



Public Hearing of Council

Agenda Item: 6.1.5



LOC2022-0116 / CPC2023-0185 Policy and Land Use Amendment

April 4, 2023

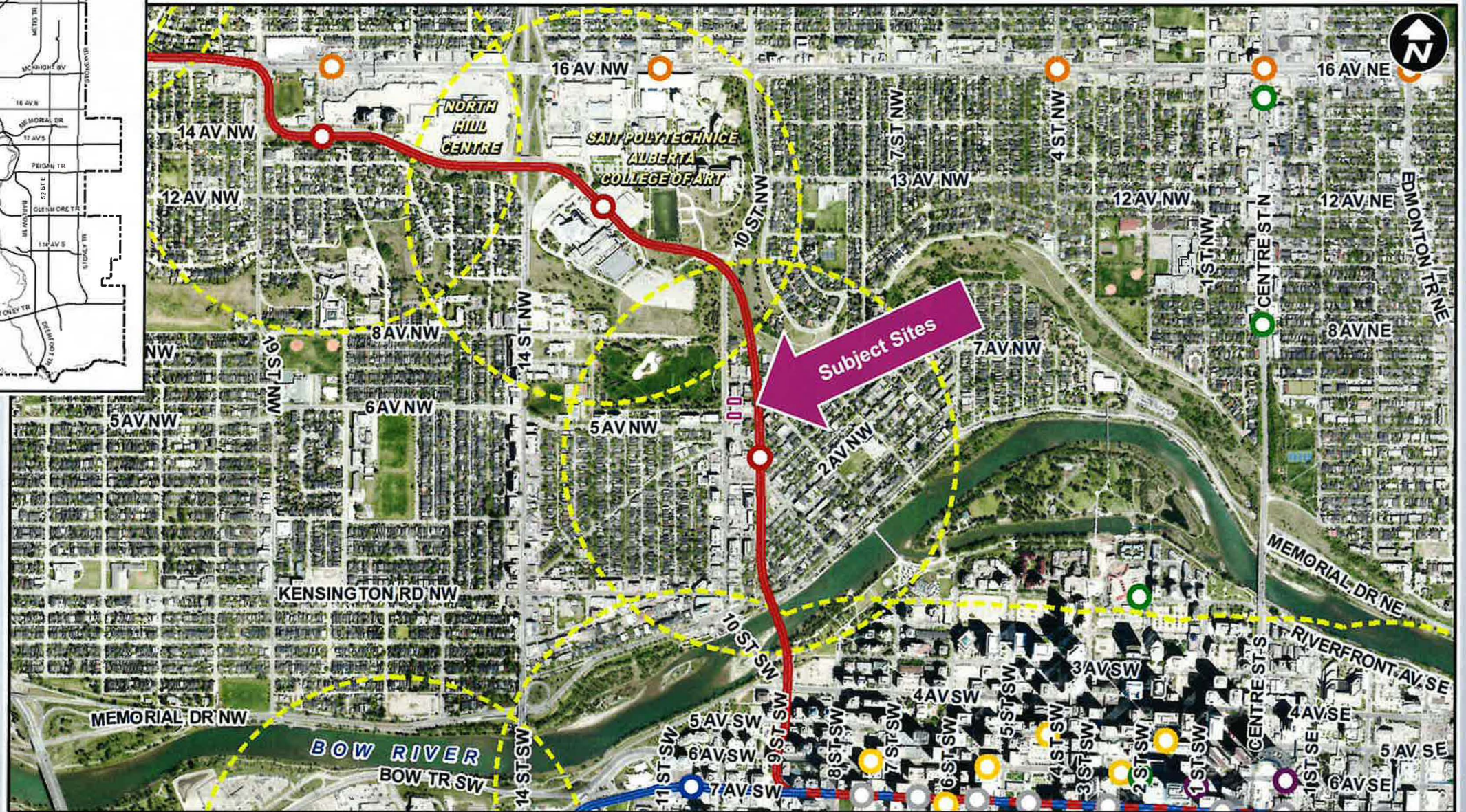
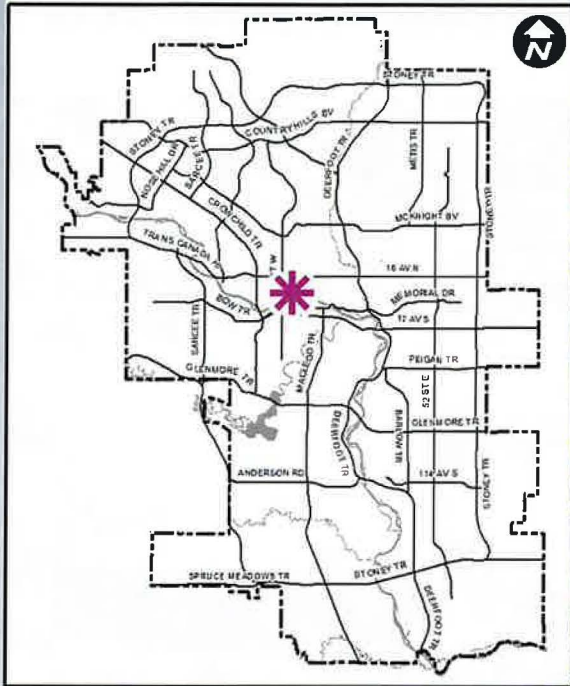
CITY OF CALGARY
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IN COUNCIL CHAMBER
APR 04 2023
ITEM: 6.1.5 CPC2023-0185
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 20P2023** for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 50D2023** for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 528 and 628 – 10 Street NW (Plan 2448O, Block 4, Lots 7, 8, 13 and 14) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 3)





LEGEND

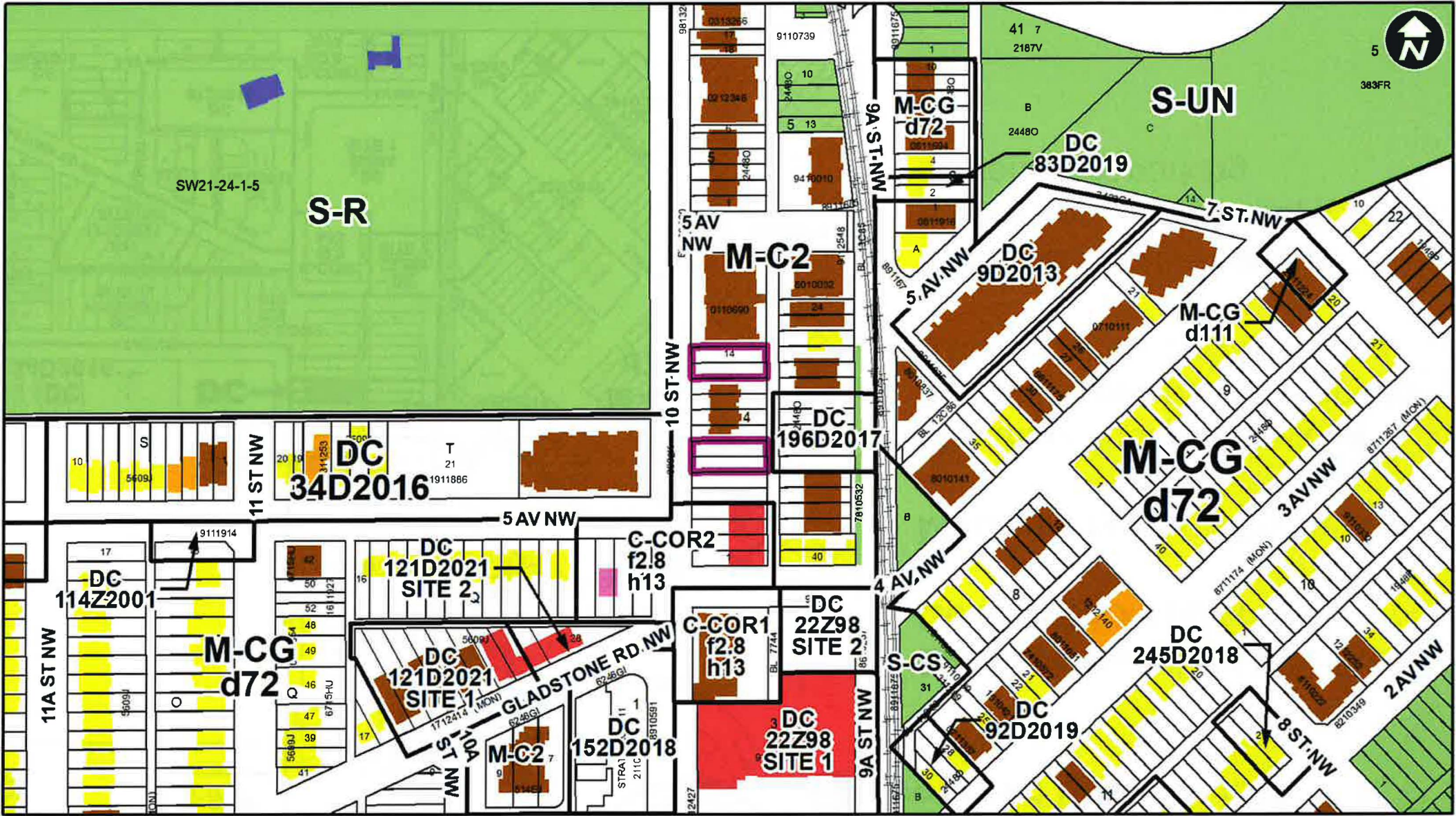
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

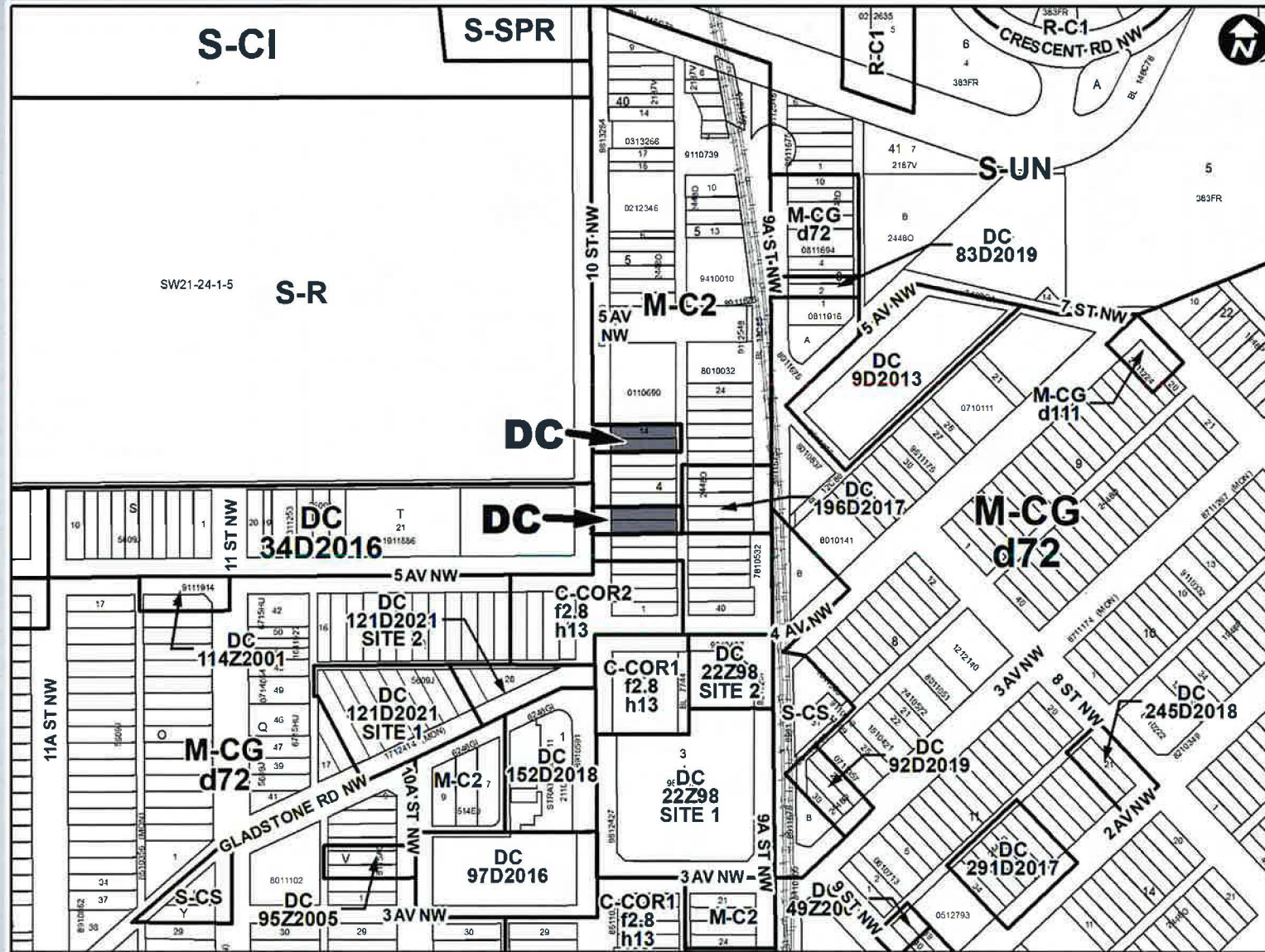


LEGEND
○ Bus Stop

Parcel Size
(each):
0.06 ha
15m x 36m

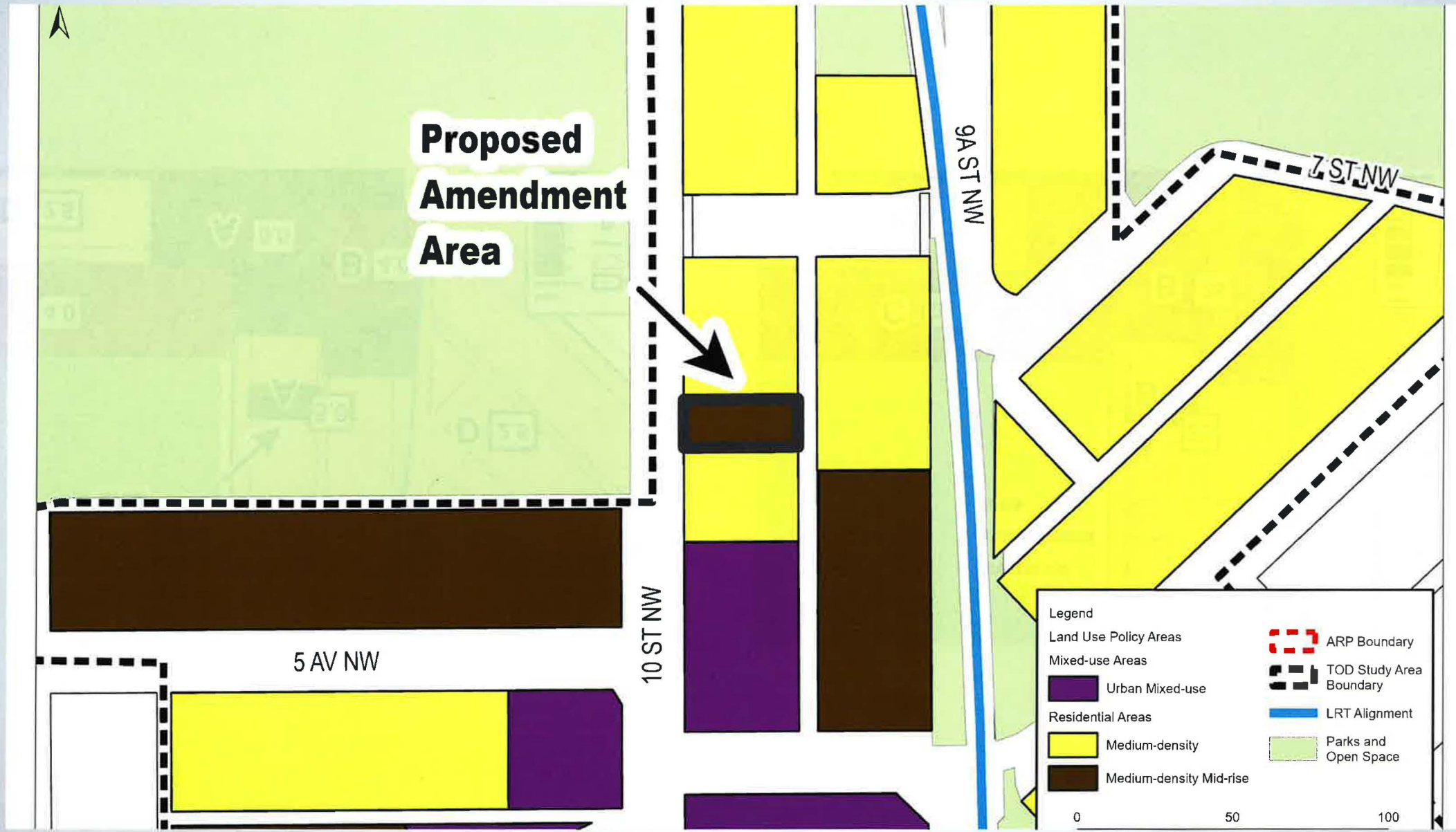
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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

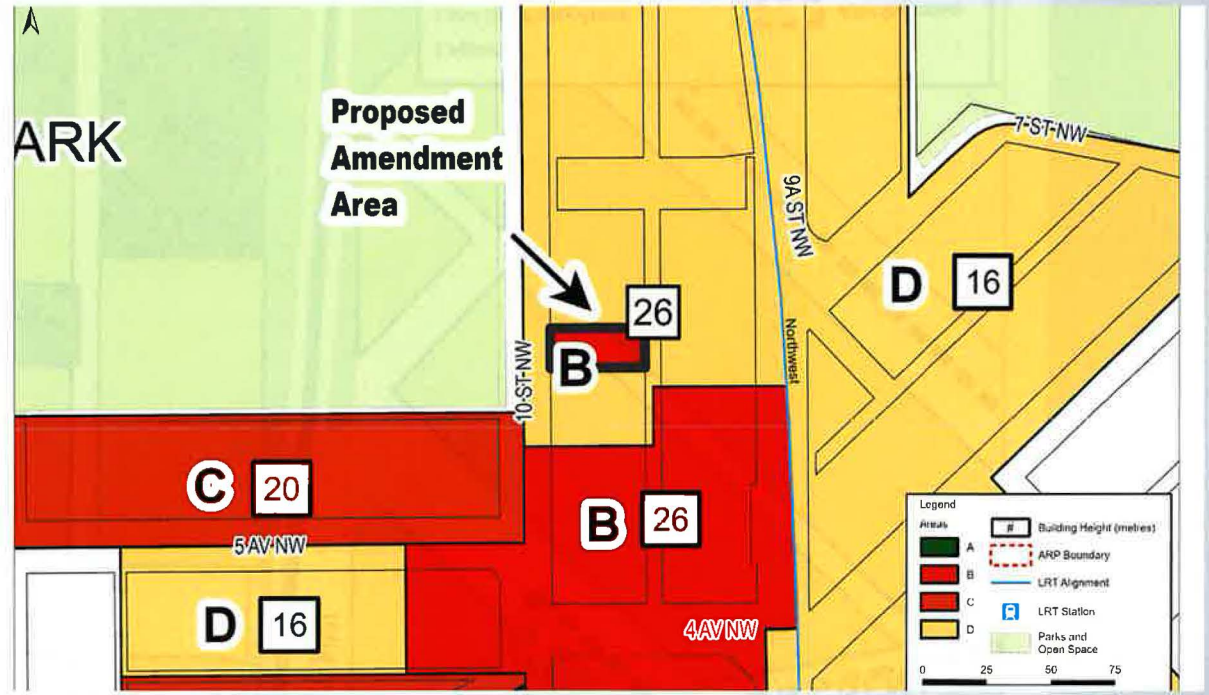
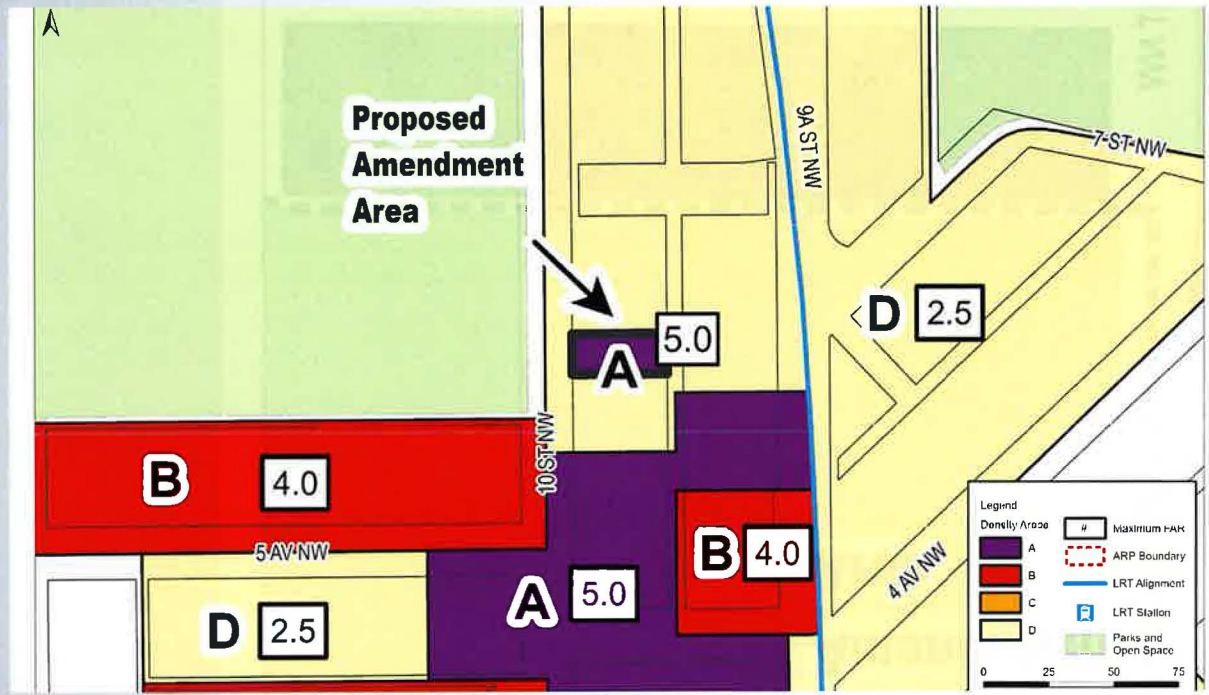




Proposed Direct Control District :

- Based on the Mixed Use – General (MU-1) District
- Maximum height of 26 metres
- Maximum floor area ratio of 2.5, which can be increased to 5.0 through density bonusing.
- Increased bicycle parking/ amenity provision to support no vehicular parking





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Supplementary Slides

528 – 10 Street NW



628 – 10 Street NW



