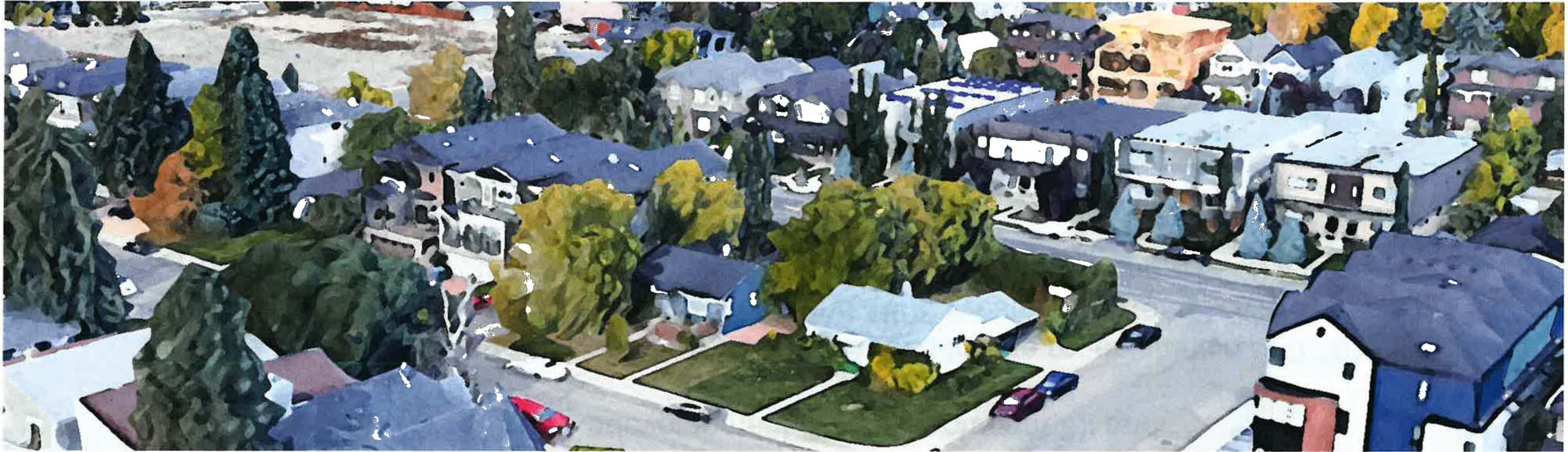




Public Hearing of Council

Agenda Item: 7.2.16



LOC2023-0024 / CPC202-0611 Policy and Land Use Amendment

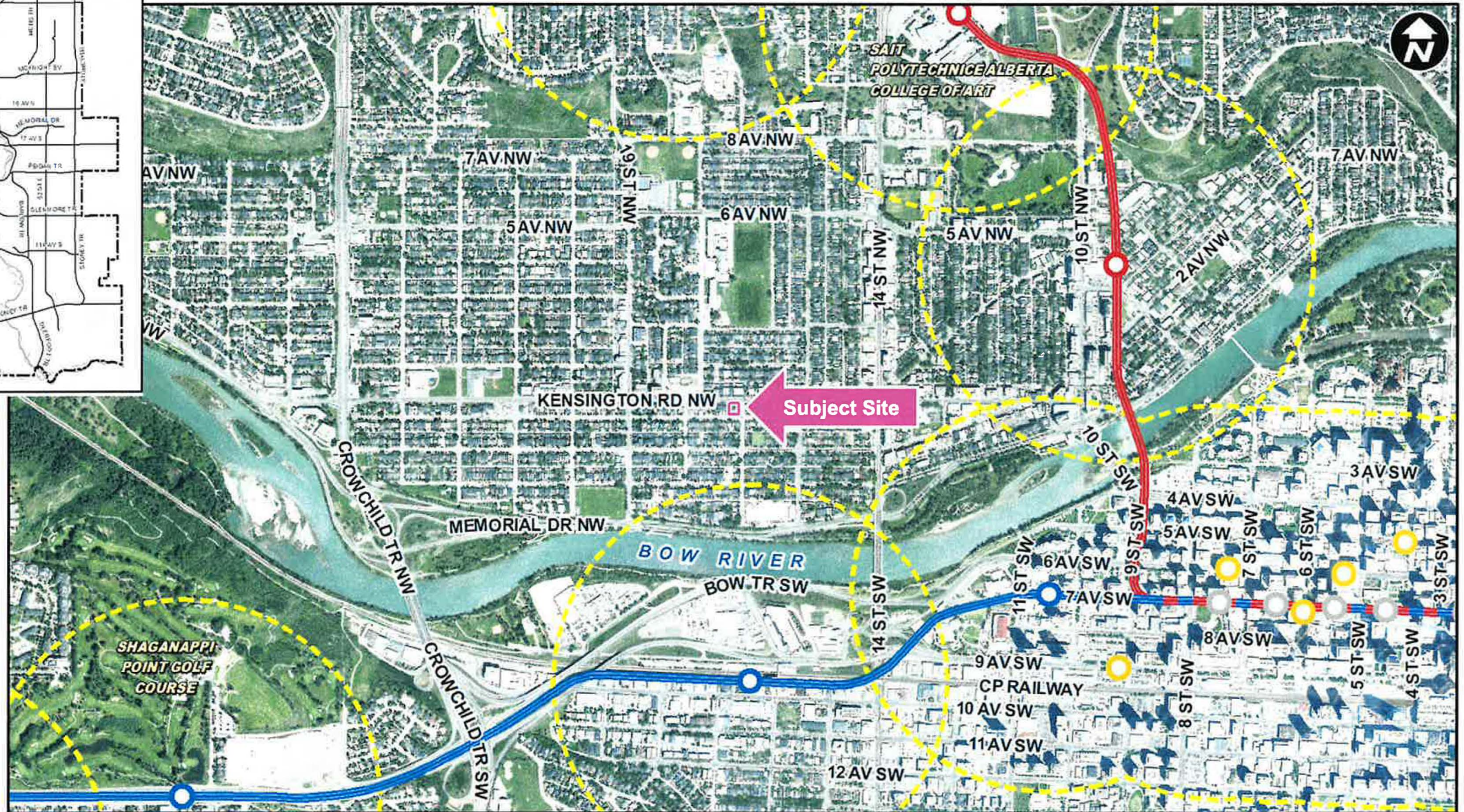
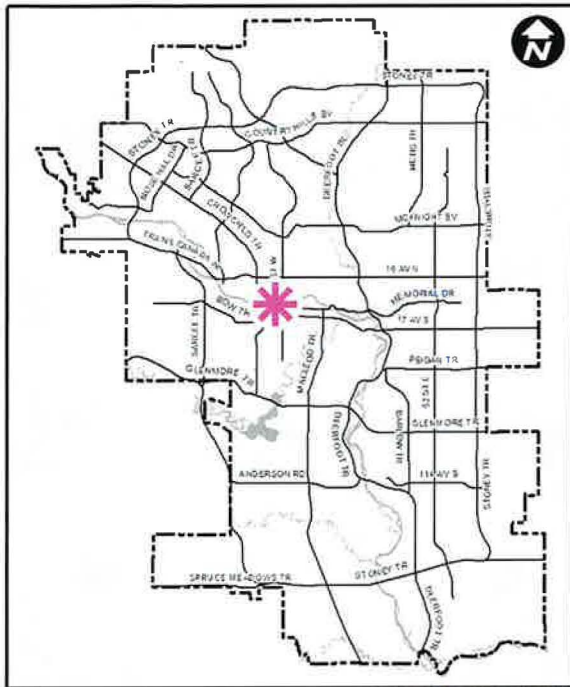
July 25, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 25 2023
ITEM: 7.2.16 CPC2023-0611
istrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 39P2023** for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 111D2023** for the redesignation of 0.10 hectares \pm (0.25 acres \pm) located at 1802 and 1808 Westmount Road NW (Plan 5151O, Block 3, Lots 1 to 4) from Residential – One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.



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

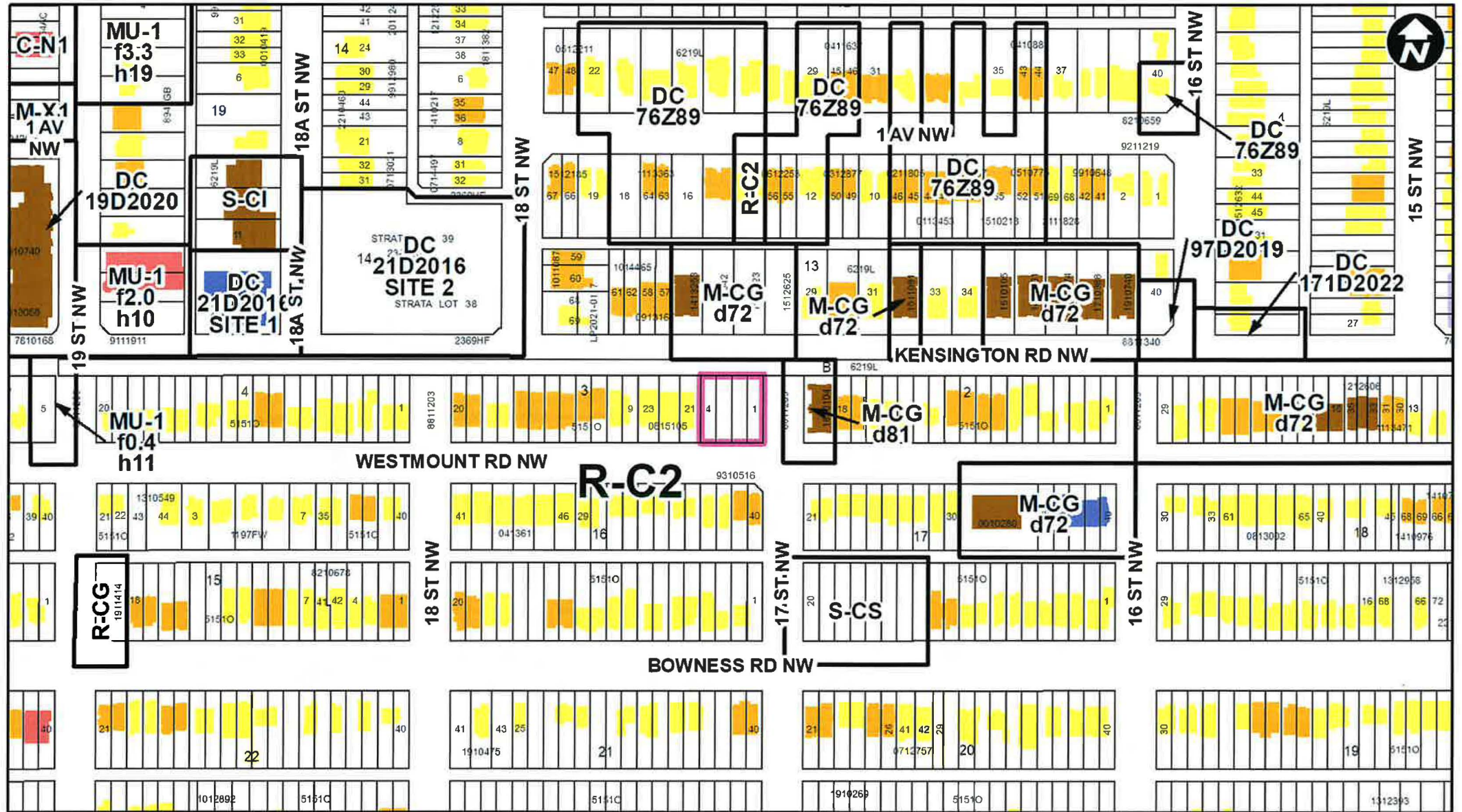
Parcel Size:

0.10 ha
30m x 33m

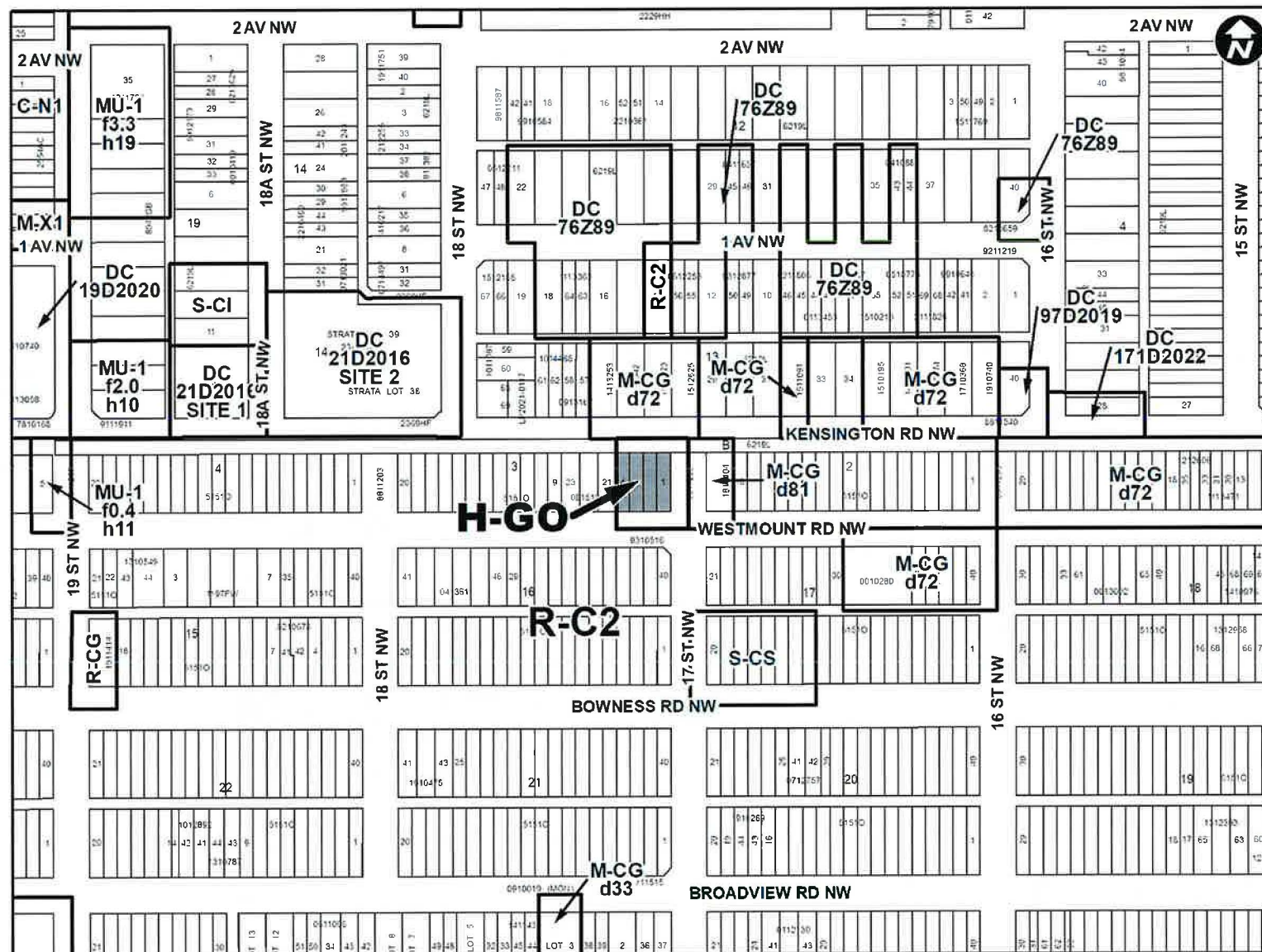
Surrounding Land Use

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



Proposed H-GO District:

- Grade-oriented development
- Max 1.5 FAR
- Max height of 12m



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 fourth paragraph add the following:

“The parcels located at 1802 and 1808 Westmount Road NW are considered appropriate for medium density development with a maximum building height of 12.0 metres and a maximum floor area ratio of 1.5 in the form of grade-oriented housing.”

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 39P2023** for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 111D2023** for the redesignation of 0.10 hectares \pm (0.25 acres \pm) located at 1802 and 1808 Westmount Road NW (Plan 5151O, Block 3, Lots 1 to 4) from Residential – One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

Supplementary Slides

