

PROPOSED

CPC2023-0023
ATTACHMENT 2

BYLAW NUMBER 15P2023

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE HILLHURST/SUNNYSIDE AREA REDEVELOPMENT PLAN BYLAW 19P87 (LOC2022-0086/CPC2023-0023) *****

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 Land Use, subsection 3.1.3 Medium-Density Mid-Rise Area, after policy 4 add the following:

“5. The site at 1001 – 3 Avenue NW and 335 – 9A Street NW is considered appropriate for greater height and density due to its proximity to the Sunnyside LRT Station.”

- (b) Delete the existing Map 3.2 entitled Maximum Densities and replace it with the revised Map 3.2 entitled ‘Maximum Densities’ attached as Schedule “A”.

- (c) In Part II, Section 3.1 Land Use, subsection 3.1.5 Density, amend Table 3.1 entitled ‘Minimum & Maximum Densities’ by adding the following row:

“

Area (Refer to Map 3.2)	Minimum FAR	Base Density	Maximum FAR
E	-	As allowable under the provisions of the Land Use District in effect on 2012 August 31	9.0

”

- (d) Delete the existing Map 3.3 entitled ‘Building Heights’ and replace it with the revised Map 3.3 entitled ‘Building Heights’ attached as Schedule “B”.

- (e) In Part II, Section 3.2 Built Form and Site Design, amend Table 3.2 - Minimum & Maximum Building Heights (In Metres) by adding the following row:

“

Area (Refer to Map 3.3)	Minimum Height	Maximum Height
G	7.5	50

”

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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

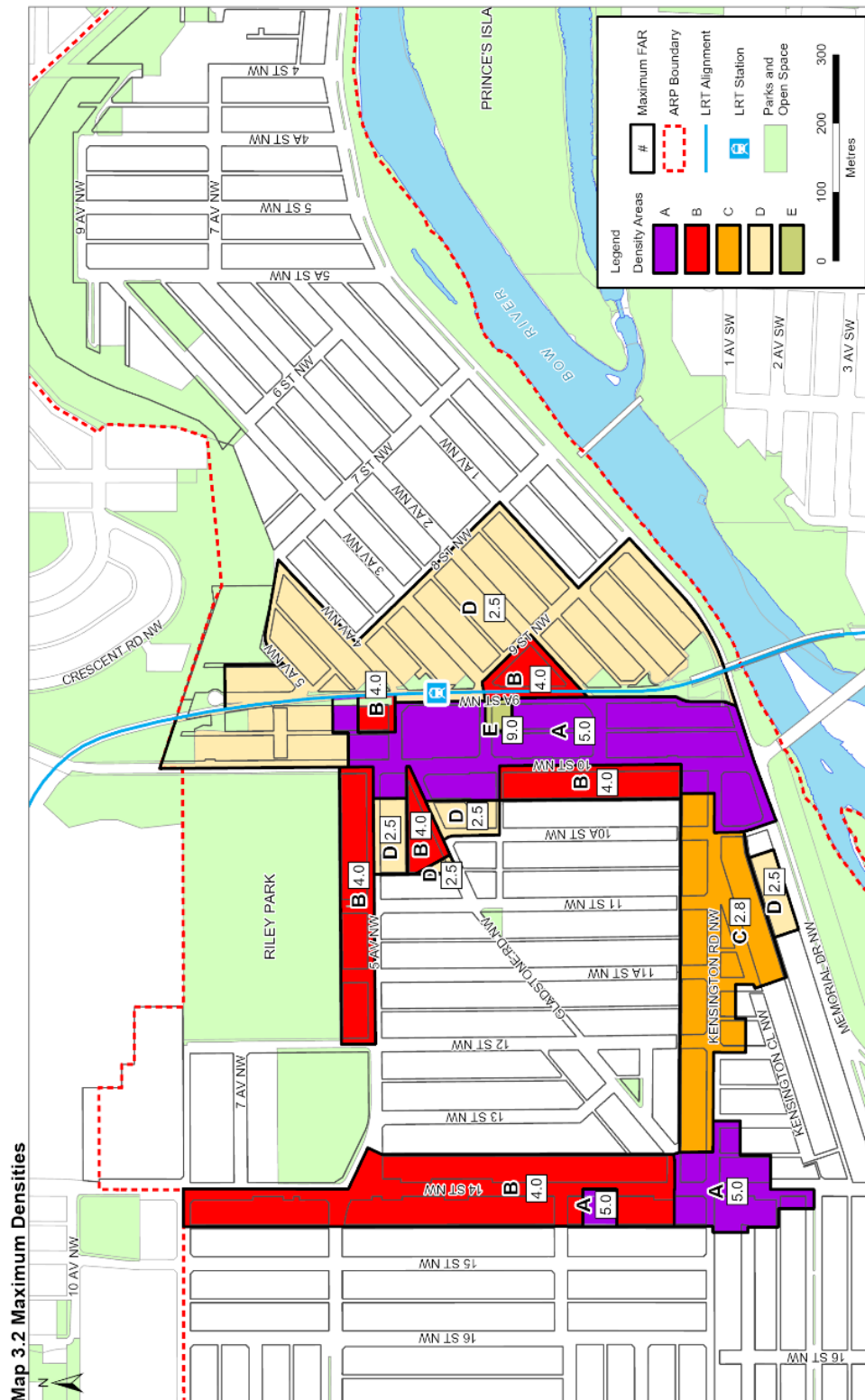
SIGNED ON _____

CITY CLERK

SIGNED ON _____

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SCHEDULE A



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SCHEDULE B

