



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 December 6, 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., TUESDAY, 2022 November 29**, 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.

LAND USE REDESIGNATION

1. FOREST LAWN BYLAW 172D2022

To redesignate the land located at 2402 – 41 Street SE (Plan 7629GO, Block L, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

2. HIGHWOOD BYLAW 168D2022

To redesignate the land located at 114 Hounslow Drive NW (Plan 8324GV, Block 21, Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

3. SHAGANAPPI BYLAW 177D2022

To redesignate the land located at 1427 – 29 Street SW (Plan 7031GN, Block 7, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

4. ROSSCARROCK BYLAW 176D2022

To redesignate the land located at 4316 – 10 Avenue SW (Plan 7289HJ, Block 6, Lot 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

5. WESTGATE BYLAW 165D2022

To redesignate the land located at 44 Wheatland Avenue SW (Plan 4994HN, Block 4, Lot 81) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CGex) District.

6. GLAMORGAN BYLAW 166D2022

To redesignate the land located at 4103 – 42 Street SW (Plan 2081HM, Block 7, Lot 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

7. GLENBROOK BYLAW 173D2022

To redesignate the land located at 3303 – 42 Street SW (Plan 3708GO, Block 59, Lot 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CGex) District.

8. GLENBROOK BYLAW 174D2022

To redesignate the land located at 3107 – 42 Street SW and 4301 – 30 Avenue SW (Plan 8158HM, Block 38, Lots 9 and 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CGex) District.

9. GLENDALE BYLAW 175D2022

To redesignate the land located at 2711 – 40 Street SW (Plan 4216HE, Block 3, Lot 12) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

10. NORTH GLENMORE PARK BYLAW 167D2022

To redesignate the land located at 2020 – 51 Avenue SW (Plan 6120AK, Block 32, Lots 32 and 33) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

11. MONTGOMERY BYLAW 169D2022

To redesignate the land located at 5008 – 21 Avenue NW, (Plan 4994GJ, Block, 50, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

12. HILLHURST BYLAW 171D2022

To redesignate the land located at 102 – 16 Street NW (Plan 6219L, Block 4, Lot 28 and a portion of Lot 29) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate multi-residential development.

13. CAPITOL HILL BYLAW 170D2022

To redesignate the land located at 1308 – 17 Avenue NW (Plan 3150P, Block 7, Lots 3 and 4) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a grade-oriented development.

14. HIGHLAND PARK BYLAW 180D2022

To redesignate the land located at 342 – 32 Avenue NE (Plan 5942AD, Block 3, Lots 4 and 5) from the Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

15. HIGHWOOD BYLAW 179D2022

To redesignate the land located at 516 – 40 Avenue NW (Plan 8647GT, Block 1, Lot 20) from Commercial – Neighbourhood 1 (C-N1) District to Multi-Residential – Contextual Grade-Oriented (M-CG75) District.

16. COVENTRY HILLS BYLAW 178D2022

To redesignate the land located at 7 Covepark Rise NE (Plan 0710281, Block 9, Lot 18) from Residential – Narrow Parcel One Dwelling (R-1N) District to Direct Control (DC) District to accommodate a child care service.

AMENDMENTS TO THE MONTGOMERY AREA REDEVELOPMENT PLAN BYLAW 61P2022

The proposed amendments to the Montgomery Area Redevelopment Plan would exempt the site at 5008 – 21 Avenue NW from restrictions R-C1 District to R-C2 District land use redesignations. This proposed policy amendment is in conjunction with the proposed land use redesignation for the site (Bylaw 169D2022). For further information, please contact 403-852-8929.

AMENDMENT TO THE HILLHURST/SUNNYSIDE AREA REDEVELOPMENT PLAN BYLAW 62P2022

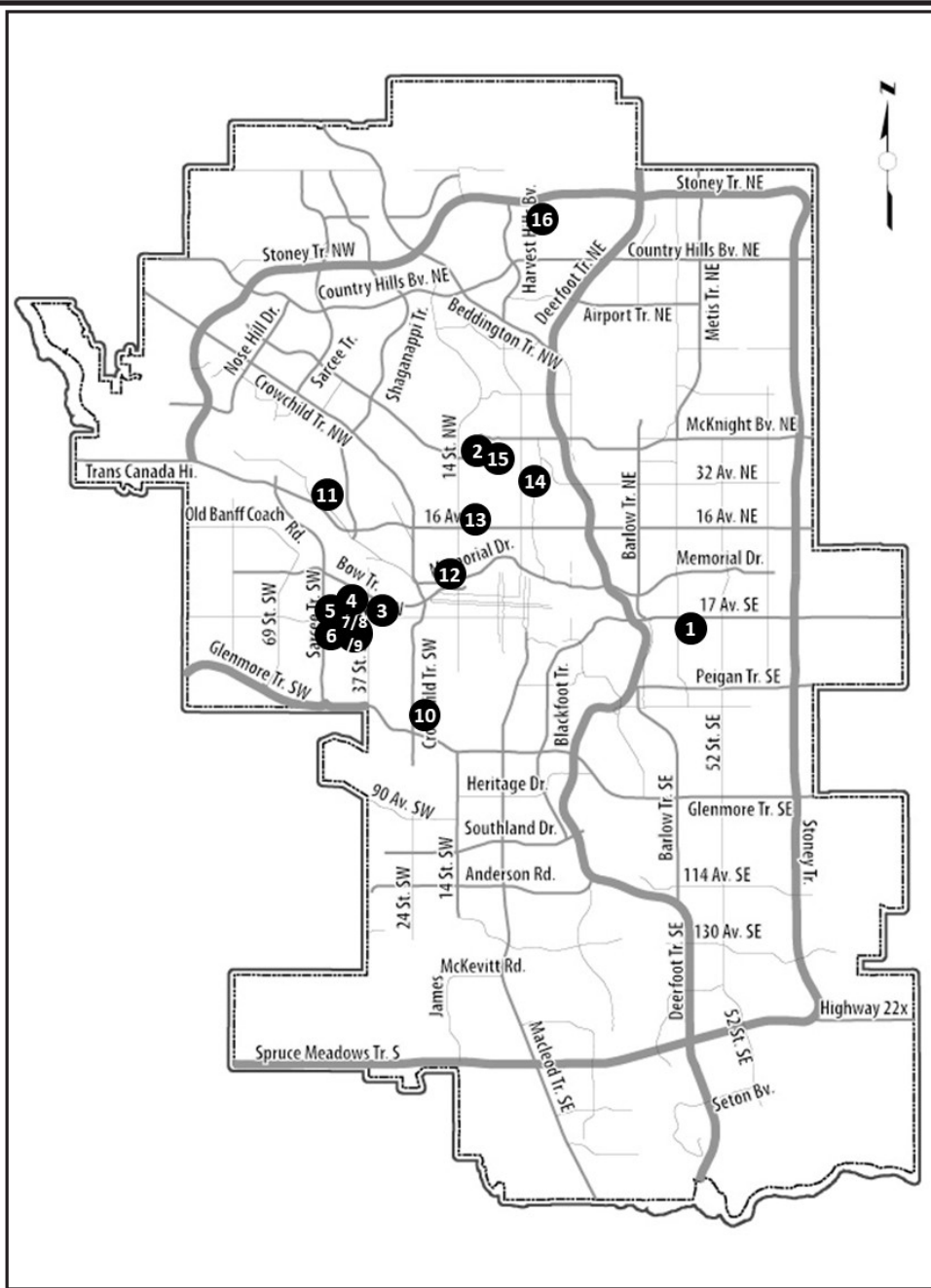
The proposed amendment to the Hillhurst/Sunnyside Area Redevelopment Plan is intended to accommodate medium-density development in the form of stacked townhouse units for the site located at 102 – 16 Street NW. This proposed policy amendment is in conjunction with the proposed land use redesignation for the site (Bylaw 171D2022). For further information, please contact 587-576-3073.

AMENDMENT TO THE FOREST LAWN - FOREST HEIGHTS / HUBALTA AREA REDEVELOPMENT PLAN BYLAW 63P2022

The proposed amendment to the Forest Lawn - Forest Heights / Hubalta Area Redevelopment Plan would change the land use policy for the site located at 2402 – 41 Street SE from Low Density Residential / Conservation to Low Density Multi-Dwelling. This proposed policy amendment is in conjunction with the proposed land use redesignation for the site (Bylaw 172D2022). For further information, please contact 403-312-5474.

CHINATOWN AREA REDEVELOPMENT PLAN BYLAW 64P2022

Completion of work that commenced in Spring 2020 is resulting in the repeal of the 1986 Chinatown Area Redevelopment Plan, and the adoption of a new culturally-informed Chinatown Area Redevelopment Plan (ARP) for one of Calgary's most distinctive greater downtown neighbourhoods. The proposed Chinatown ARP will provide new guidance and direction on the use of land, permissible densities and growth targets as the neighbourhood transitions in the coming decades. The new ARP establishes the future vision and core ideas, development policies, and objectives for supporting the redevelopment and revitalization of this culturally distinct neighbourhood. The proposed plan offers a culturally-informed comprehensive planning framework with clear expectations that address the unique history and cultural character of Calgary Chinatown. The proposed plan will ensure consistency and certainty for the community, area developers and decision-makers.



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 NORTH HILL COMMUNITIES LOCAL AREA PLAN BYLAW 65P2022

The proposed amendments are to add new heritage guidelines to Section 2.6.2 Heritage Guideline Areas as well as a revised Map 5: Heritage Guideline Areas to the plan. The new heritage guidelines are intended to ensure that new development in the Heritage Guideline Areas is contextually sensitive to these heritage-rich areas and honours existing heritage assets. Additional amendments are also proposed that update the Land Acknowledgement and Indigenous Foundations sections of the plan as well as Section 1.3 Community Characteristics and Attributes to provide a revised Map 2: Community Characteristics and Attributes and additional detail on the unique characteristics, history and evolution of the individual communities that comprise the North Hill Communities. For more information, please contact 403-333-4466.

AMENDMENTS TO THE LAND USE BYLAW BYLAW 66P2022

Amendments to Land Use Bylaw 1P2007 in this Bylaw support implementation of Heritage Guideline Areas policies. This Bylaw amends the General Rules for Low Density Residential Land Use Districts (Part 5, Division 1 of the Land Use Bylaw) so that Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, and permitted use Rowhouse Building are not allowed in a Heritage Guideline Area identified on a Heritage Guideline Area Map in the Land Use Bylaw. This Bylaw also adds new Heritage Guideline Areas Maps that identify Heritage Guideline Areas within the communities of Capitol Hill, Crescent Heights, Mount Pleasant, Renfrew, Rosedale and Tuxedo Park. These amendments enable the implementation of associated North Hill Communities Heritage Guidelines policies through the discretionary development permit review process.

To view a map of affected parcels with an accompanying list of addresses visit www.calgary.ca/nhheritageguidelines. For more information, please contact Michele Bussiere at michele.bussiere@calgary.ca.

AMENDMENTS TO THE NORTH HILL COMMUNITIES LOCAL AREA PLAN BYLAW 67P2022

The proposed amendments to the North Hill Communities Local Area Plan (LAP) are intended to amend the Urban Form and Building Scale maps and other Comprehensive Planning Site policies for the approximately 9.83-hectare (24.28-acre) Midfields Heights Comprehensive Planning Site. The site is located at the northeast corner of Moncton Road NE and 16 Avenue NE in the community of Winston Heights-Mountview. The proposed amendments align the LAP with Council direction for Midfield Heights, as adopted, through a Motion Arising on 2021 March 22. For further information, please contact 587-576-4313.