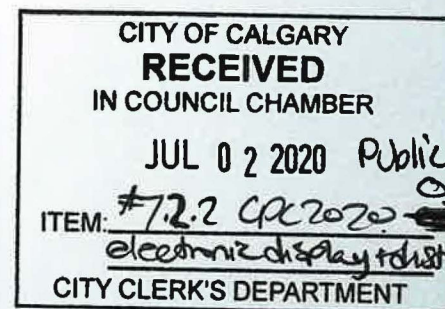




Calgary Planning Commission  
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LOC2020-0008  
Land Use Amendment

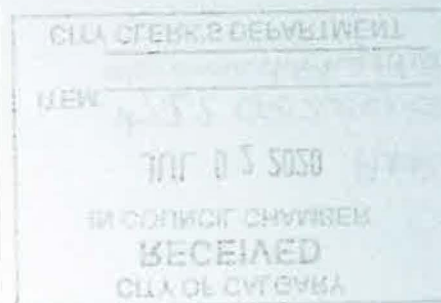
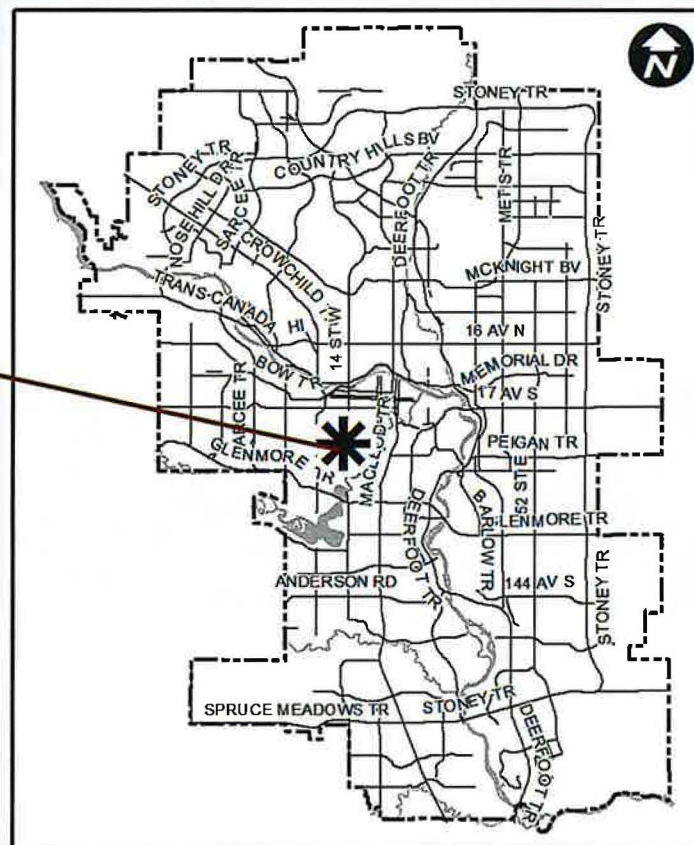


# Calgary Planning Commission

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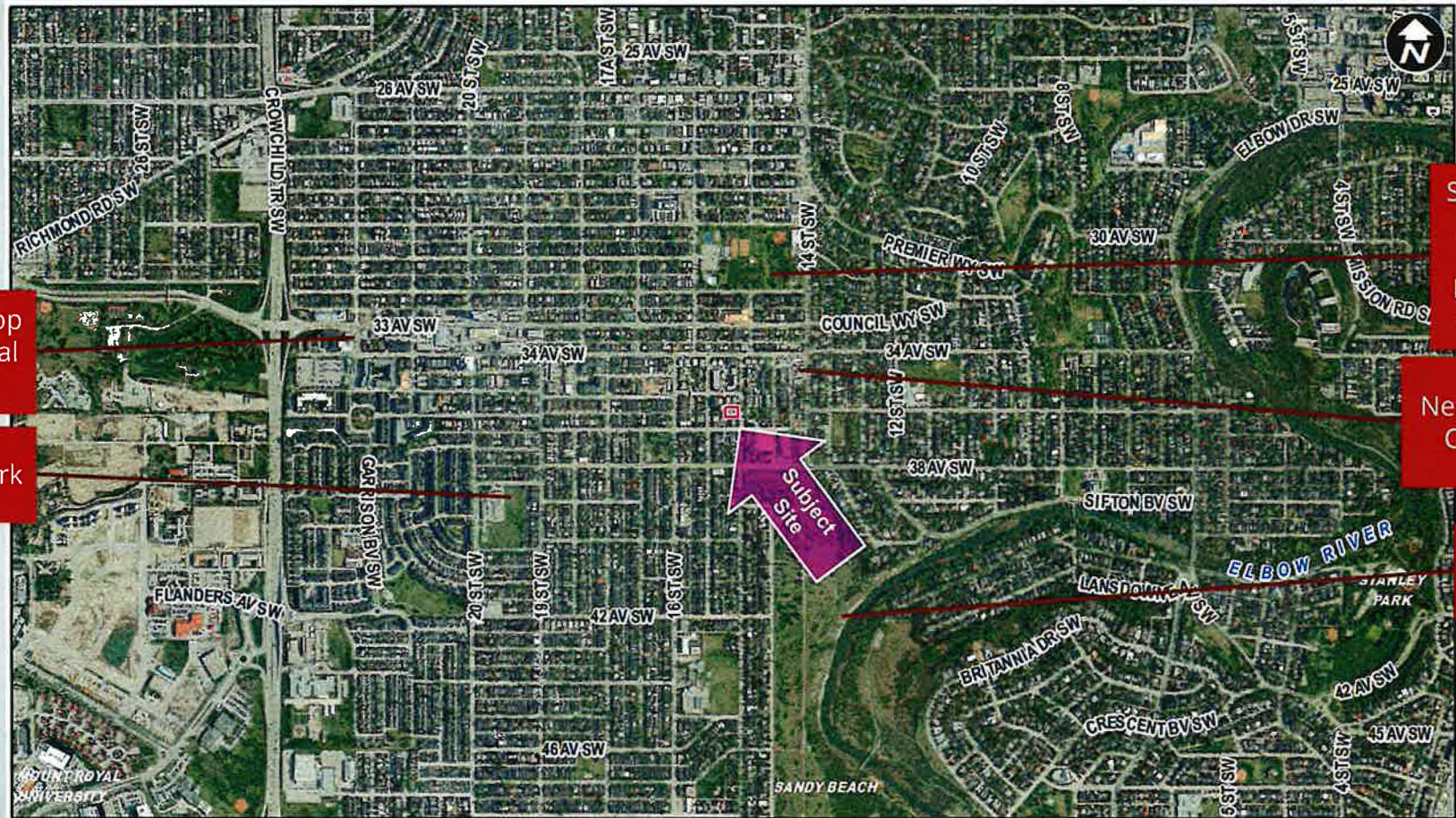
South  
Calgary/  
Altadore





# Calgary Planning Commission

## Agenda Item: 7.2.2



Marda Loop  
Commercial  
Centre

Kiwanis Park

South Calgary  
Park, MLCA,  
Guiffre  
Library, pool,  
sportsfields

14 ST SW  
Neighbourhood  
Commercial  
Node

River Park



# Calgary Planning Commission

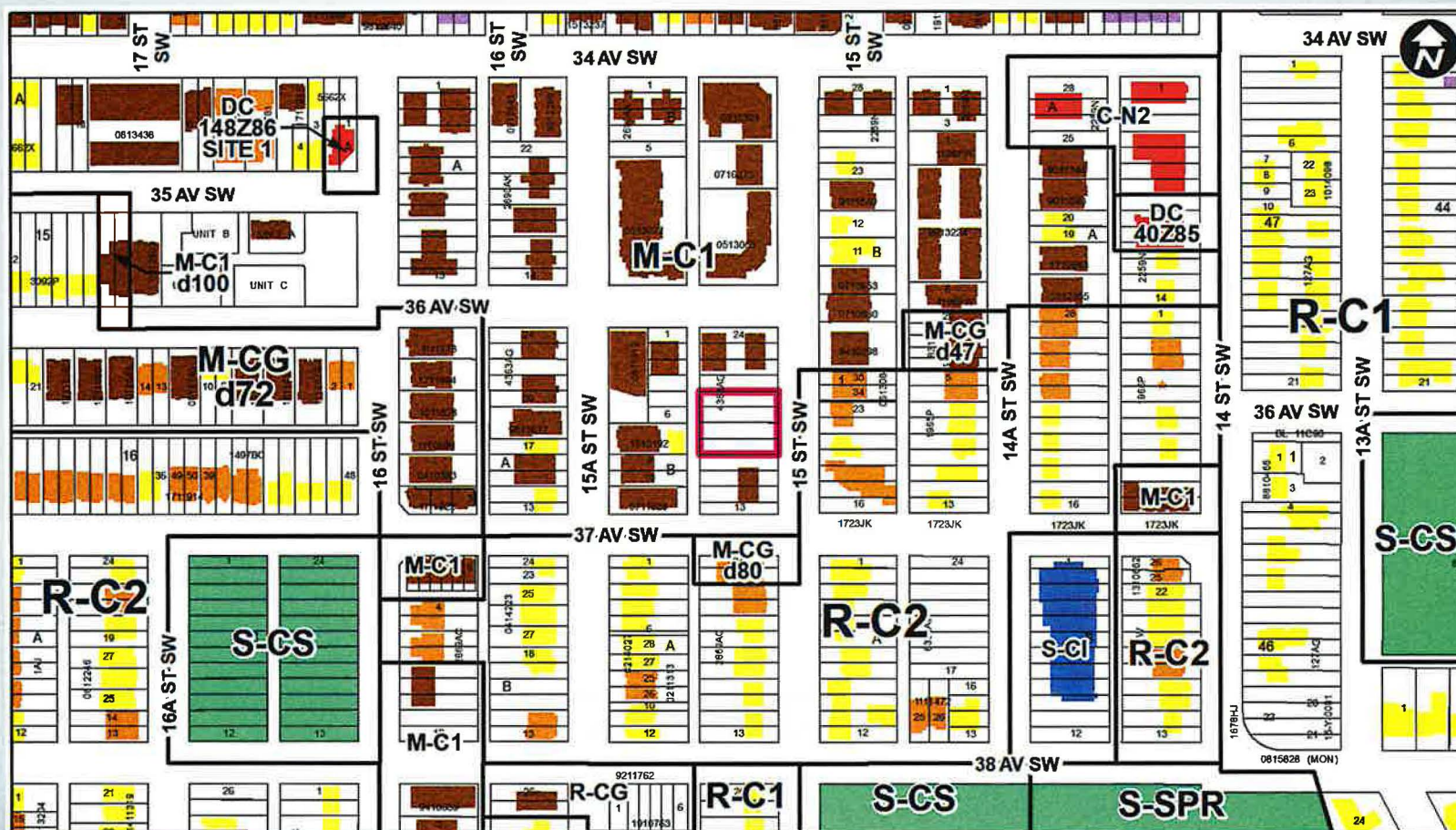
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## 5



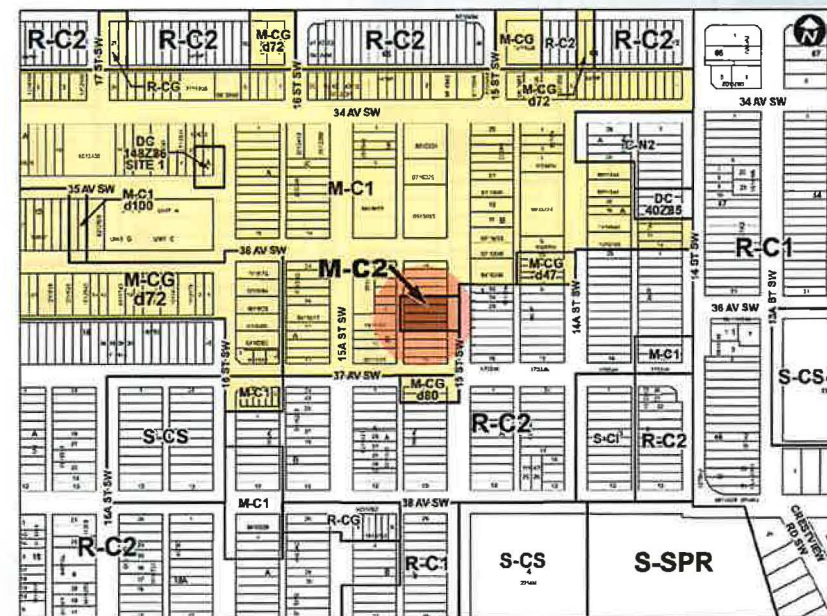
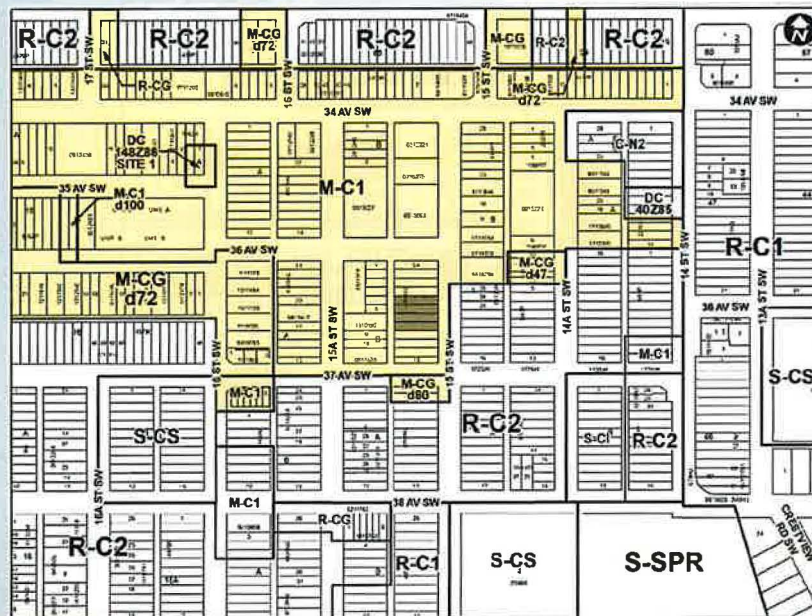


# Calgary Planning Commission Agenda Item: 7.2.2

**Existing Land Use: M-C1**



**Proposed Land Use: M-C2**



## **M-C1 District:**

- Maximum Density of 148uph
- 17 units (allowed for the subject parcel – as in a development permit application)

## **M-C2 District:**

- Maximum Density of Floor Area Ratio of 2.5 (with no limit on the number of units)
- 31 units (allowed for the subject parcel – as in a development permit application)



### Both M-C1 and M-C2 are Multi-Residential Contextual Districts:

#### ☐ Are purposed to:

- allow for varied **building height** and **front setback areas** in a manner that reflects the immediate context; and
- be in close proximity to, or **adjacent** to, low density residential development

#### ☐ Have very comparable / like rules to:

- ensure the differences between their allowable building heights of 14 metres and 16 metres can be effectively moderated; and
- achieve the desired building scale and height outcomes for sensitive transition and fit.



# Calgary Planning Commission Agenda Item: 7.2.2

## Visualization 1

Front and Side Yard Condition (Southeast corner of Site)  
*\*Project visualizations are conceptual in nature and subject to change per DP2020-0704 revisions*



## Calgary Planning Commission

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#### **Proposed Minor Amendment to South Calgary / Altadore ARP – to support the proposed M-C2 District:**

1. The South Calgary/Altadore Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
  - (a) Under Section 2.3 Policy, policy 2.3.4, after the sentence add the following:

“For the sites located at 3711 15 Street SW the M-C2 designation is considered appropriate.”





RECOMMENDATION

That Calgary Planning Commission recommends that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendment to the South Calgary / Altadore Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.12 hectares  $\pm$  (0.29 acres  $\pm$ ) located at 3711 - 15 ST SW (Plan 4363AG, Block B, Lots 17 to 20) from the Multi-Residential – Contextual Low Profile (M-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.



## Supplementary Slides



# Calgary Planning Commission

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### M-C1 Scale - Height Rules

Illustration 4:  
Building Height and Cross Section in the Multi-Residential  
Contextual Low Profile (M-C1) District

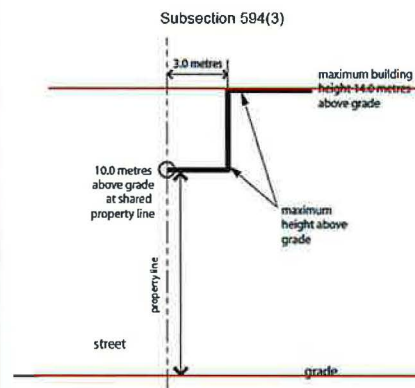
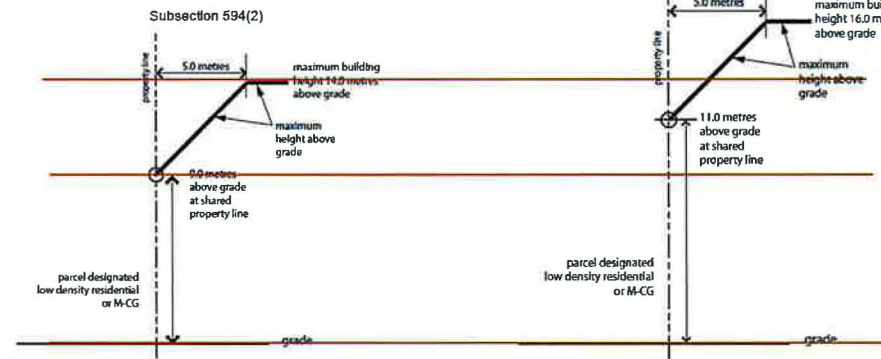
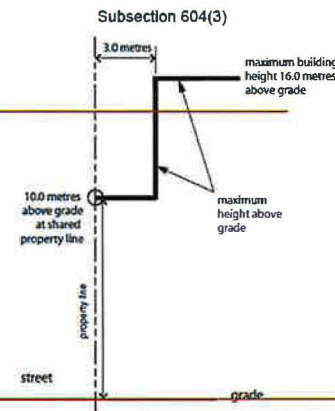
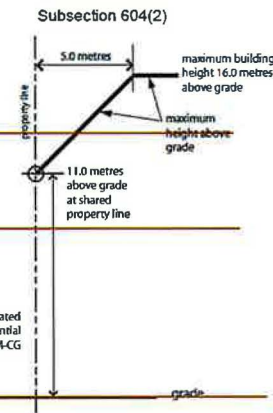


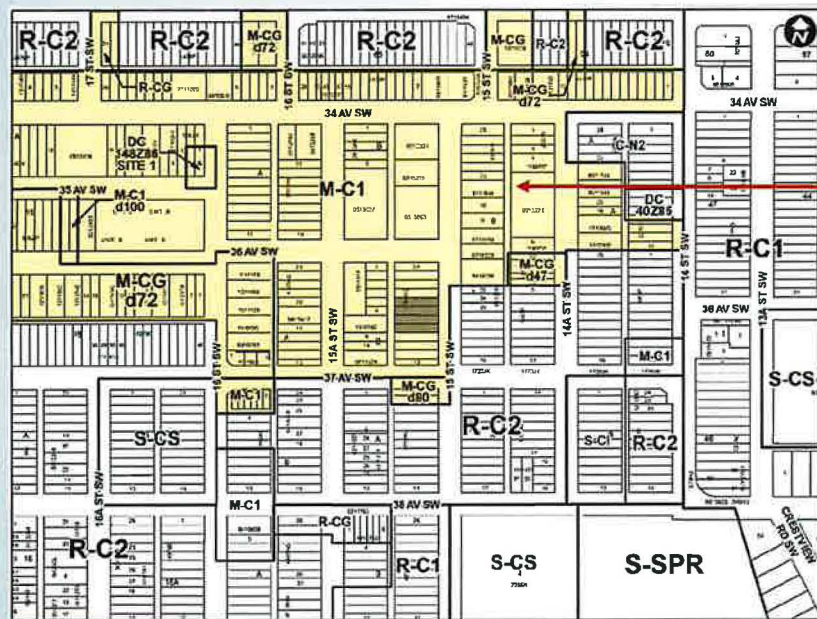
Illustration 5:  
Building Height and Cross Section in the Multi-Residential  
Contextual Medium Profile (M-C2) District



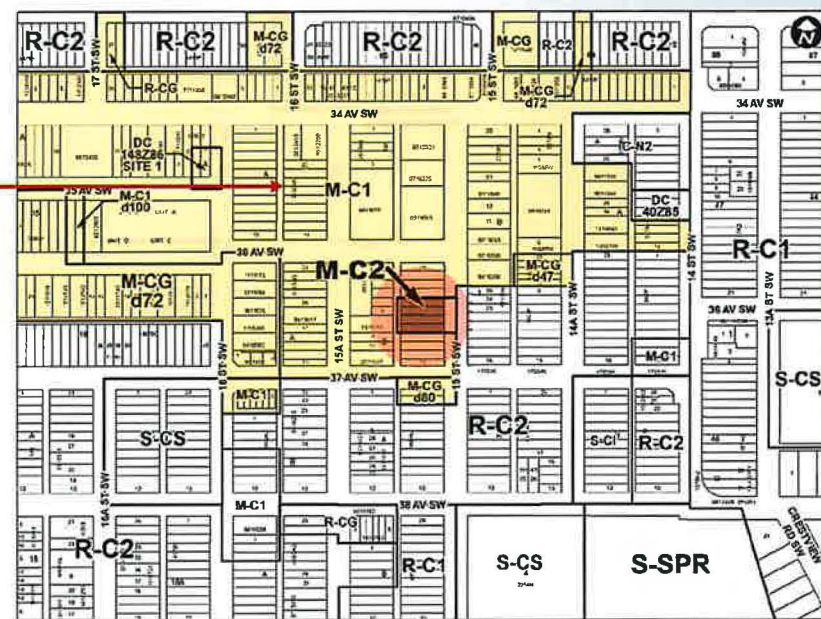
### M-C2 Scale - Height Rules

# Calgary Planning Commission Agenda Item: 7.2.2

## Existing Land Use: M-C1



## Proposed Land Use: M-C2



Planned Transition Zone





**Calgary Planning Commission**  
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**END**