

Proposed Amendments to the Hillhurst/Sunnyside Area Redevelopment Plan

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) Delete the existing Map 3.1 entitled "Land Use Policy Areas" and replace with the revised Map 3.1 entitled "Land Use Policy Areas", as attached as Schedule A.
 - (b) Delete the existing Map 3.2 entitled "Maximum Densities" and replace with the revised Map 3.2 entitled "Maximum Densities", as attached as Schedule B.
 - (c) Under Section 3.1.5, Policy 4, delete ii. and replace with the following:

"ii. Provision of Urban Design Improvements

A developer may provide specific urban design improvements related to the Urban Design Initiatives described in Section 3.3 Urban Design Initiatives and Public Realm, identified on Map 3.4 Urban Design Initiatives or otherwise negotiated with the Development Authority. The allowable bonus floor area in square meters is equal to the total construction cost of the improvement divided by the contribution rate referred to in Section 3.1.5.4.i. Total Construction cost shall not include any construction costs necessary to fulfill the infrastructure requirements of a development permit for a development equal to or less than the base density. Specific details of design and costing shall be determined through the development permit process."
 - (d) Delete the existing Map 3.3 entitled "Building Heights" and replace with the revised Map 3.3 entitled "Building Heights", as attached as Schedule C.
 - (e) Under Section 3.1.5, Policy 4, delete iii. and replace with the following:

"iii. Designation of Historic Resources

For a density bonus a developer may designate a building(s) as a Municipal Historic Resource under the Historical Resources Act. Specific details of repair, restoration, or improvement of the historic building will be determined through a Municipal Historic Resource Designation and Compensation Agreement."

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SCHEDULE C

