



# Public Hearing of Council

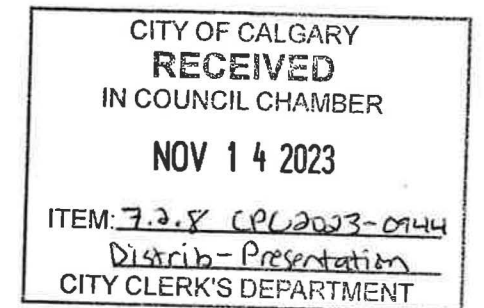
## Agenda Item: 7.2.8



# LOC2023-0057 / CPC2023-094

## Policy and Land Use Amendment

November 14, 2023



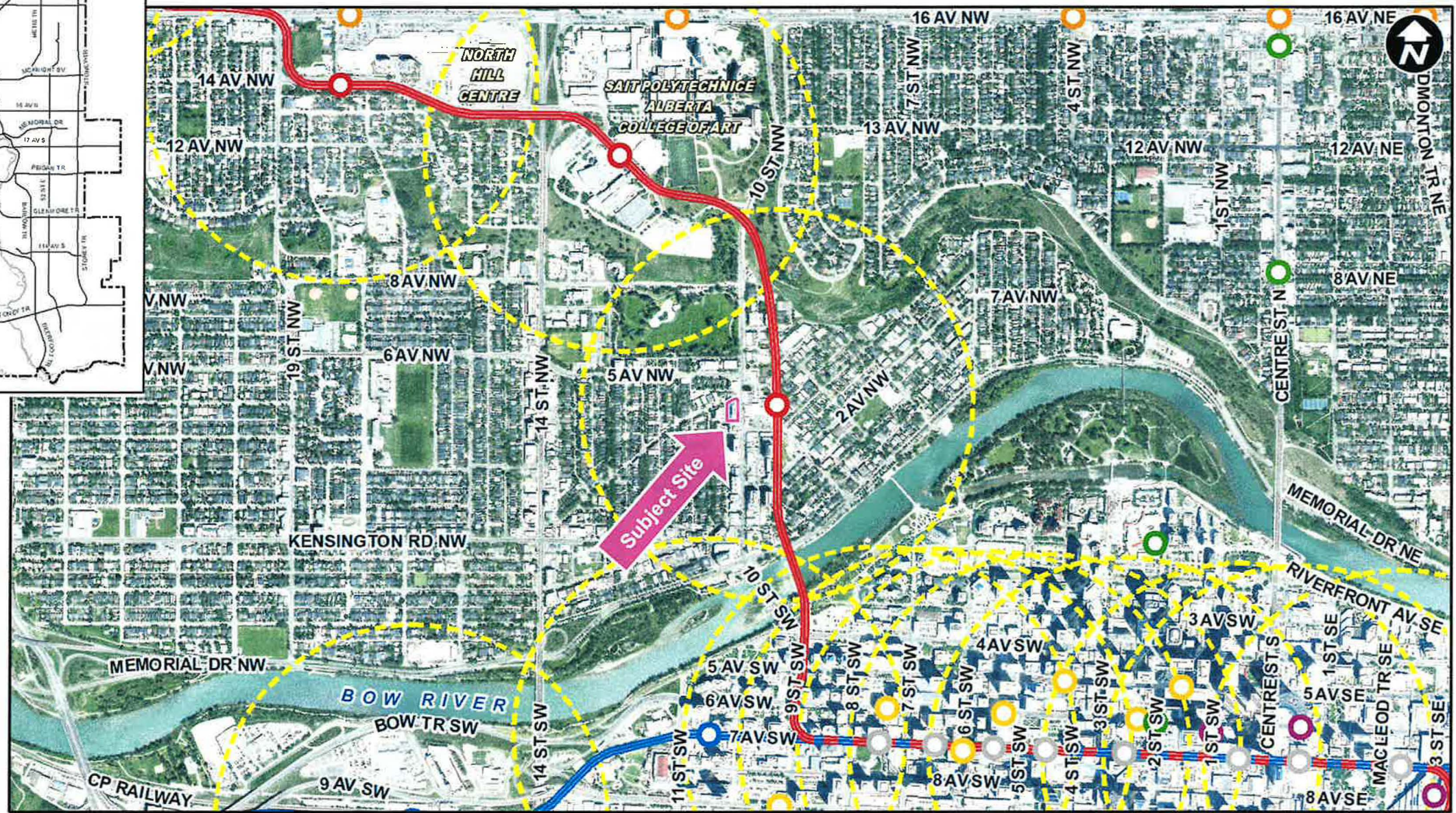
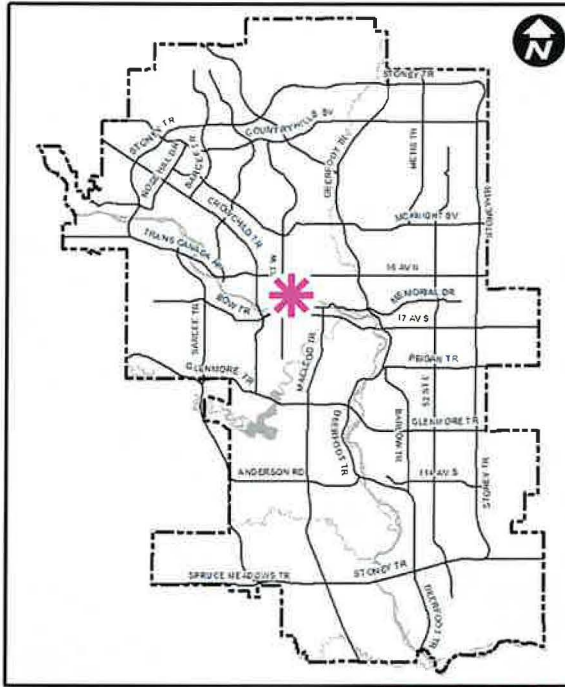


## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 77P2023** for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan; and
2. Give three readings to **Proposed Bylaw 200D2023** for the redesignation of hectares 0.23 ± (0.57 acres ±) located at 427 – 10 Street NW and 1107 Gladstone Road NW (Plan 2110644, Block 1, Lot 11 and Plan 2211091, block 1, lot 11) from Direct Control (DC) District to Direct Control (DC) District with guidelines.



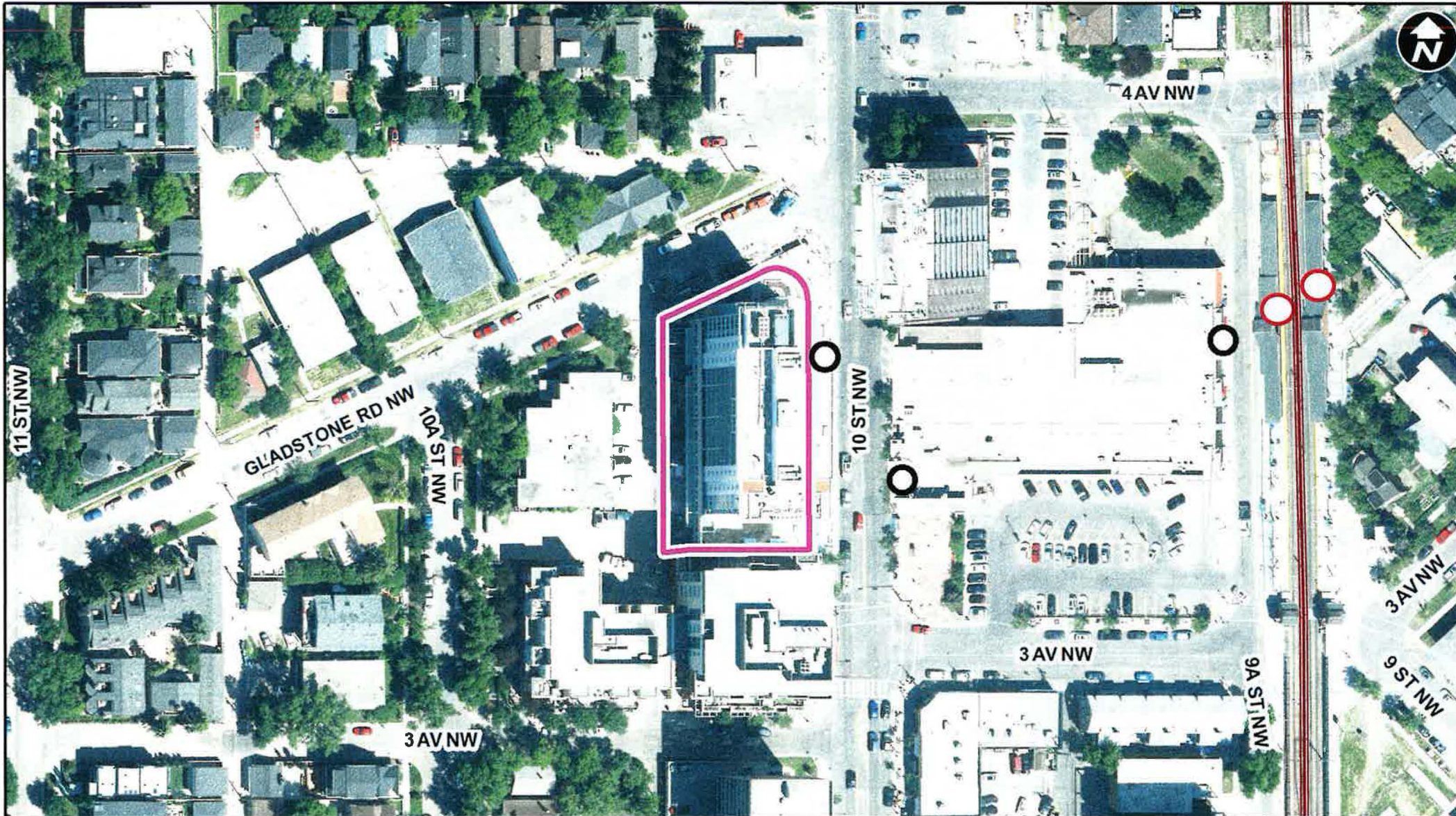


Subject Site

**LEGEND**

- 600m buffer from LRT station (Yellow dashed line)
- LRT Stations: Blue (Downtown), Red (Red), Green (Future)
- LRT Line: Blue, Blue/Red, Red
- Max BRT Stops: Orange, Purple, Yellow
- Land Use Site Boundary (Pink outline)





- LEGEND**
- LRT Stations  
○ Red
  - LRT Line  
— Red
  - Bus Stop
  - Land Use Site Boundary

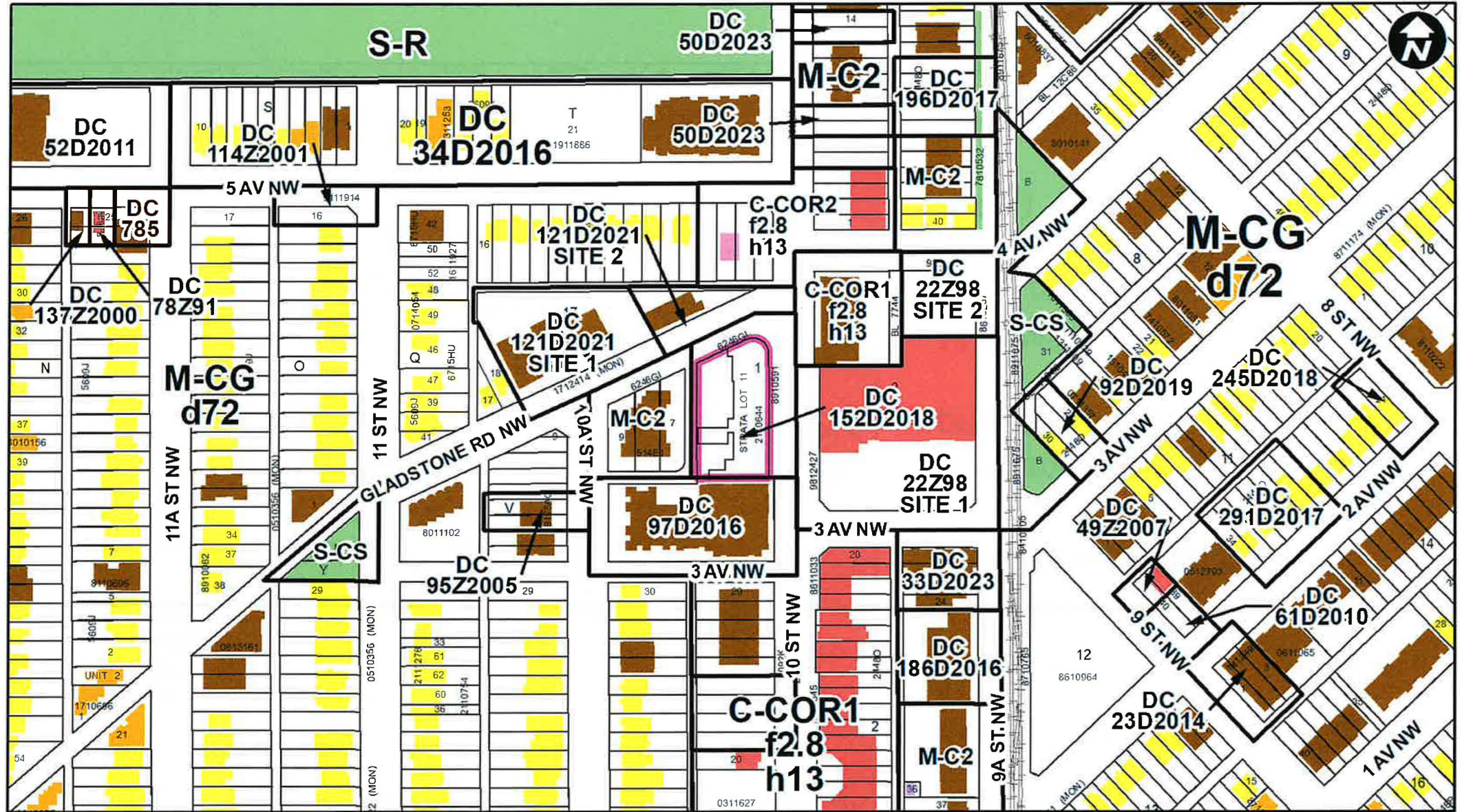
**Parcel Size:**

0.23 ha  
61.0 m x 35.0m

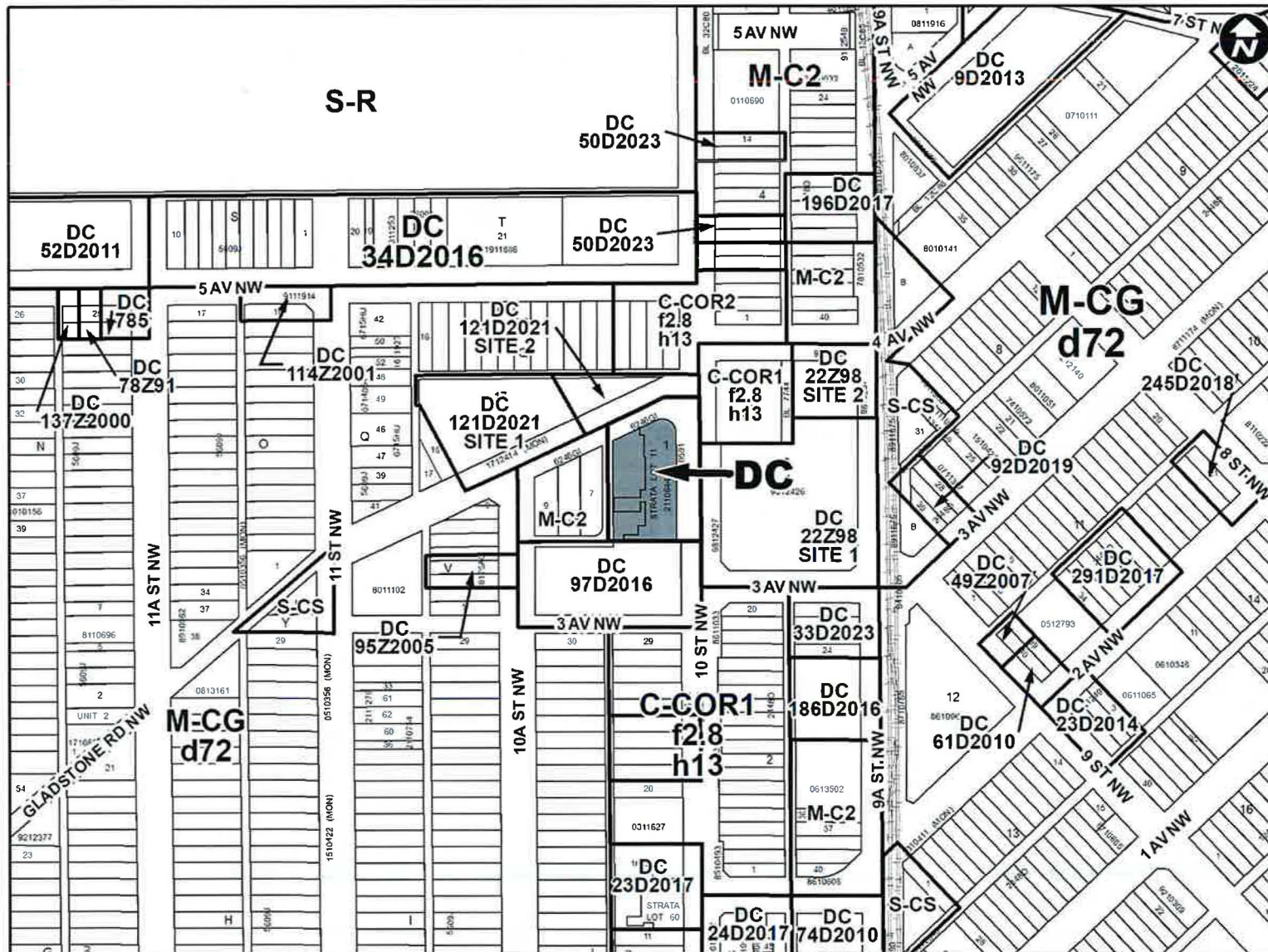


**LEGEND**

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Parks and Openspace
- Vacant
- Land Use Site Boundary







## Proposed Direct Control (DC) District:

- Based on Mixed Use – Active Frontage (MU-2) District
- Implement the density bonus provisions
- Maintains the maximum height of 32 m (10 storeys) and maximum 5.0 Floor Area Ratio (FAR)
- Adds specific rules for façade width for a Financial Institution use



## Proposed Amendment to the Hillhurst/Sunnyside Area Redevelopment Plan

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, Sub-section 3.1.2, delete policy 7 and replace with the following:
    7. Commercial uses that do not generate significant pedestrian activity, such as financial institutions, may also locate on the ground floor provided store frontages do not exceed 7.5 metres. The remainder of the commercial area should locate on a second floor, basement or wrapped behind adjacent retail units. For the site located at 427 – 10 Street NW the Development Authority may consider a longer store frontage for a financial institution use.



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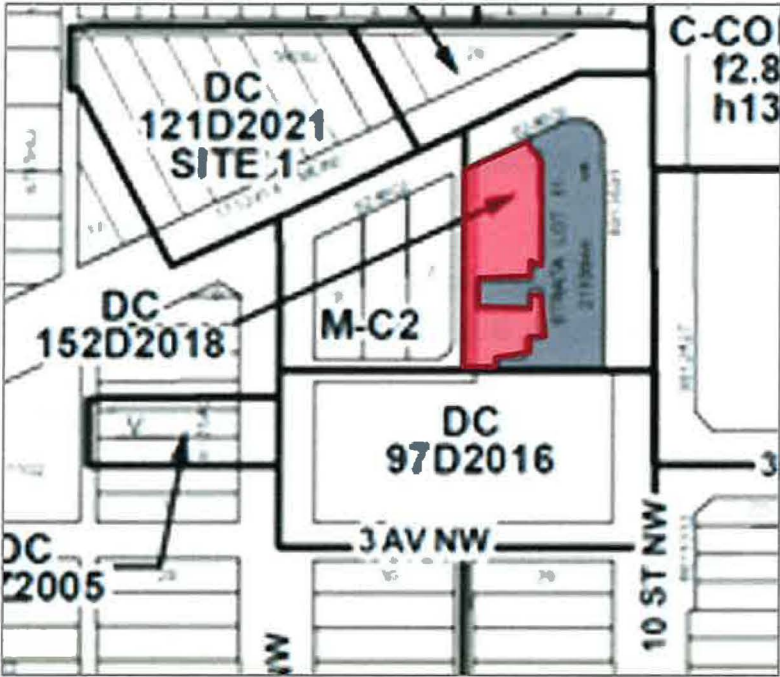


## Supplementary Slides









■ 427 10 Street NW

■ 1107 Gladstone Road NW

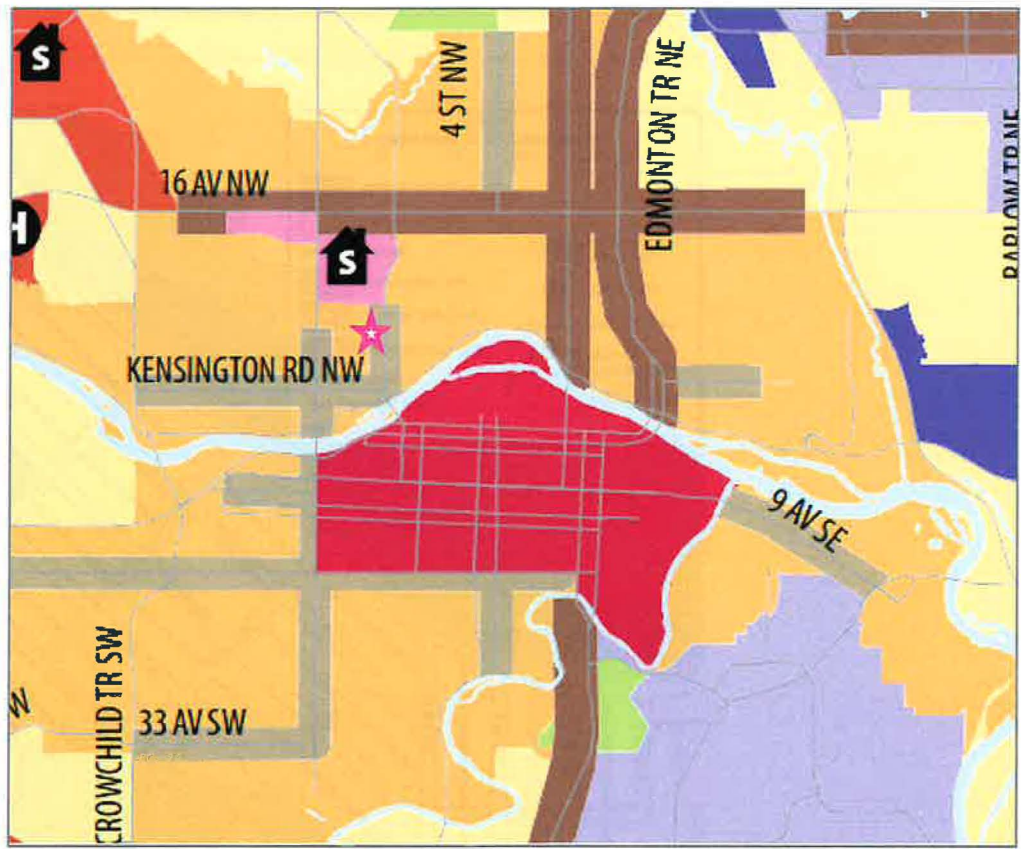
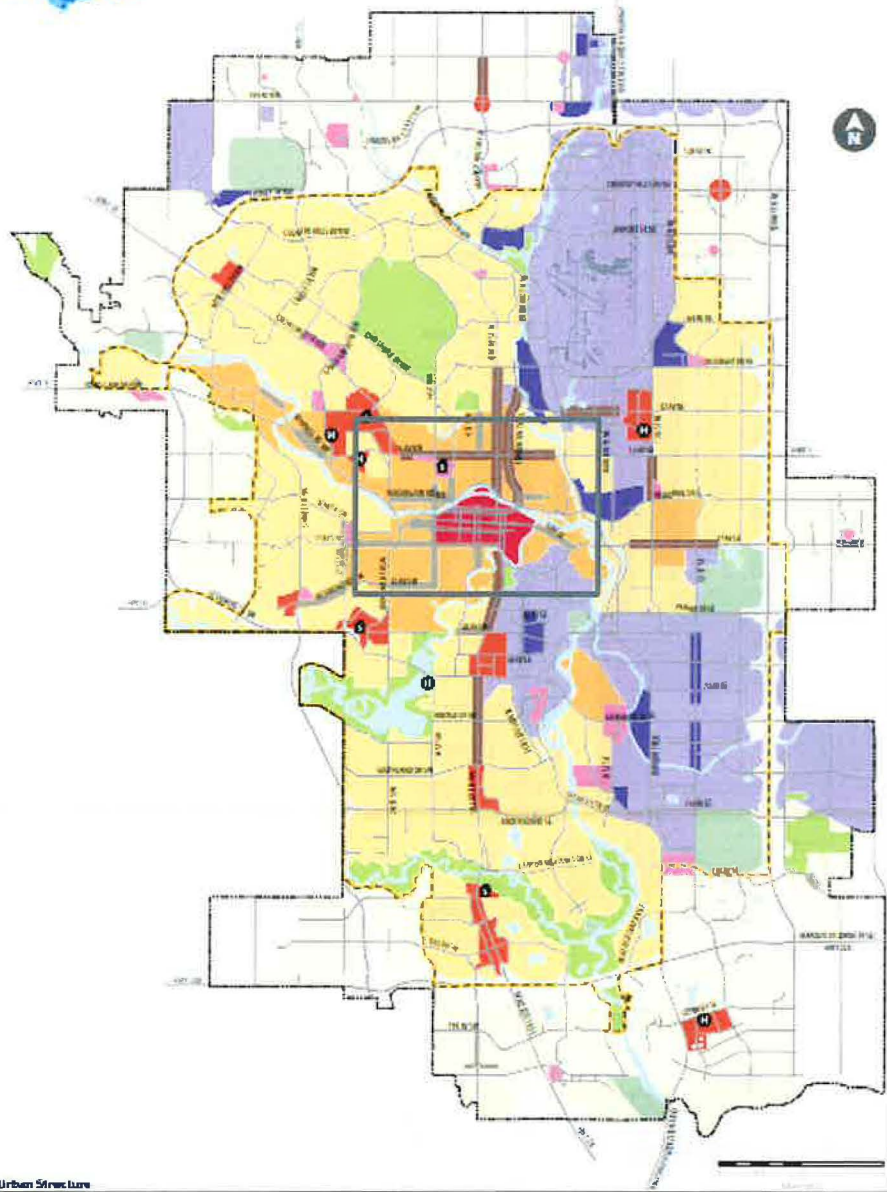


- (3) The length of the **building** façade that faces a **street** containing an individual **Financial Institution** on the floor closest to **grade** is a maximum of 9.0 metres, unless otherwise referenced in subsection (4).
- (4) For an individual **Financial Institution** in an existing **building** and located on the floor closest to **grade**, the length of the **building** façade that faces a **street** may be increased to a maximum of 25.0 metres when:
  - (a) the **public entrance** of the **use** is centrally located in relation to the total **Financial Institution** façade length;
  - (b) windows are of unobstructed transparent glass;
  - (c) signage, lifestyle images or other opaque treatments of the windows occupy a maximum cumulative total of 2.0 square metres of the cumulative area of all windows along the façade;
  - (d) architectural integrated seating areas and/or public art pieces are provided on the site in the **public space adjacent** to the **street** where no entrance to the **building** is considered; and
  - (e) a maximum of one automated teller machine, directly accessible from the **street**, is provided and includes a maximum area of 11.0 square metres of opaque treatment.





# 1 Urban Structure



★ Subject site

**Urban Structure**  
(By Land Use Typology)

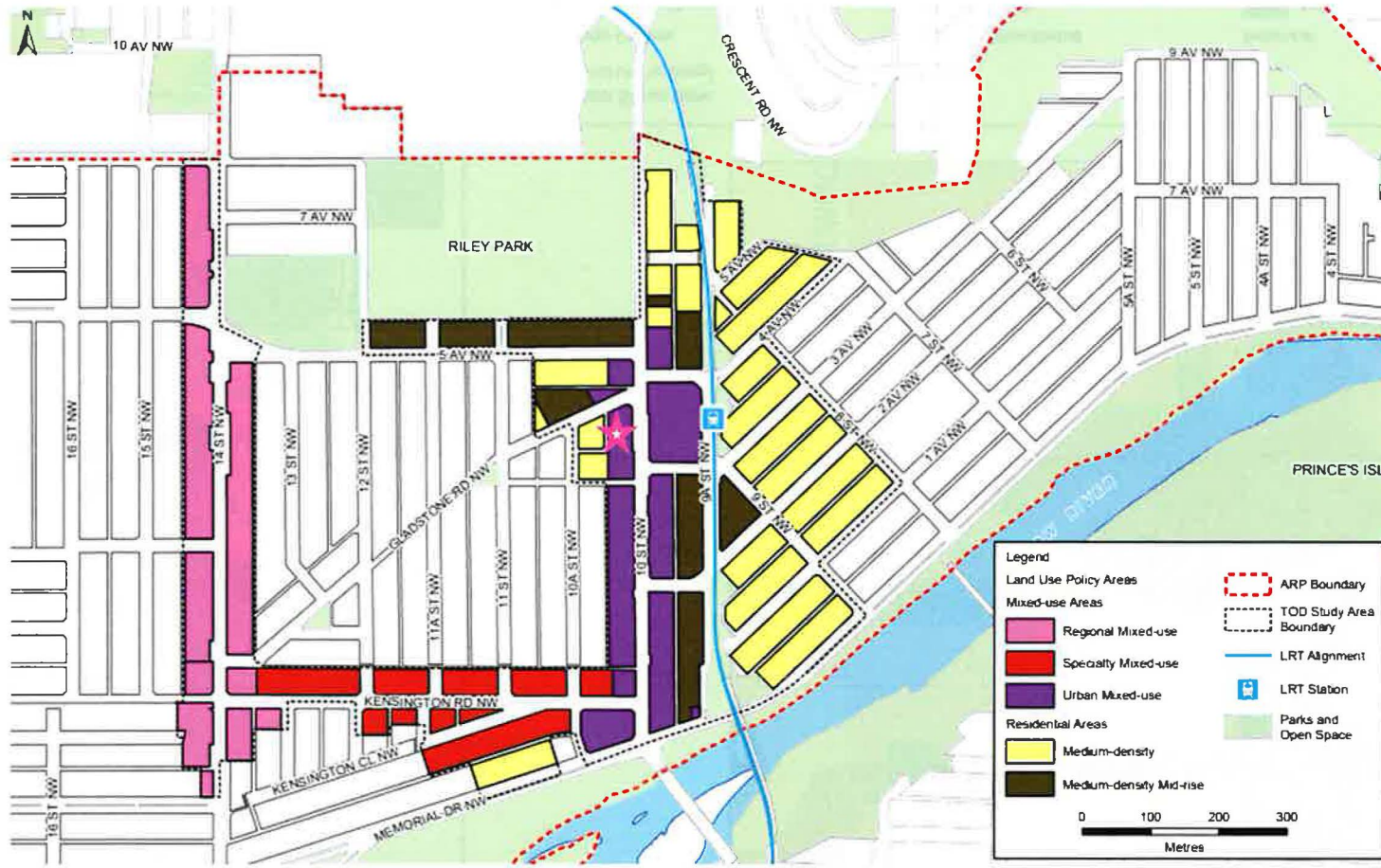
<p><b>Activity Centres</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: red; margin-right: 5px;"></span> Greater Downtown</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: orange; margin-right: 5px;"></span> Major Activity Centre</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: pink; margin-right: 5px;"></span> Community Activity Centre</li> </ul> <p><b>Main Streets</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: brown; margin-right: 5px;"></span> Urban Main Street</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: grey; margin-right: 5px;"></span> Neighbourhood Main Street</li> </ul>	<p><b>Developed Residential</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: orange; margin-right: 5px;"></span> Inner City</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; margin-right: 5px;"></span> Established</li> </ul> <p><b>Developing Residential</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightyellow; margin-right: 5px;"></span> Planned Greenfield with Area Structure Plan (ASP)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; margin-right: 5px;"></span> Future Greenfield</li> </ul>	<p><b>Industrial</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: blue; margin-right: 5px;"></span> Industrial - Employee Intensive</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: purple; margin-right: 5px;"></span> Standard Industrial</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; margin-right: 5px;"></span> Major Public Open Space</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: green; margin-right: 5px;"></span> Public Utility</li> </ul> <p><span style="display: inline-block; width: 15px; border-bottom: 1px dashed black; margin-right: 5px;"></span> Balanced Growth Boundary</p>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; text-align: center; line-height: 15px; font-size: 10px;">H</span> Hospital</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; text-align: center; line-height: 15px; font-size: 10px;">S</span> University</li> <li><span style="display: inline-block; width: 15px; height: 15px; border-bottom: 1px solid black; margin-right: 5px;"></span> Transportation/Utility Corridor</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px dashed black; margin-right: 5px;"></span> City Limits</li> </ul>
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## 3.0 PLAN CONCEPT

Map 3.1 Land Use Policy Areas

Approved 19PB7  
Amended 43P2021, 54P202, 20P203

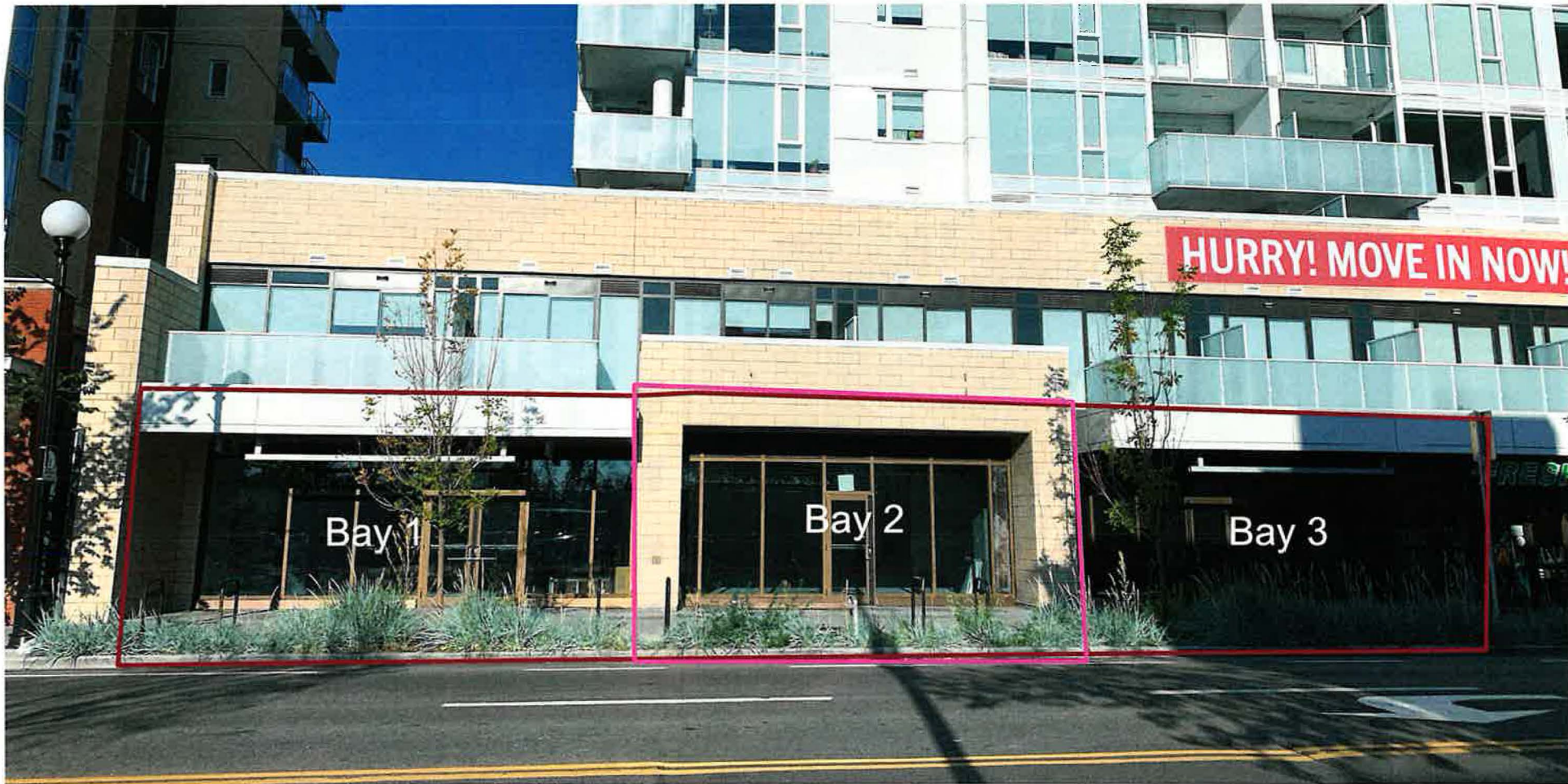


★ Subject site















View from Gladstone Road NW



Rear lane view





