1234  
ATTACHMENT 2

## BYLAW NUMBER 1P2023

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE HILLHURST/SUNNYSIDE AREA  
REDEVELOPMENT PLAN BYLAW 19P87  
(LOC2022-0006/CPC2022-1234)**

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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. 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, section 3.1.5 Density, Table 3.1 Minimum & Maximum Densities, in the Base Density column of row A add the following under the existing text:

“For the site located at 120 – 10A Street NW the base density is 3.4 FAR.”
  - (b) Delete the existing Map 3.3 entitled ‘Building Heights’ and replace it with the revised Map 3.3 entitled ‘Building Heights’ attached as Schedule "A".
  - (c) In Part II, section 3.2 Built Form and Site Design, delete Table 3.2 - Minimum & Maximum Building Heights (In Metres) and replace with the following:

“Table 3.2 – Minimum & Maximum Building Heights (In Metres)

<b>Area (refer to Map 3.3)</b>	<b><u>Minimum Height</u></b>	<b><u>Maximum Height</u></b>
<b>A</b>	<b>7.5</b>	<b>32</b>
<b>B</b>	<b>7.5</b>	<b>26</b>
<b>C</b>	<b>7.5</b>	<b>20</b>
<b>D</b>	<b>-</b>	<b>16</b>
<b>E</b>	<b>7.5</b>	<b>15</b>
<b>F</b>	<b>-</b>	<b>30</b>

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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 \_\_\_\_\_

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## SCHEDULE A

