



Public Hearing of Council

Agenda Item: 6.1.3



LOC2022-0006 / CPC2022-1234

Policy and Land Use Amendment

January 17, 2023

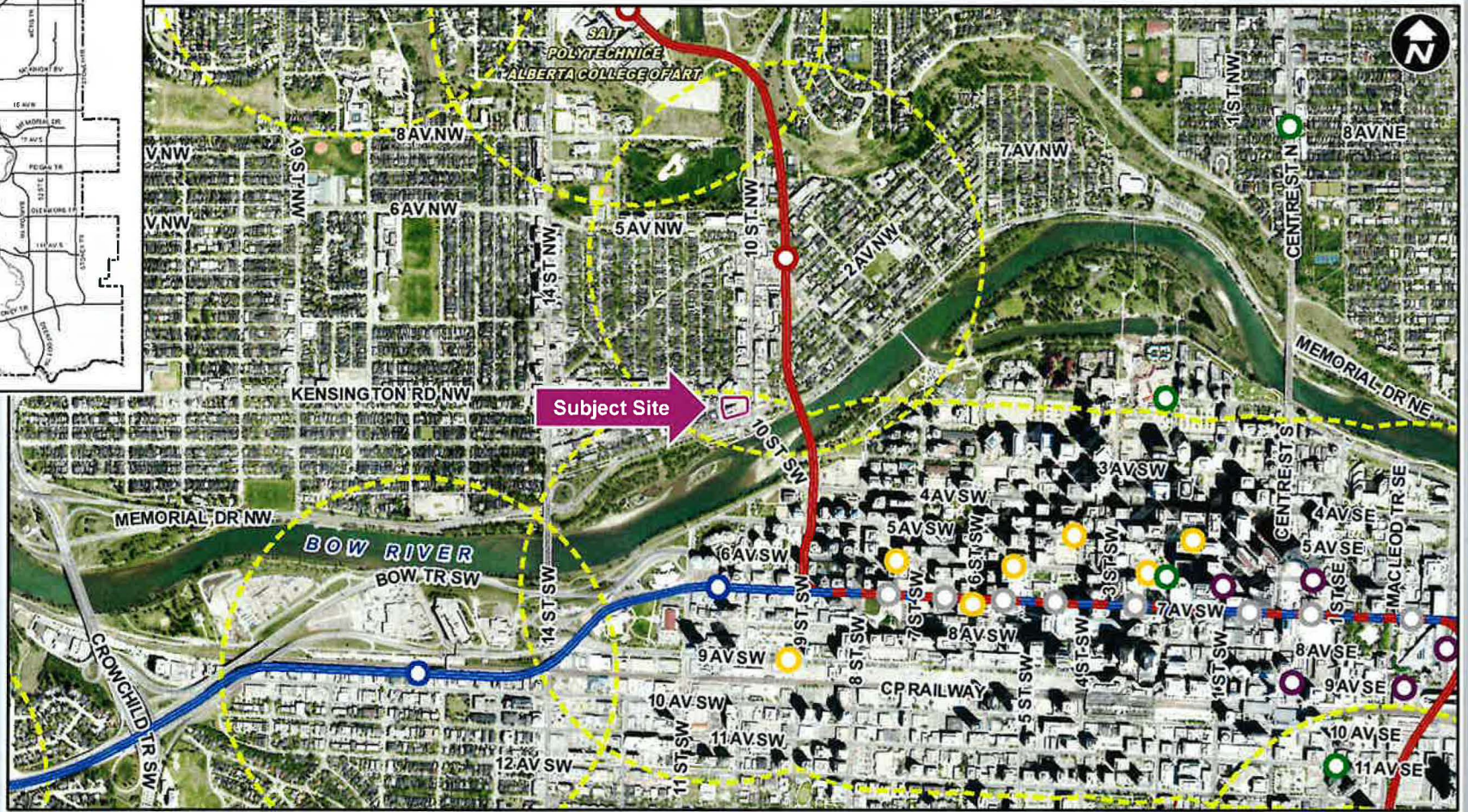
ISC: Unrestricted

CITY OF CALGARY RECEIVED IN COUNCIL CHAMBER JAN 17 2023 ITEM: <u>6.1.3 Disinfo presentation</u> <u>CPC2022-1234</u> CITY CLERK'S DEPARTMENT
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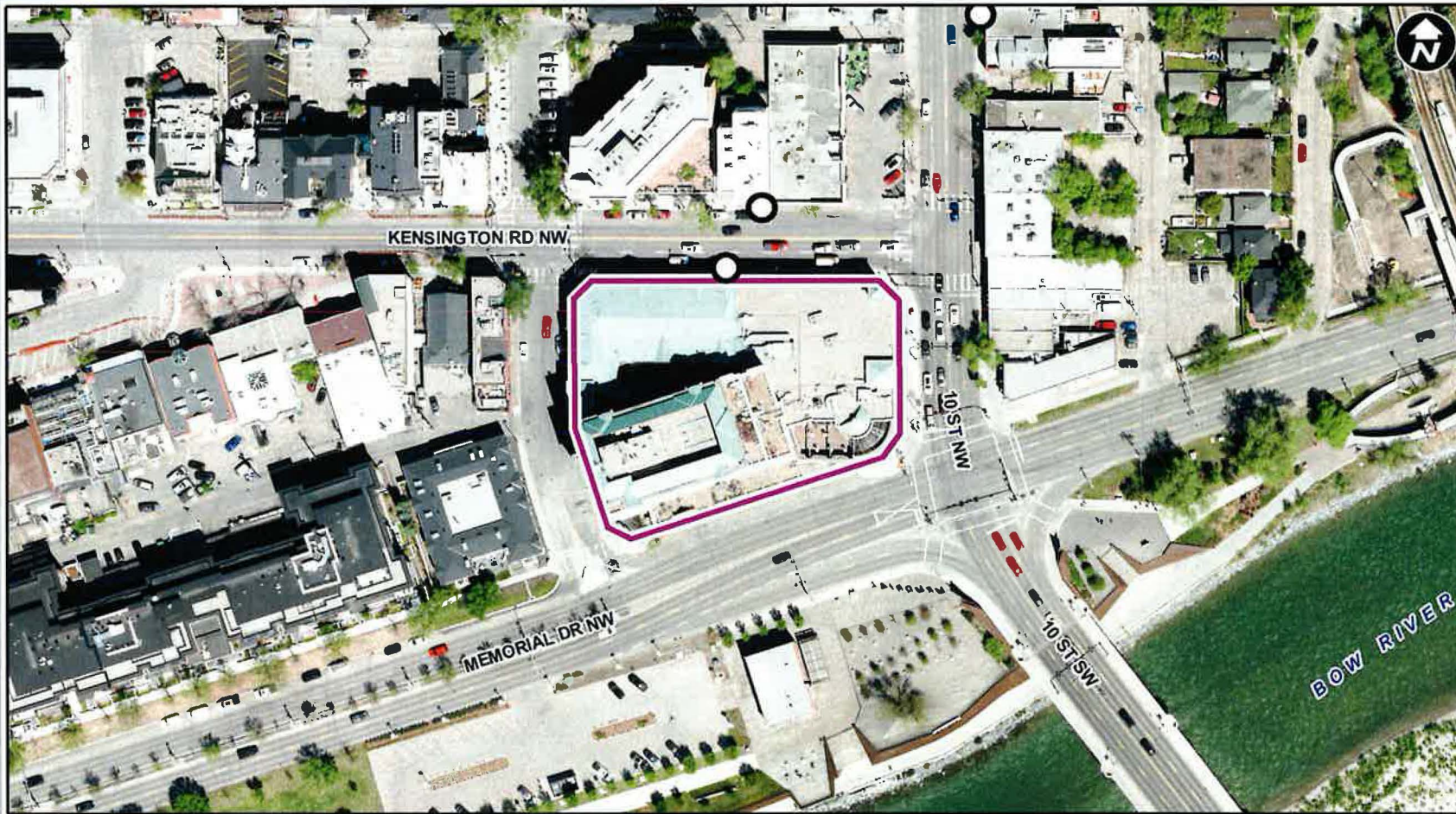
Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 1P2023** for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 4D2023** for the redesignation of 0.41 hectares \pm (1.02 acres \pm) located at 120 – 10A Street NW (Condominium Plan 9211275, Units 1 to 81) from Commercial – Corridor 1 f2.8h13 (C-COR1f2.8h13) District to Direct Control (DC) District to accommodate the height and density of the existing building, 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



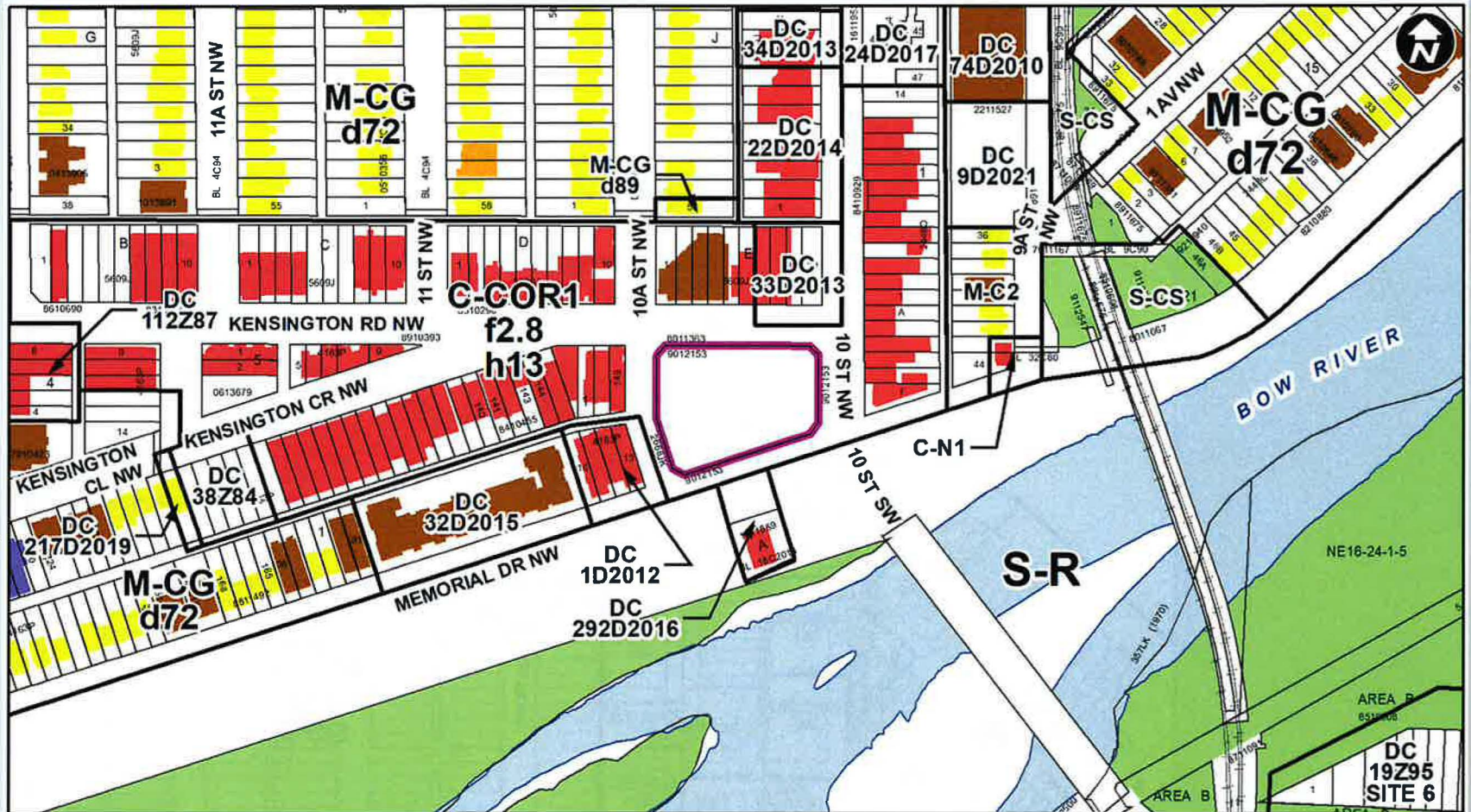
○ Bus Stop

Parcel Size:

0.41 ha
80m x 50m

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 Land Use Map

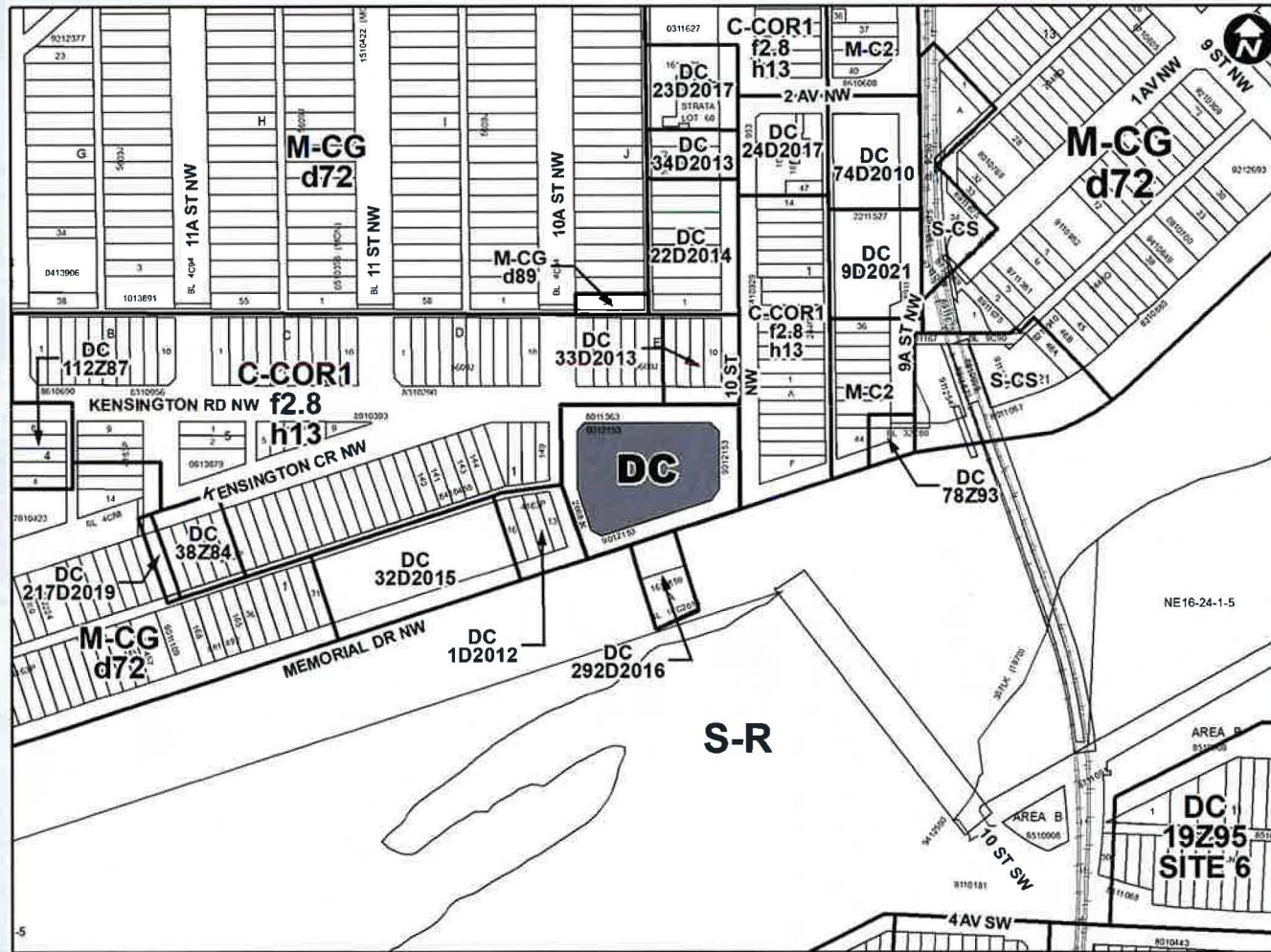


Table 3.1 Minimum and Maximum Densities

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. For the site located at 120 – 10A Street NW the base density is 3.4 FAR	5.0
B	2.0	As allowable under the provisions of the Land Use District in effect on 2012 August 31	4.0
C	1.0	As allowable under the provisions of the Land Use District in effect on 2012 August 31	2.8
D	-	As allowable under the provisions of the Land Use District in effect on 2012 August 31	2.5

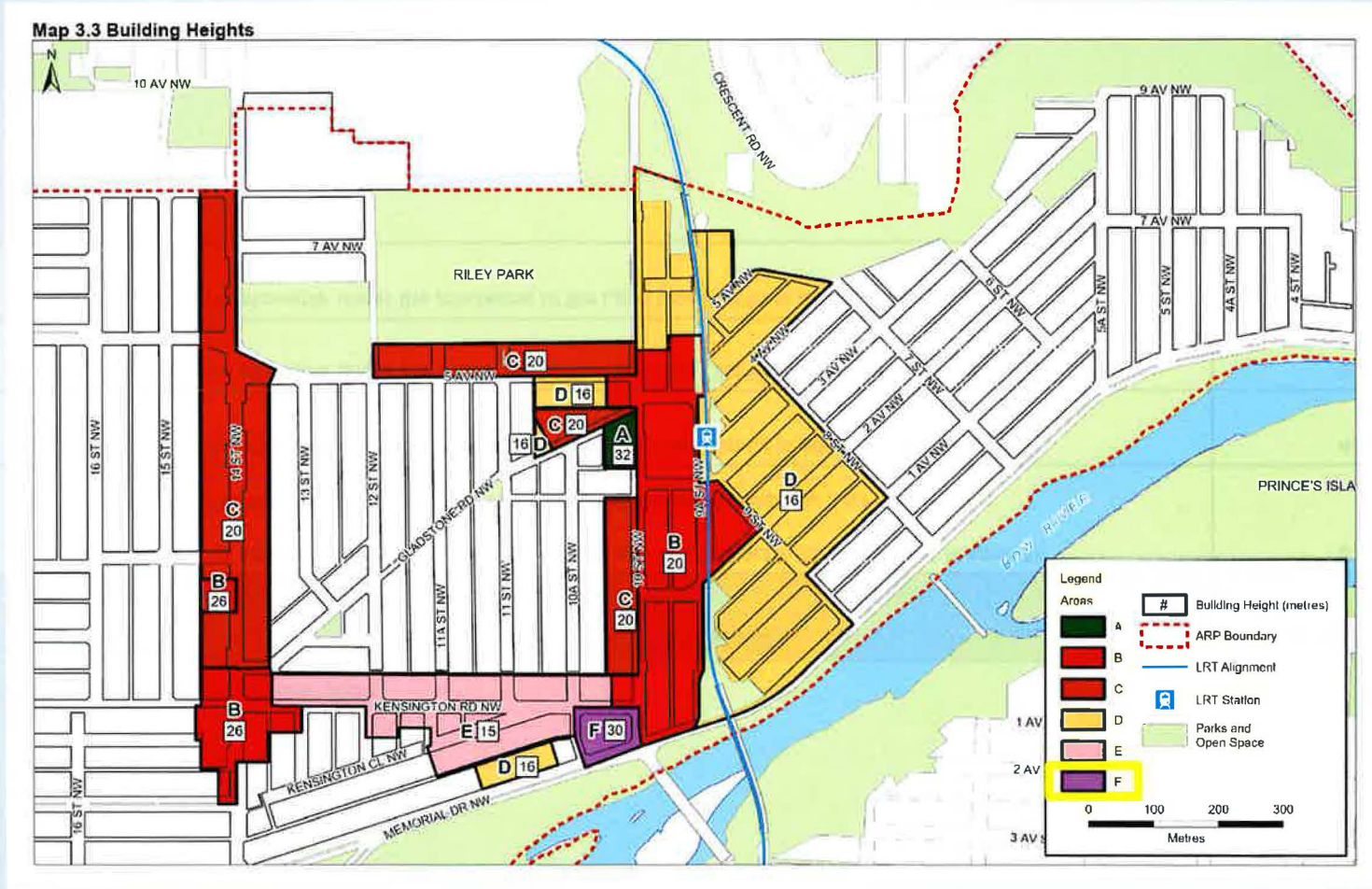


Table 3.2 – Maximum and Minimum Building Heights (in metres)

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

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Supplementary Slides

1



2



3



4



5



