



Public Hearing of Council

Agenda Item: 7.2.15



LOC2023-0005 / CPC2023-0607

Policy and Land Use Amendment

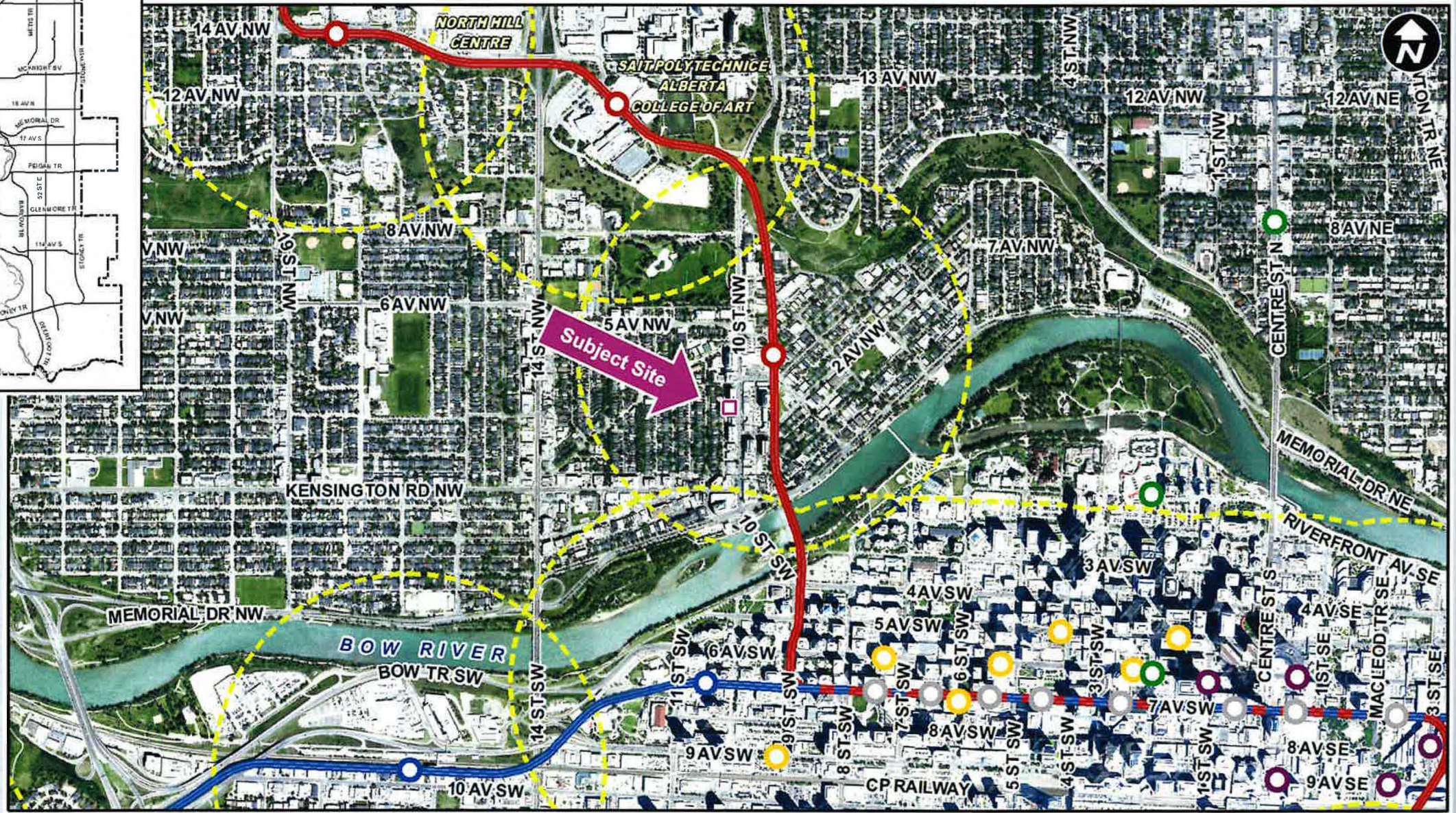
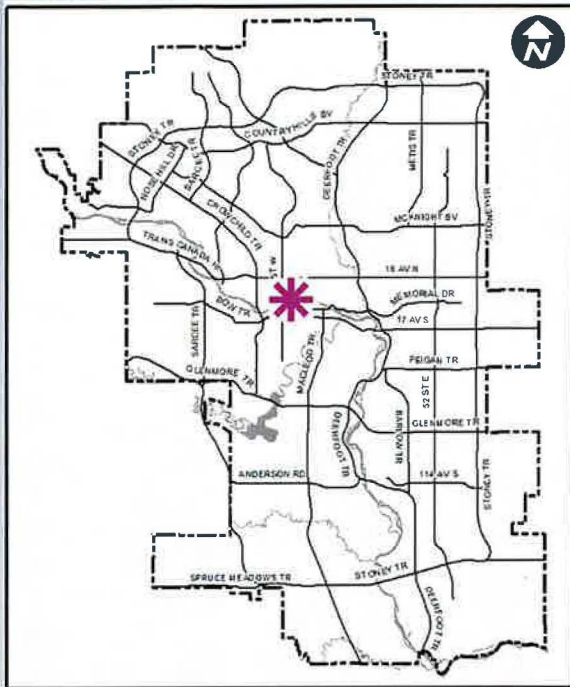
July 25, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 26 2023
ITEM: 7.2.15 CPC 2023-0607
Distrib- Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 44P2023** for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 122D2023** for the redesignation of 0.14 hectares± (0.35 acres±) located at 321 – 10 Street NW (Plan 5609J, Block J, Lots 21 to 24) from Commercial – Corridor 1 (C-COR-1f2.8h13) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 2).



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



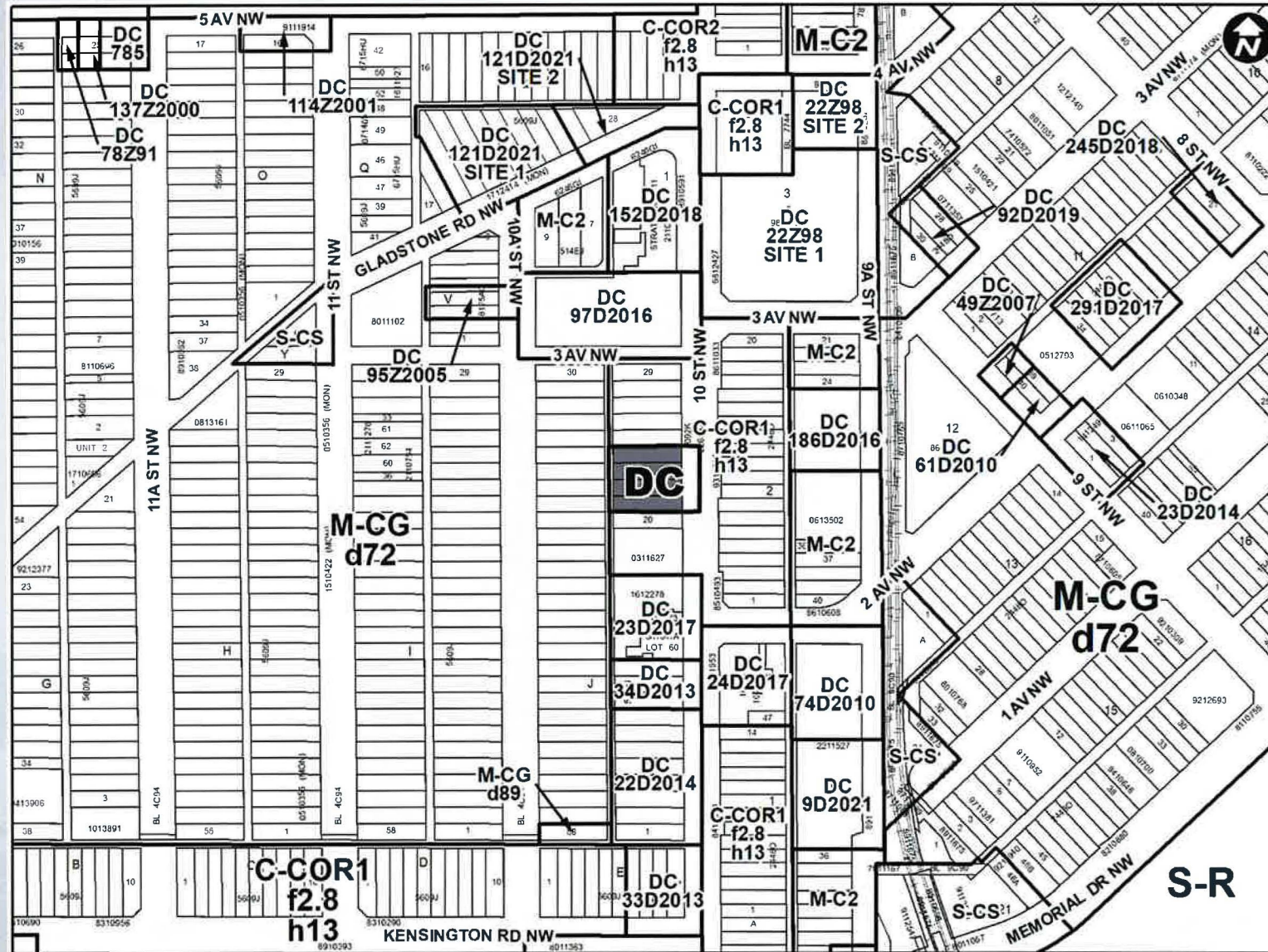
Located within Kensington Main Street Area

200 m walk to LRT Station

Parcel Size:

0.14 ha
36.5m x 38m

Proposed Land Use Map

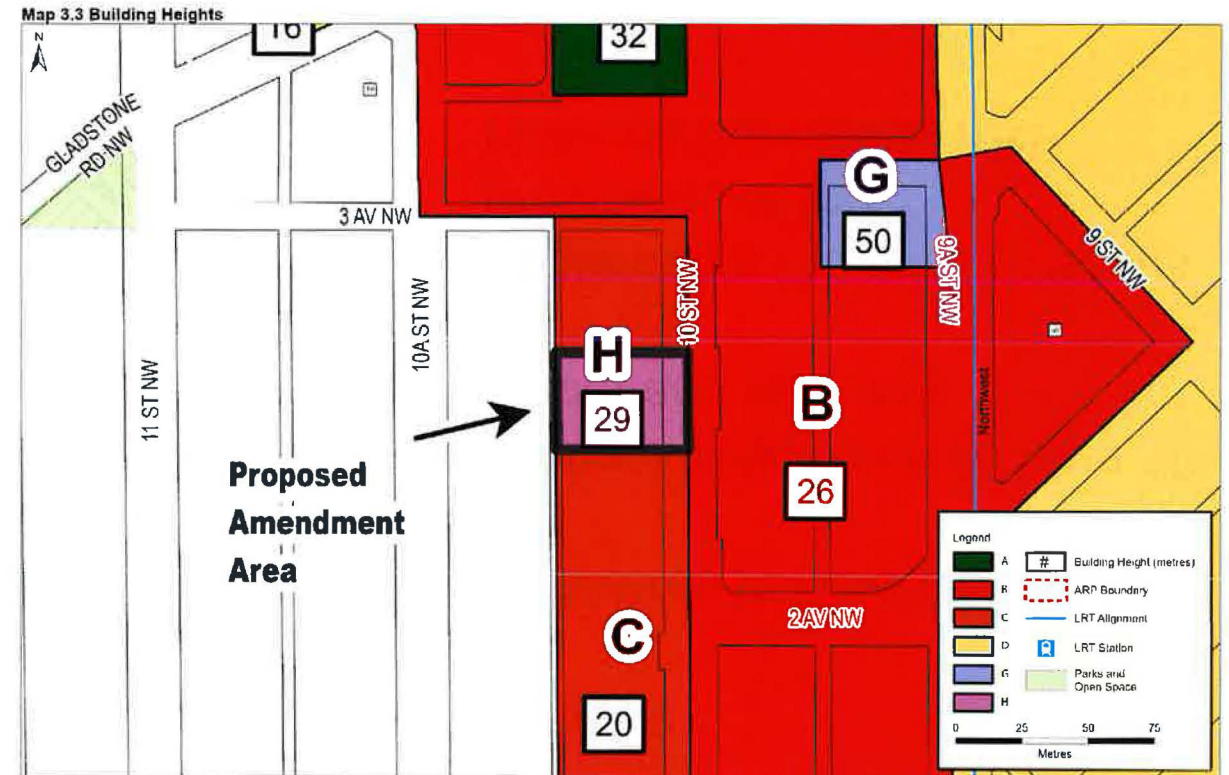
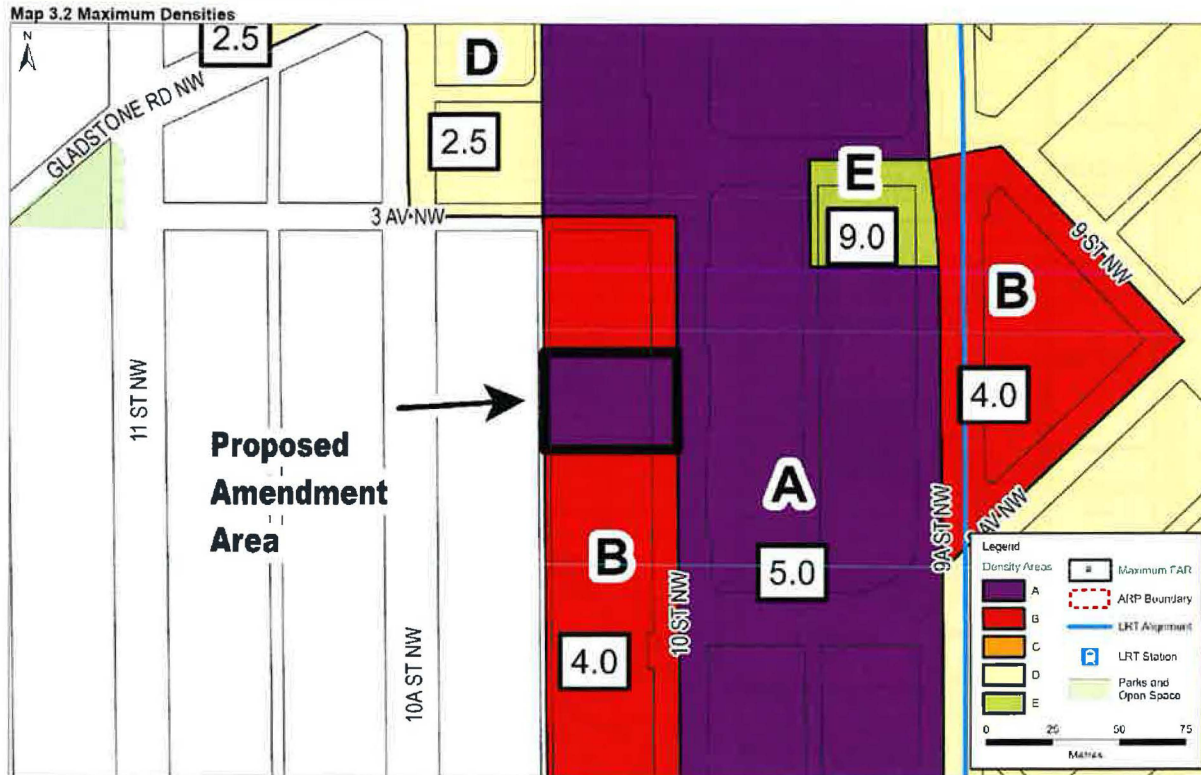


Proposed DC (MU-2) District:

- 5.0 FAR
- 29 Metres in Height
- Setback requirements from 10 Street and rear lane
- Implements the density bonus provisions of the Hillhurst/Sunnyside ARP

Density – increase from 4.0 to 5.0

Height – Increase from 20 to 29



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Supplementary Slides

View of Norfolk Lane looking South

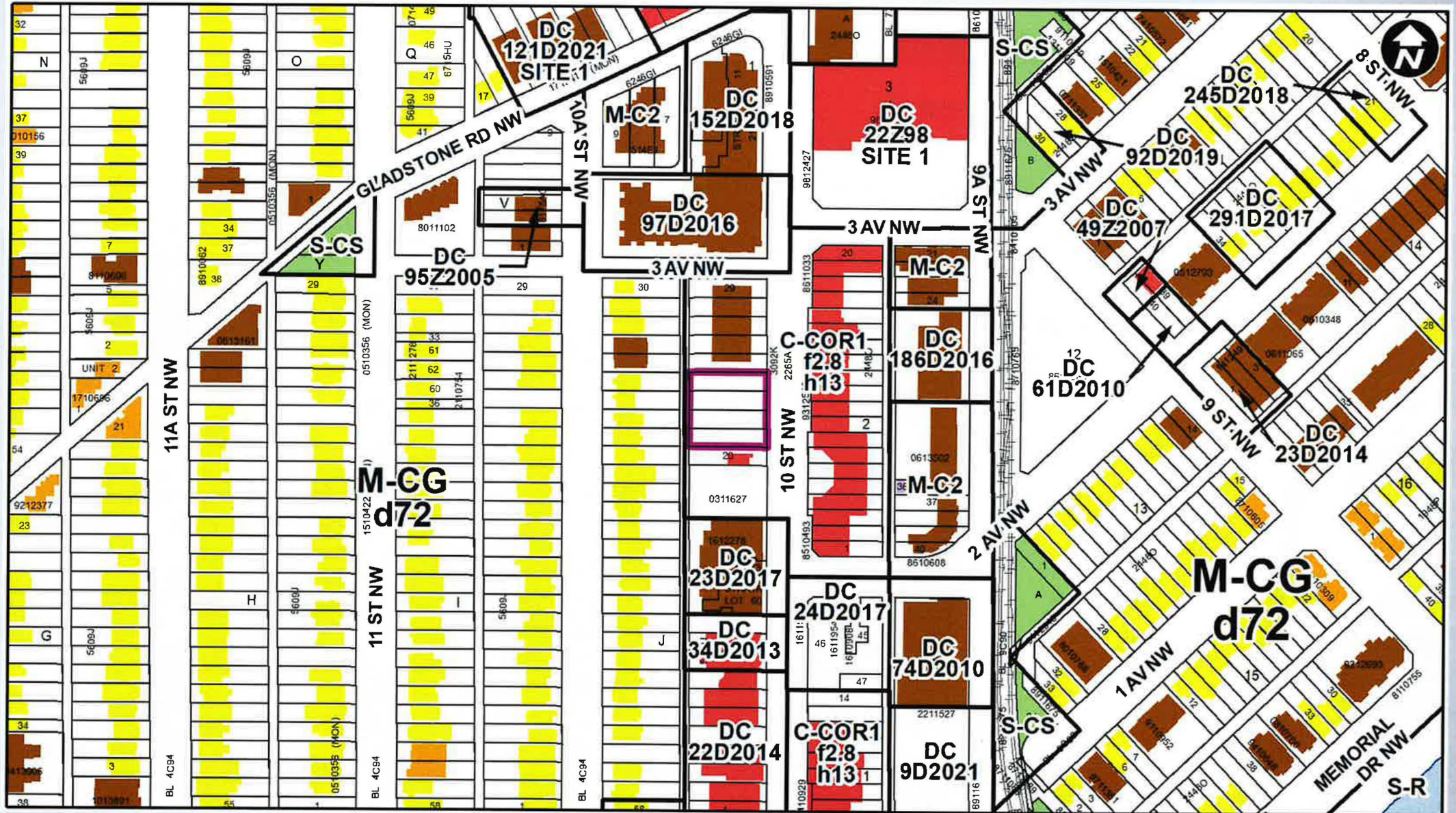




Surrounding Land Use 11

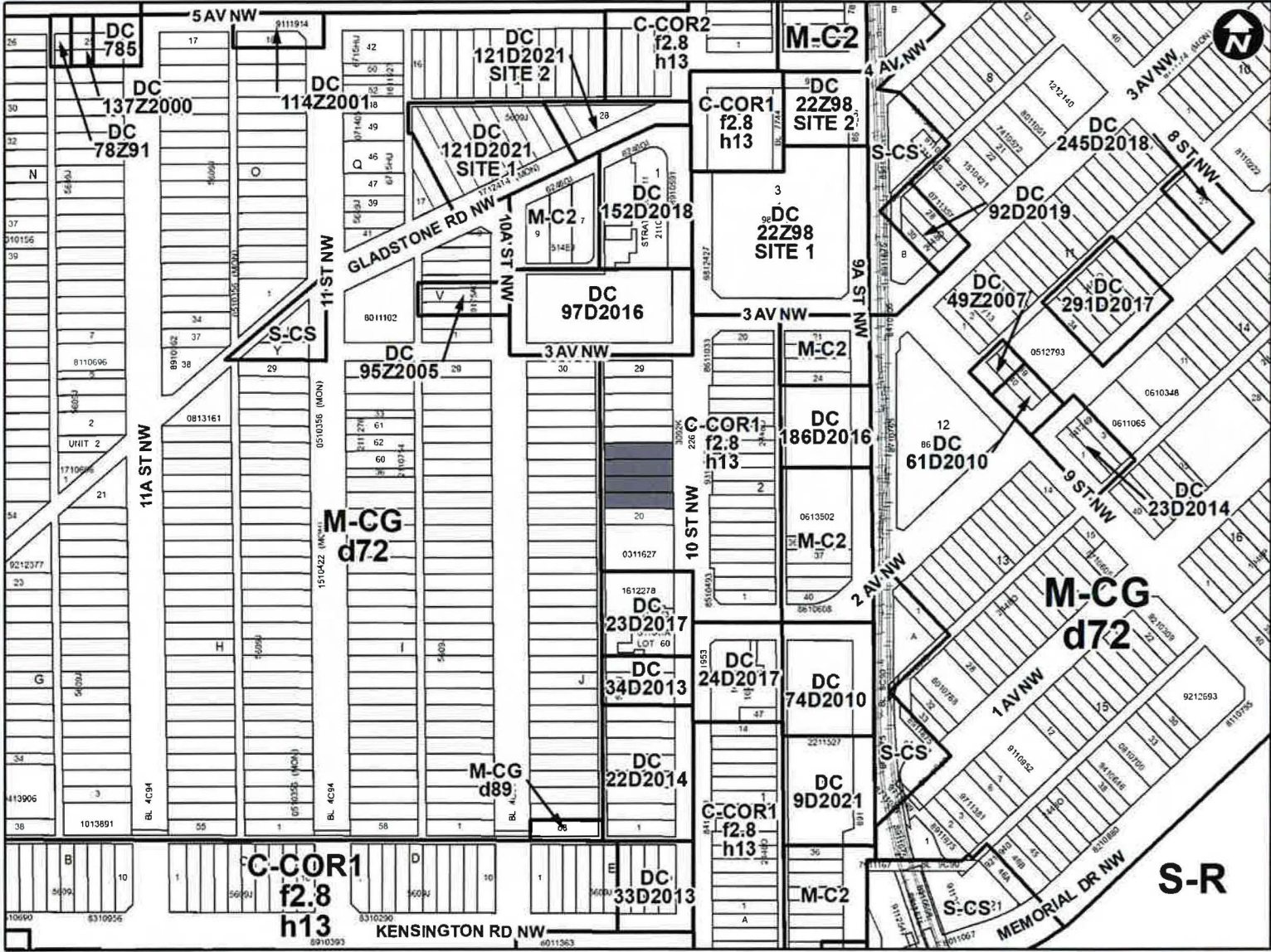
LEGEND

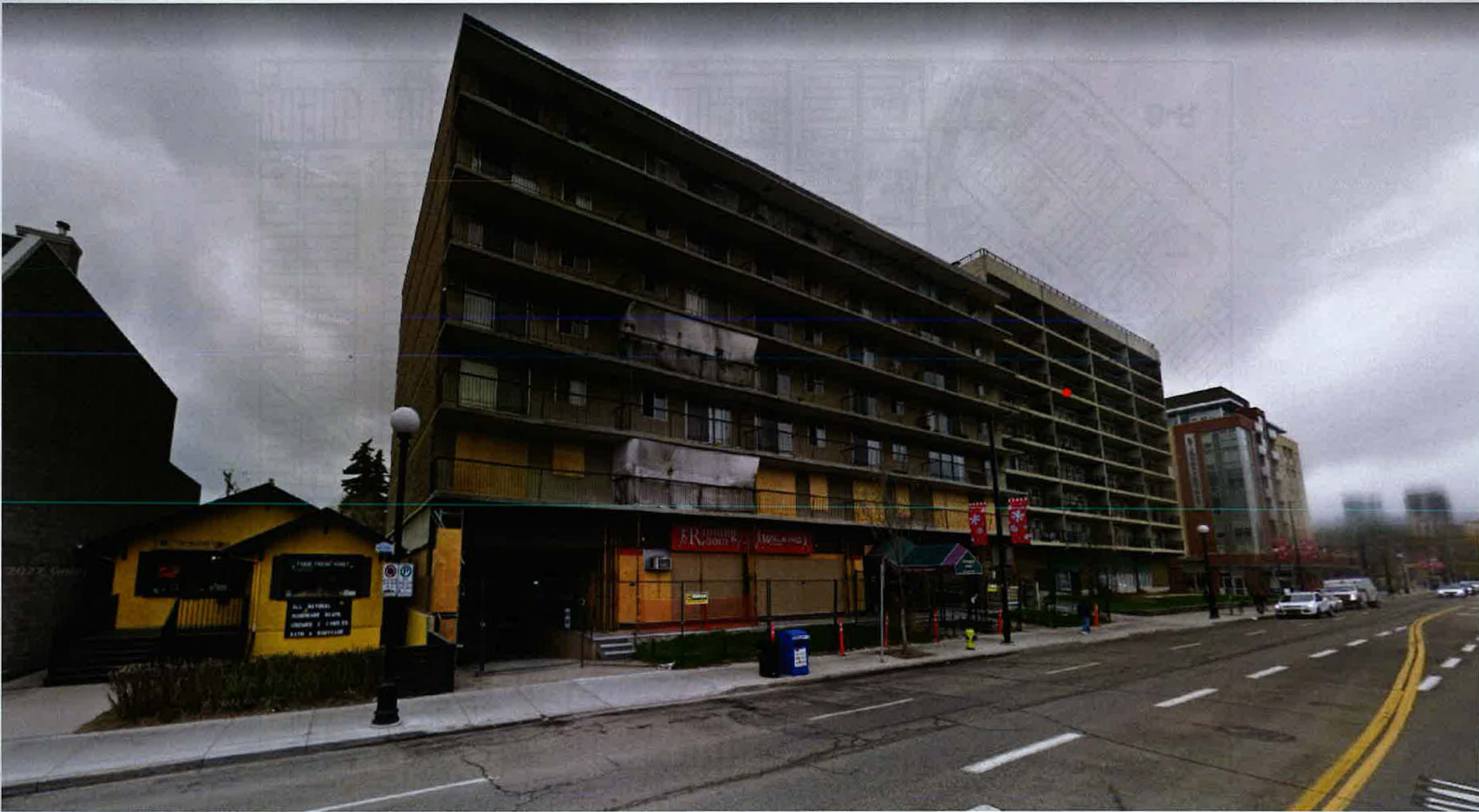
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Existing Land Use Map 13





Hillhurst/Sunnyside Community Association:

- Strengths – Increase density near LRT and filling a gap within the 10 Street Corridor
- Weaknesses – Significant Deviation from ARP, insignificant public benefit, and laneway and traffic concerns (access from rear lane and not from 10 Street NW)

Responses from Public Notification:

- 18 Letters of Opposition and 1 letter of support.
- 276-person petition (also related to 201 – 10 Street NW).
- Called for the city to maintain the provisions in the ARP and conduct an expanded mobility study.