



## THE CITY OF CALGARY NOTICE OF PUBLIC HEARING OF CALGARY CITY COUNCIL PLANNING MATTERS PUBLIC NOTICE

In light of COVID-19, in order to protect the health, safety and well being of the public and our employees, The City of Calgary is encouraging the public to participate in this public hearing of Council electronically or by phone.

Members of the public wishing to address Council, on any public hearing matter on this Agenda, may participate remotely and pre-register by contacting the City Clerk's Office electronically at [www.calgary.ca/publicsubmissions](http://www.calgary.ca/publicsubmissions)

To be held at the Council Chamber, Calgary Municipal Building, 800 Macleod Trail SE, on **Monday, 2021 May 31, commencing at 9:30 a.m.**

A copy of the proposed bylaws and documents relating to these items are available on the City of Calgary website [www.calgary.ca/planningmatters](http://www.calgary.ca/planningmatters). The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience. The City of Calgary assumes no liability for any inaccurate, delayed or incomplete information provided on the website. In case of any discrepancies between the documents and materials on this website and the official documents and materials at the Office of the City Clerk, the official documents and materials at the Office of the City Clerk shall prevail. Please contact 403-268-5311 as soon as possible if you notice any errors or omissions in the documents and materials.

Persons wishing to submit a letter, public opinion poll or other communication concerning these matters may do so provided they are printed, typewritten or legibly written and include the name of the writer, mailing address, electronic address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not printed in the Council Agenda or shared with Members of Council. Only those submissions **received by the City Clerk not later than 12:00 p.m., TUESDAY, 2021 May 25**, shall be included in the Agenda of Council. **Late submissions will not be accepted in the City Clerk's Office.** Submissions must be addressed to: Office of the City Clerk, The City of Calgary, 700 Macleod Trail SE, P.O. Box 2100, Postal Station "M", Calgary, Alberta T2P 2M5. Submissions may be hand delivered, mailed, faxed to 403-268-2362, or electronically at [www.calgary.ca/publicsubmissions](http://www.calgary.ca/publicsubmissions).

Personal information provided in submissions relating to Public Hearing Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Submissions received by the published deadline will be included in the Council Agenda, and will only be used for City Council's consideration of the issue before them.

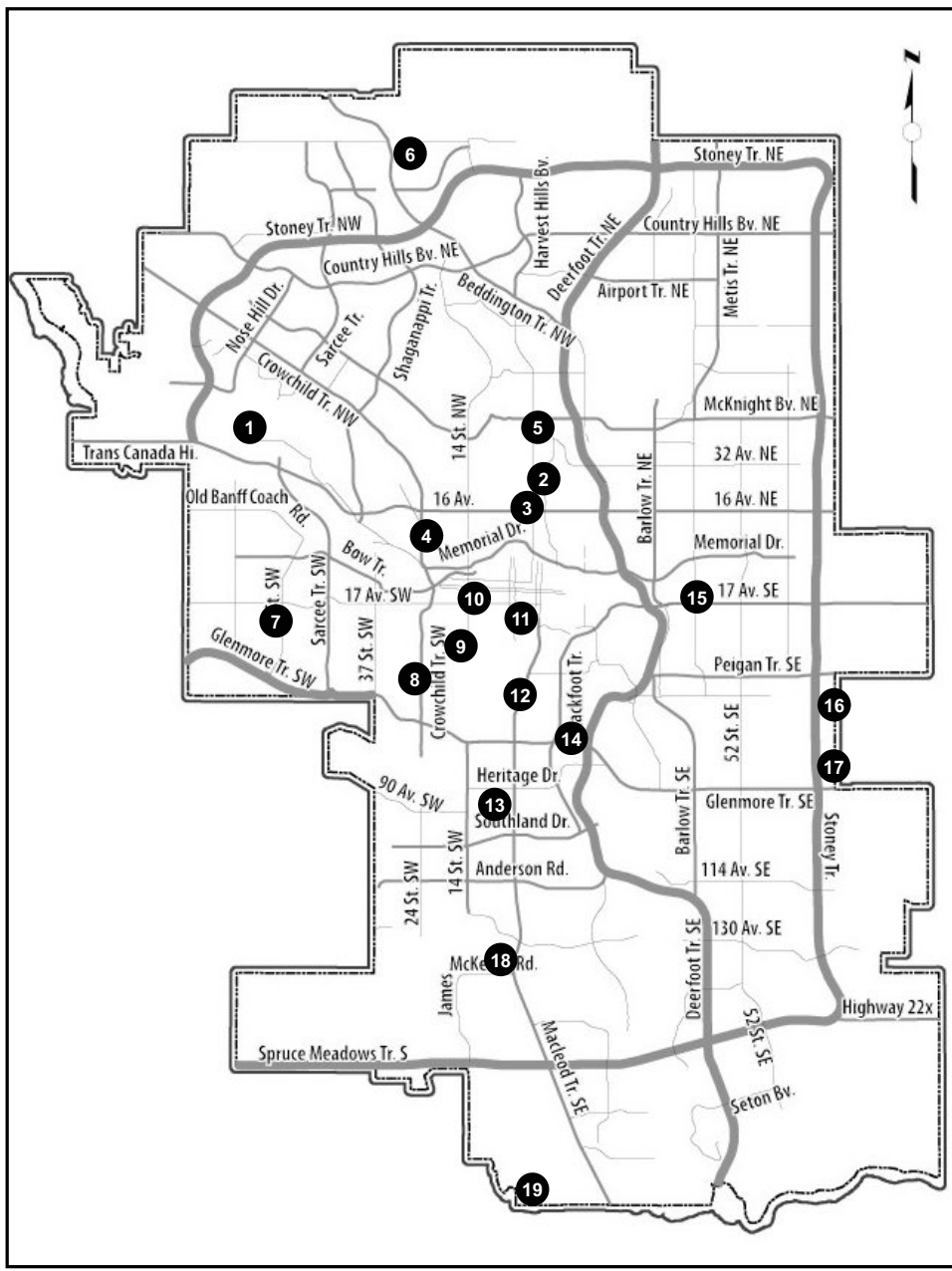
**In light of COVID-19, in order to protect the health, safety and well being of the public and our employees, The City of Calgary is encouraging the public to participate in this public hearing of Council electronically or by phone.**

**Any person who wishes to address Council on any matter mentioned herein may do so for a period of FIVE MINUTES.** The five (5) minutes shall be exclusive of any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed.

**To participate remotely, please pre-register by contacting the City Clerk's Office electronically at [www.calgary.ca/publicsubmissions](http://www.calgary.ca/publicsubmissions).**

Anyone wishing to distribute additional material at the meeting shall submit the material to the City Clerk, electronically at [www.calgary.ca/publicsubmissions](http://www.calgary.ca/publicsubmissions), the day of the Public Hearing. It should be noted that such additional material will require the approval of the Mayor before distribution to Members of Council. If the Public Hearing is still in progress at 9:30 p.m., Council may conclude the matter under discussion and will reconvene at 1:00 p.m. of the next business day, unless otherwise directed by Council.

Katarzyna Martin  
CITY CLERK



The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 [www.calgary.ca/landusebylaw](http://www.calgary.ca/landusebylaw) except those for the DC District which are available from Planning & Development.

Please direct questions with regard to the matters mentioned herein to 403-268-5311.

### 19. PINE CREEK BYLAW 81D2021

To redesignate the land located at 22000 Sheriff King Street SW (Portions of S1/2 Section 10-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

### AMENDMENT TO THE MISSION AREA REDEVELOPMENT PLAN BYLAW 21P2021

The proposed amendment to the Mission Area Redevelopment Plan (ARP) would change the land use policy for the site located at 306, 308, 310 and 312 – 25 Avenue SW to allow for a maximum height of 28 metres and maximum floor area ratio of 5.0. This proposed area redevelopment plan amendment is in conjunction with the proposed land use redesignation for the site (proposed Bylaw 70D2021). For further information, please contact 403-268-3536.

### AMENDMENTS TO THE FOREST LAWN – FOREST HEIGHTS / HUBALTA AREA REDEVELOPMENT PLAN BYLAW 22P2021

The proposed amendments to the Forest Lawn – Forest Heights / Hubalta Area Redevelopment Plan (ARP) include a mapping amendment to enable development of a multi-residential building on the subject site, and textual amendments to the Transportation Policies section to allow development to occur within the required road rights-of-way setback areas along 36 Street SE, between 8 Avenue SE and 26 Avenue SE. These proposed policy amendments are in conjunction with a proposed land use redesignation (proposed Bylaw 75D2021) in the neighbourhood of Forest Lawn. For further information, please contact 403-268-3623.

### AMENDMENT TO THE NORTH HILL AREA REDEVELOPMENT PLAN BYLAW 23P2021

The proposed amendment to the North Hill Area Redevelopment Plan (ARP) would change the land use policy for the site located at 231 and 235 – 25 Avenue NE from 'Low Density Residential' to 'Low Density Residential or Low Density Multi Dwelling'. This proposed area redevelopment plan amendment is in conjunction with the proposed land use redesignation for the site (proposed Bylaw 77D2021). For further information, please contact 403-268-5724.

### AMENDMENTS TO THE BELTLINE AREA REDEVELOPMENT PLAN BYLAW 24P2021

The proposed amendments to the Beltline Area Redevelopment Plan would change the land use policy for the site located at 1422 – 17 Avenue SW to allow for Drive Through. This proposed area redevelopment plan amendment is in conjunction with the proposed land use redesignation for the site (proposed Bylaw 80D2021). For further information, please contact 403-268-1940.

### AMENDMENTS TO THE 16 AVENUE NORTH URBAN CORRIDOR AREA REDEVELOPMENT PLAN BYLAW 25P2021

The proposed amendments to the 16 Avenue North Urban Corridor Area Redevelopment Plan (ARP) would allow for a mixed use development at 112, 116, 120, 124, 130 and 140 – 16 Avenue NW. The proposed mapping amendments include a revision to Map 1: Land Uses, to allow up to 10.0 FAR on the site (increase from 6.0 FAR), and Map 2: Building Heights, allowing for a maximum height of 55 metres and 100 metres on the site (previously 28 metres and 38 metres). This proposed area redevelopment plan amendment is in conjunction with the proposed land use redesignation for the site (proposed Bylaw 83D2021). For further information, please contact 403-968-5278.

### AMENDMENTS TO THE HILLHURST/SUNNYSIDE AREA REDEVELOPMENT PLAN BYLAW 26P2021

The proposed amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (ARP) for the site situated at 1302, 1340 and 1402 – 8 Avenue NW and 1040 – 14 Street NW. The proposed amendments include textual amendments to replace Section 9.0 Grace Hospital Site with a new Section 9.0 Riley Park Village Site to allow for the redevelopment of the site with an integrated medical health campus within a mixed-use residential neighbourhood. The amendments to the area redevelopment plan provides new development direction and off-site mobility improvements as part of the redevelopment. This proposed area redevelopment plan amendment is in conjunction with the proposed land use redesignation for the site (proposed Bylaw 84D2021). For further information, please contact 403-268-2678.

## LAND USE REDESIGNATION

### 1. BOWNESS BYLAW 69D2021

To redesignate the land located at 4604 – 80 Street NW (Plan 2660AP, Block 16, Lot 14) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

### 2. TUXEDO PARK BYLAW 77D2021

To redesignate the land located at 231 and 235 – 25 Avenue NE (Plan 2617AG, Block 4, Lots 20, 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

### 3. TUXEDO PARK BYLAW 83D2021

To redesignate the land located at 112, 116, 120, 124, 130 and 140 – 16 Avenue NW (Plan 21290, Block 2, Lots 6 to 16; Plan 9512599, Block 2, Lot 41) from Commercial – Corridor 1 (C-COR1f6.0h28) District, Commercial – Corridor 1 (C-COR1f6.0h38) District and Commercial – Corridor 1 (C-COR1f6.0h46) District to Direct Control District to accommodate a mixed-use development.

### 4. HILLHURST BYLAW 84D2021

To redesignate the land located at 1302, 1340 and 1402 – 8 Avenue NW and 1040 – 14 Street NW (Plan 9911690, Lot 6; Plan 0313641, Block 1, Lot 3; Plan 1112208, Block 1, Lot 4; Plan 7710730, Lot 2) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District, Special Purpose – Community Institution (S-CI) District and Direct Control District to Direct Control District to accommodate a combination of medical, commercial and multi-residential uses in a mixed-use development with mobility improvements.

### 5. HIGHLAND PARK BYLAW 71D2021

To redesignate the land located at 103 – 43 Avenue NE and 4316 Centre Street NE (Plan 5422GK, Block 11, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f4.0h21) District.

### 6. SAGE HILL BYLAW 82D2021

To redesignate the land located at 365 Sage Meadows Green NW (Plan 1612450, Lot 8, Block 77) from Multi-Residential – Low Profile (M-1d75) District to Residential – Low Density Mixed Housing (R-G) District.

### 7. SPRINGBANK HILL BYLAW 68D2021

To redesignate the land located at 7217 – 26 Avenue SW (Plan 9710377, Block A, Lot 18) from Direct Control District to Residential – One Dwelling (R-1) District.

### 8. CURRIE BARRACKS BYLAW 79D2021

To redesignate the land located at 2566 Flanders Avenue SW (Plan 1612317, Block 14, Lot 1) from Direct Control District to Direct Control District to accommodate the additional use of Brewery, Winery and Distillery

### 9. SOUTH CALGARY BYLAW 78D2021

To redesignate the land located at 1627 – 33 Avenue SW (Plan 4479P, Block 65, Lots 27 and 28) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control District to accommodate the additional use of Office.

### 10. BELTLINE BYLAW 80D2021

To redesignate the land located at 1422 – 17 Avenue SW (Plan A1, Block 116, portion of Lot 3 and Lots 4 to 8) from Centre City Commercial Corridor District (CC-COR) to DC Direct Control District to accommodate the additional use of Drive Through.

### 11. MISSION BYLAW 70D2021

To redesignate the land located at 306, 308, 310, and 312 – 25 Avenue SW (Plan B1, Block 44, Lots 10 and 11) from Direct Control District to Multi-Residential – High Density Medium Rise (M-H2h28) District.

### 12. ELBOYA BYLAW 76D2021

To redesignate the land located at 4724 and 4728 Stanley Road SW (Plan 357GU, Block 9, Lots 6 and 7) from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

### 13. HAYSBORO BYLAW 72D2021

To redesignate the land located at 8943 Elbow Drive SW (Plan 311HN, Block 12, Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Direct Control District to allow for the additional use of Child Care Service.

### 14. BURNS INDUSTRIAL BYLAW 73D2021

To redesignate the land located at 1035 – 64 Avenue SE (Plan 9812079, Lot 2) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

### 15. FOREST LAWN BYLAW 75D2021

To redesignate the land located at 1536 and 1540 – 36 Street SE (Plan 2700AH, Block 9, Lots 1 to 4) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

### 16. RESIDUAL SUB-AREA 9K BYLAW 74D2021

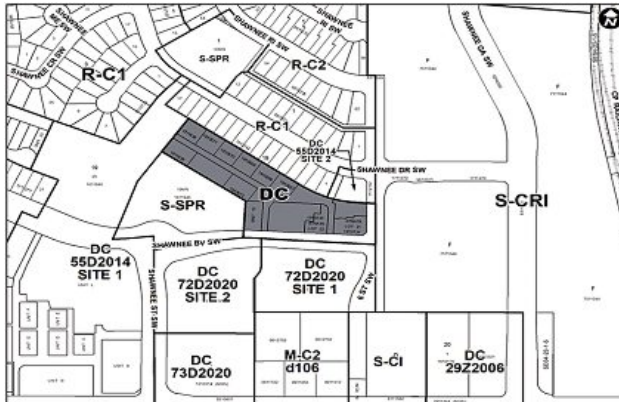
To redesignate the land located at 6123 – 84 Street SE (Plan 7436AF, portion of Block X) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District.

### 17. RESIDUAL SUB-AREA 9K BYLAW 86D2021

To redesignate the land located at 7007 – 84 Street SE (Plan 0910744, Block 2, Lot 2) from Direct Control District to Industrial – General (I-G) District.

### 18. SHAWNEE SLOPES BYLAW 85D2021

To redesignate the land located at multiple address from Direct Control District to Direct Control District to accommodate additional commercial uses.



Municipal Address	Legal Description (Plan, Block, Lot)	Current Land Use	Proposed Land Use
100, 102, 104, 106 & 108 Shawnee CM SW	1910668; 166 - 170	DC 54D2012	DC
103, 105, 107, 109 & 111 Shawnee CM SW	1910673; 193 - 197	DC 54D2012	DC
112, 114, 116, 118 & 120 Shawnee CM SW	1910669; 171 - 175	DC 54D2012	DC
123, 125, 127, 129, 131, 133 & 135 Shawnee CM SW	1910672; 186 - 192	DC 54D2012	DC
124, 126, 128, 130 & 132 Shawnee CM SW	1910670; 176 - 180	DC 54D2012	DC
134, 136, 138, 140 & 142 Shawnee CM SW	1910671; 181 - 185	DC 54D2012	DC
143 Shawnee CM SW	CA190096; 203	DC 54D2012	DC
145, 147, 149 & 151 Shawnee CM SW	1911839; 204 - 207	DC 54D2012	DC
144 Shawnee CM SW	CA190095; 198	DC 54D2012	DC
146, 148, 152 & 154 Shawnee CM SW	1911838; 199 - 202	DC 54D2012	DC
10, 14, 18, 22 & 24 Shawnee BV SW	1910124; 19; 21	DC 54D2012	DC
30 Shawnee CM SW	1910666; 13	DC 54D2012	DC
48 Shawnee BV SW	1910124; 19; 22	DC 54D2012	DC
11 Shawnee CM SW	1910124; 19; 22	DC 54D2012	DC
50, 54 & 58 Shawnee BV SW	1910124; 19; 22	DC 54D2012	DC
71 Shawnee CM SW	2010540; 208	DC 54D2012	DC
76 Shawnee BV SW	1910382; CS	DC 54D2012	DC
80, 82, 84, 86 & 88 Shawnee CM SW	1910667; 161 - 165	DC 54D2012	DC
99 Shawnee CM SW	1910382; 12	DC 54D2012	DC