



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

To be held at the Council Chamber, Calgary Municipal Building, 800 Macleod Trail SE, on **Monday, 2021 July 5, 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. 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., MONDAY, 2021 June 28**, 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.

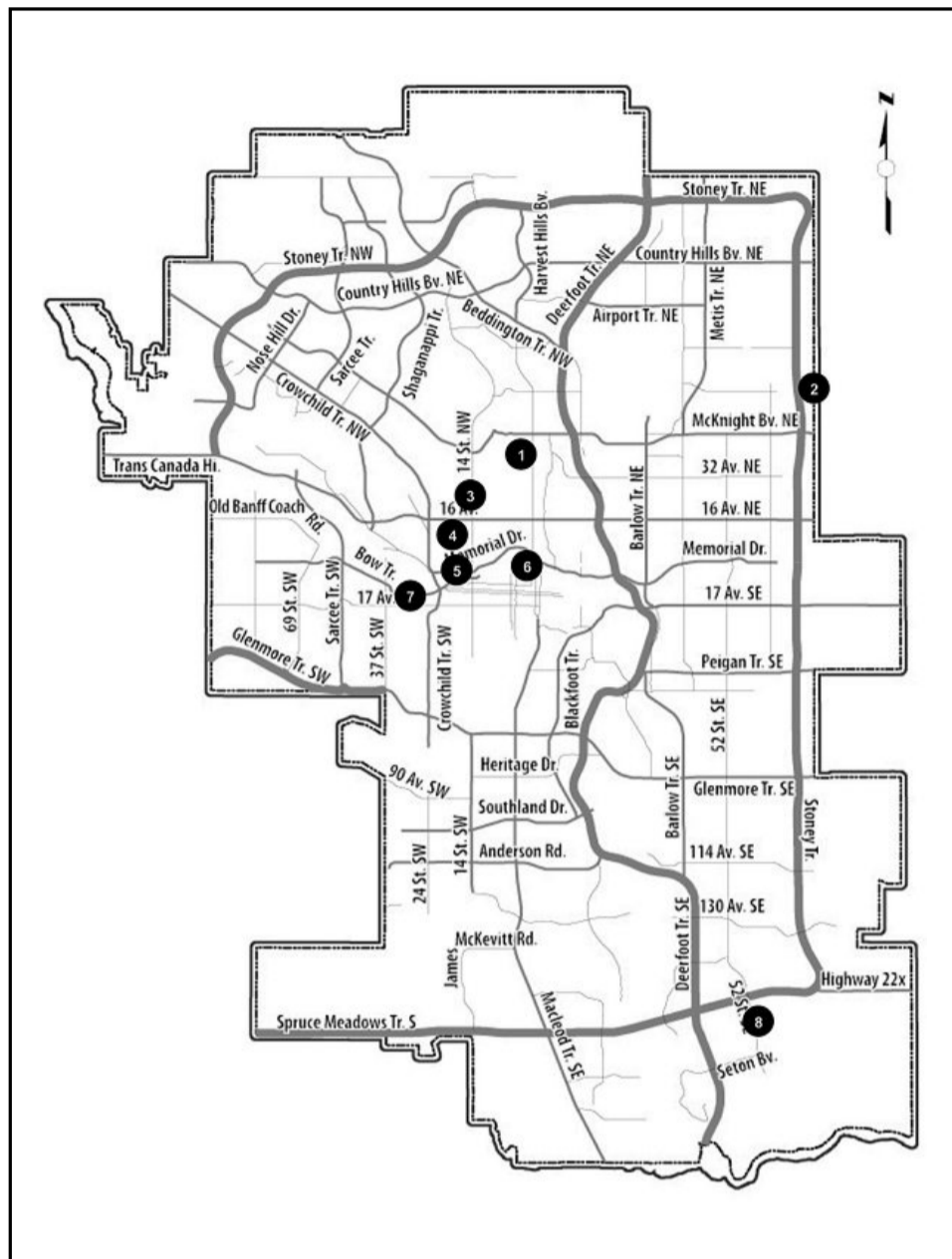
Personal information provided in submissions relating to Public Hearing Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) 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.

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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.



The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 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.

LAND USE REDESIGNATION

1. HIGHLAND PARK BYLAW 92D2021

To redesignate the land located at 4024 – 2 Street NW (Plan 3674S, Block 25, Lots 20 and 21) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District.

2. HOMESTEAD BYLAW 97D2021

To redesignate the land located at 7055 – 84 Street NE (Portion of Plan 1612484, Block 1, Lot 1) from Special Purpose – Transportation Utility Corridor (S-TUC) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Special Purpose – Urban Nature (S-UN) District.

3. CAPITOL HILL BYLAW 93D2021

To redesignate the land located at 1501 – 23 Avenue NW (Plan 2864AF, Block 7, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

4. HOUNSFIELD HEIGHTS / BRIAR HILL BYLAW 96D2021

To redesignate the land located at 1922 and 1924 – 10 Avenue NW (Plan 1911453, Block 15, Lots 27 and 28) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District.

5. HILLHURST BYLAW 98D2021

To redesignate the land located at 1724 Westmount Boulevard NW (Plan 5151O, Block 34, Lots 1 to 20) from Direct Control District to Direct Control District to accommodate a townhouse development.

6. CHINATOWN BYLAW 99D2021

To redesignate the land located at 117, 121, 123, 125, and 129 – 2 Avenue SW and 116, 120, 124, 130, 134 – 3 Avenue

SW (Plan C, Block 8, Lots 6 to 12 and 28 to 40) from Direct Control District to Direct Control District to accommodate mixed-use development.

7. SHAGANAPPI BYLAW 95D2021

To redesignate the land located at 1404, 1408, 1410, 1414, and 1418 – 27 Street SW (Plan 307EO, Block B, Lots 11 and 12 and portion of Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Medium Profile (M-C2f2.5) District to Direct Control District to accommodate multi-residential development.

8. MAHOGANY BYLAW 94D2021

To redesignate the land located at 80 Mahogany Road SE (Portion of Plan 1612917, Block 43, Lot 1) from Commercial – Community 2 (C-C2f0.75h18) District to Direct Control District to accommodate a self storage facility.

AMENDMENTS TO THE SHAGANAPPI POINT AREA REDEVELOPMENT PLAN BYLAW 29P2021

The proposed amendments to the Shaganappi Point Area Redevelopment Plan would change the land use policy for the site located at 1414 and 1418 – 27 Street SW from Low Density Residential to Medium Density Residential and replace the existing Building Height and Setbacks figure with a new figure to change the maximum height for the sites located at 1404, 1408, 1410, 1414 and 1418 – 27 Street SW from 16 metres to 22.5 metres. The proposed policy amendments are in conjunction with the proposed land use redesignation for the site (Proposed Bylaw 95D2021). For further information, please contact 403-651-4421.

AMENDMENT TO THE HOUNSFIELD HEIGHTS / BRIAR HILL AREA REDEVELOPMENT PLAN BYLAW 30P2021

The proposed amendment to the Hounsfeld Heights/Briar Hill Area Redevelopment Plan would change the land use policy for the site located at 1922 and 1924 – 10 Avenue NW to exempt the site from the restrictions on subdivision. The proposed policy amendment is in conjunction with the

proposed land use redesignation for the site (Proposed Bylaw 96D2021). For further information, please contact 587-576-3104.

AMENDMENTS TO THE HILLHURST/SUNNYSIDE AREA REDEVELOPMENT PLAN BYLAW 31P2021

The proposed amendments to the Hillhurst/Sunnyside Area Redevelopment Plan is intended to allow a residential development at 1724 Westmount Boulevard NW, with a maximum building height of 13.0 metres and a maximum density of 90 units per hectare in the form of townhouse buildings. This proposed policy amendments are in conjunction with the proposed land use redesignation for the site (Proposed Bylaw 98D2021). For further information, please contact 587-226-3653.

AMENDMENTS TO THE CANADA OLYMPIC PARK AND ADJACENT LANDS AREA STRUCTURE PLAN BYLAW 32P2021

The proposed amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan will allow for an increase in the amount of residential development that can occur in the area and will reduce the required amount of commercial and office development through the removal of the density tables as found in Section 8.4 of the document. In addition, updates have been made to many of the policies and guidelines that relate to urban design intent within the area. Clarification has also been added to the policies governing the Main Street that a wider range of uses will be allowed on the ground floor level of development. For further information, please contact 403-305-2833.

AMENDMENTS TO THE CHINATOWN AREA REDEVELOPMENT PLAN BYLAW 33P2021

The proposed amendments to the Chinatown Area Redevelopment Plan confirm the densities allowed for Site 1(b) in Table 1. In addition, detail has been added for Site 1(b) as to design guidelines specific to Chinese or Asian motifs or architectural elements. Clarification has also been added for Site 1(b) that the formulas used to calculate the contribution to the Chinatown Improvement Fund, and the amount of density that can be earned is outlined in the DC District. This proposed policy amendments are in conjunction with the proposed land use redesignation for the site (Proposed Bylaw 99D2021). For further information, please contact 403-305-2833.