



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

To be held at the Council Chamber, Calgary Municipal Building, 800 Macleod Trail SE, on **Tuesday, 2022 October 4, 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 it’s 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, 2022 September 27**, 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.

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.

NOTICE OF ROAD CLOSURES

The City of Calgary intends pursuant to s.22 of the Municipal Government Act to consider bylaws to close from use and sell or hold those portions of the streets, roads, lanes or public highways described here.

CLIFF BUNGALOW BYLAW 8C2022



PLAN 1911117, AREA ‘A’

LAND USE REDESIGNATION

1. MONTGOMERY BYLAW 147D2022

To redesignate the land located at 2327 – 48 Street NW, (Plan 4994GI, Block 54, Lot 18) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

2. SUNNYSIDE BYLAW 148D2022

To redesignate the land located at 1052 Memorial Drive NW (Plan 2448O, Block 1, a portion of Lots 43 and 44) from Direct Control (DC) District **to** Commercial – Neighbourhood 1 (C-N1) District

3. CLIFF BUNGALOW BYLAW 150D2022

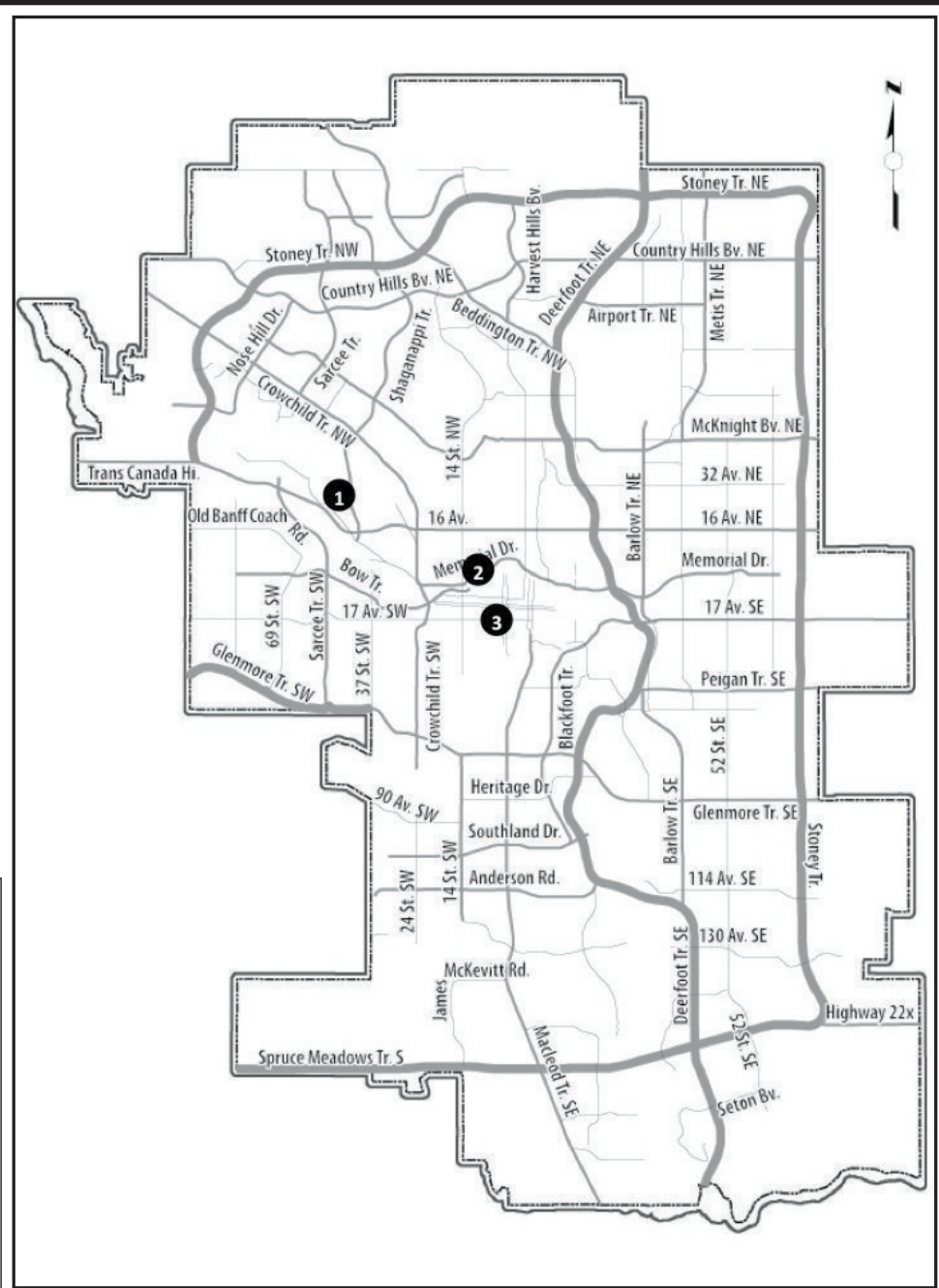
To redesignate the land located at 615 – 17 Avenue SW, 1714, 1716 and 1718 – 5A Street SW and the closed road (Plan 3160AH, Block 1A, Lots 16 to 21; Plan 1911117, Area ‘A’) from Multi-Residential – Contextual Medium Profile (M-C2) District, Commercial – Corridor 1 (C-COR1f3.0h23) District and Undesignated Road Right-of-Way **to** Direct Control (DC) District to accommodate a mixed-use development.

AMENDMENT TO THE MONTGOMERY AREA REDEVELOPMENT PLAN BYLAW 53P2022

The proposed amendment to the Montgomery Area Redevelopment Plan would change the land use policy for the site located at 2327 – 48 Street NW to ‘Low Density Residential/ Townhouse’. This proposed policy amendment is in conjunction with the proposed land use redesignation for the site (Bylaw 147D2022). For further information, please contact 403-852-8929.

AMENDMENT TO THE HILLHURST/SUNNYSIDE AREA REDEVELOPMENT PLAN BYLAW 54P2022

The proposed amendment to the Hillhurst/Sunnyside Area Redevelopment Plan would change the land use policy for the site located at 1052 Memorial Drive NW to ‘Urban Mixed-use’. This proposed policy amendment is in conjunction with the proposed land use redesignation for the site (Bylaw 148D2022). For further information, please contact 403-808-6189.



To participate remotely, please pre-register by contacting the City Clerk’s Office electronically at 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, 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 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.

AMENDMENTS TO THE CLIFF BUNGALOW AREA REDEVELOPMENT PLAN BYLAW 55P2022

The proposed amendments to the Cliff Bungalow Area Redevelopment Plan would change the land use policy for the site located at 1714, 1716, and 1718 – 5A Street SW and the adjacent right of way to the north from ‘Medium Density’ and road-right-of-way to ‘General Commercial’. This proposed policy amendment seeks to accommodate a mixed-use development and is in conjunction with the proposed road closure and land use redesignation for the site (Bylaws 8C2022 and 150D2022). For further information, please contact 403-268-5716.

AMENDMENTS TO THE LAND USE BYLAW (1P2007) BYLAW 56P2022

This bylaw proposes amendments to Land Use Bylaw 1P2007 to:

1. Add the Housing – Grade-Oriented (H-GO) District. The H-GO District is a new housing district for Inner City. It would allow a range of grade-oriented housing. This District responds to the Motion Arising of 2022 April 12.
2. Amend the Residential – Grade-Oriented Infill (R-CG)(R-CGex) District by:
 - a. Adding the discretionary use of Townhouse to allow units that do not directly face the street and may be located at the rear of a parcel.
 - b. Allowing for buildings to be designed in different configurations. Should a second building be designed in the rear, there will be a maximum height of 8.6 metres for the rear building.
 - c. Requiring a minimum courtyard width of 6.5 metres.
 - d. Requiring a minimum parking requirement of 0.375 per unit and suite.

These amendments respond to the Motions Arising of 2021 September 13 and 2019 July 29.

To view a map of existing parcels designated R-CG and R-CGex with an accompanying list of addresses visit calgary.ca/housingchoice
3. Amend the General Rules of Multi-Residential Districts by:

- a. Allowing suites within units that are not stacked.
- b. Standardizing minimum parking requirements across districts.

For more details on these amendments please visit calgary.ca/housingchoice.
For further information, please contact Michele Bussiere at michele.bussiere@calgary.ca