



## 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 Tuesday, 2022 June 7, 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, 2022 May 31, 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.

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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.

### 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.

#### SPRUCE CLIFF BYLAW 4C2022

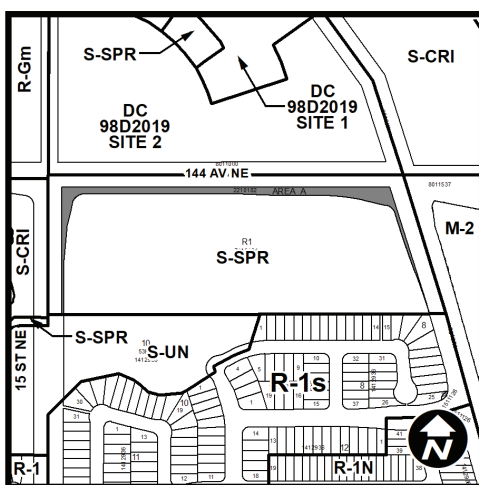


PLAN 2210415, AREA 'A'

### DISPOSITION OF RESERVES

The City of Calgary intends pursuant to Section 674 of the Municipal Government Act to consider resolutions to sell, lease, or otherwise dispose of reserve lands described here.

#### DISPOSAL OF RESERVE



#### SAGE HILL

AREA TO BE REMOVED FROM RESERVE STATUS

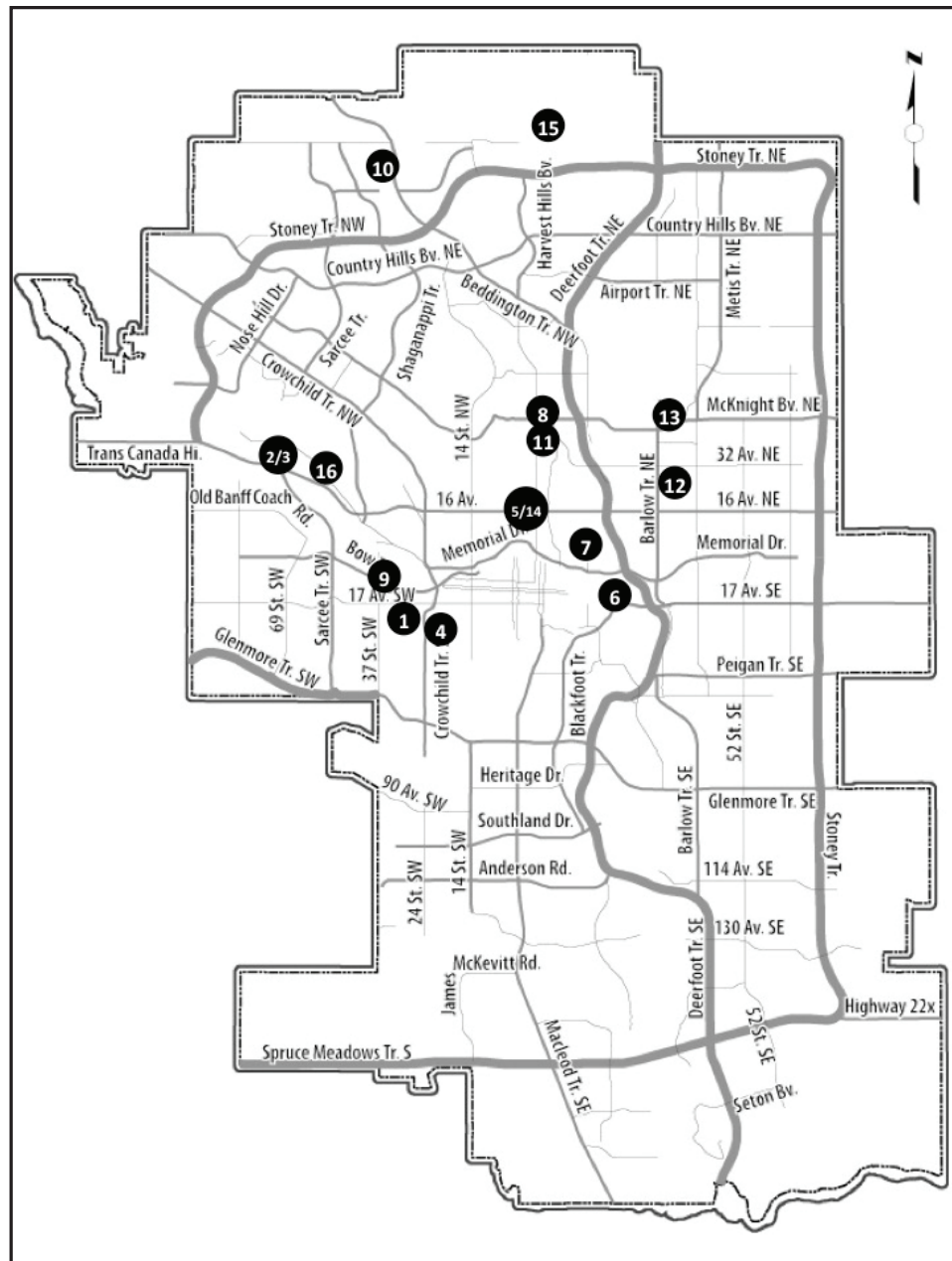
PLAN 2210182, AREA A

### AMENDMENTS TO THE KILLARNEY / GLENGARRY AREA REDEVELOPMENT PLAN BYLAW 30P2022

The proposed amendment to the Killarney/Glengarry Area Redevelopment Plan would change the land use policy for the site located at 3216 – 26 Avenue SW from Conservation Infill to Low Density Townhousing. This proposed policy amendment is in conjunction with the proposed land use redesignation for the site (Bylaw 76D2022). For further information, please contact 403-268-5603.

### AMENDMENTS TO THE BANKVIEW AREA REDEVELOPMENT PLAN BYLAW 31P2022

This proposal is to amend the Bankview Area Redevelopment Plan in order to accommodate multi-residential development at 1923 – 26 Avenue SW. The amendment will change the property's land use category from 'Conservation' to 'Conservation and Infill' to allow an increase in density and change in built form. This amendment is associated with the proposed land use redesignation for the site (Bylaw 79D2022). For further information, please contact 587-576-4314.



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.

#### 1. KILLARNEY / GLENGARRY BYLAW 76D2022

To redesignate the land located at 3216 – 26 Avenue SW (Plan 1855W, Block 3B, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

#### 2. BOWNESS BYLAW 77D2022

To redesignate the land located at 8103 – 47 Avenue NW (Plan 2660AP, Block 8, Lot 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

#### 3. BOWNESS BYLAW 78D2022

To redesignate the land located at 8340 – 47 Avenue NW (Plan 2660AP, Block 2, Lot 22) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

#### 4. SOUTH CALGARY BYLAW 79D2022

To redesignate the land located at 1923 – 26 Avenue SW (Plan 4479P, Block 5, Lots 29 and 30) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

#### 5. CRESCENT HEIGHTS BYLAW 80D2022

To redesignate the land located at 122 – 12 Avenue NW (Plan 3946N, Block 7, Lots 25 to 28) from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2d155) District.

#### 6. INGLEWOOD BYLAW 81D2022

To redesignate the land located at 1420 – 15 Street SE (Plan 5596L, Block B, Lots 5 and 6) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

#### 7. BRIDGELAND/RIVERSIDE BYLAW 82D2022

To redesignate the land located at 525 – 9 Street NE (Plan 4647V, Block 121, Lot 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

#### 8. THORNCLIFFE BYLAW 83D2021

To redesignate the land located at 5416 Centre A Street NE, (Plan 1495HB, Block 1, Lot 6) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

#### 9. SPRUCE CLIFF BYLAW 84D2021

To redesignate the land located at 716 - 37 Street SW and the closed road located adjacent to 3704, 3708 and 3712 – 8 Avenue SW (Plan 2566GQ, Block 15, Lot 19; Plan 2210415, Area 'A') from Residential – Contextual One / Two Dwelling (R-C2) District and Undesignated Road Right-of-Way to Mixed Use – General (MU-1f3.0h22) District.

#### 10. SAGE HILL BYLAW 85D2021

To redesignate the land located at 30 Sage Hill Row NW (Plan 2111238, Block 6, Lot 2) from Multi-Residential – Medium Profile (M-2) District to Multi-Residential – High Density Low Rise (M-H1) District.

#### 11. HIGHLAND PARK BYLAW 86D2021

To redesignate the land located at 4320 Centre A Street NE (Plan 5988GT, Block 17, Lot 5) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

#### 12. SUNRIDGE BYLAW 87D2021

To redesignate the land located at 3100 – 27 Street NE (Plan 2111519, Block 7, Lot 1) from Industrial – Business f0.5 (I-B f0.5) District to Direct Control (DC) District to accommodate a mix of commercial and industrial uses.

#### 13. HORIZON BYLAW 88D2021

To redesignate the land located at 2600 – 48 Avenue NE (Plan 2010044, Block 1, Lot 6) from Commercial – Corridor 3 f0.8h23 (C-COR3 f0.8h23) District and Commercial – Corridor 3 f0.18h23 (C-COR3 f0.18h23) District to Direct Control (DC) District to accommodate additional building height and floor area ratio.

#### 14. MOUNT PLEASANT BYLAW 89D2021

To redesignate the land located at 311, 313, 315, 317, 319, 321 and 323 – 17 Avenue NW and 1713, 1717 and 1719 – 2 Street NW (Plan 21290, Block 4, Lots 29 to 40, and a portion of Lot 28) from Multi-Residential – Contextual Medium Profile (M-C2) District and Multi-Residential – Low Profile Support Commercial (M-X2) District to Mixed Use - General (MU-1f4.0h20) District.

#### BYLAW 90D2021

To redesignate the land located at 308, 310 and 318 – 16 Avenue NW (Plan 21290, Block 4, Lots 1 to 11) from Commercial – Corridor 1 f4.0h24 (C-COR1f4.0h24) District and Commercial – Corridor 1 (C-COR1f4.5h28) to Mixed Use – Active Frontage (MU-2f8.0h50) District.

#### 15. LIVINGSTON BYLAW 91D2021

To redesignate the land located at 500 – 144 Avenue NE (Portion of N1/2 Section 3-26-1-5; Portion of SE1/4 Section 3-26-1-5) 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 – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District and Direct Control (DC) District to accommodate commercial developments.

#### BYLAW 92D2021

To redesignate the land located at 500 – 144 Avenue NE and 15555 Centre Street NW (Portion of N1/2 Section 3-26-1-5; Portion of SE1/4 Section 3-26-1-5; Portion of NE1/4 Section 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate mixed-use developments.

#### 16. MONTGOMERY BYLAW 93D2021

To redesignate the land located at 5232 – 21 Avenue NW (Plan 4994GI, Block 51, Lot 3) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

### AMENDMENTS TO THE BRIDGELAND-RIVERSIDE AREA REDEVELOPMENT PLAN BYLAW 32P2022

The proposed amendment to the Bridgeland-Riverside Area Redevelopment Plan would change the land use policy for the site located at 525 – 9 Street NE to allow for low density multi-residential development. This proposed policy amendment is in conjunction with the proposed land use redesignation for the site (Bylaw 82D2022). For further information, please contact 403-512-6405.

### AMENDMENTS TO THE MONTGOMERY AREA REDEVELOPMENT PLAN BYLAW 33P2022

The proposed amendment to the Montgomery Area Redevelopment Plan would change the land use policy for the site located at 5232 – 21 Avenue NW to exempt the site from the restrictions on land use redesignations. This proposed policy amendment is in conjunction with the proposed land use redesignation for the site (Bylaw 93D2022). For further information, please contact 403-268-4967.

### AMENDMENTS TO THE LAND USE BYLAW 1P2007 BYLAW 34P2022

In conjunction with proposed amendments to the City's Community Standards Bylaw 5M2004, this bylaw proposes amendments to Land Use Bylaw 1P2007 to shift the enforcement of vehicle parking in the front yard of residential properties to Bylaw Officers in Calgary Community Standards. The Bylaws will come into effect August 15, 2022. For further information, please contact Tammy Henry at: [Tammy.Henry@Calgary.ca](mailto:Tammy.Henry@Calgary.ca).