



Public Hearing of Council
Agenda Item: 8.1.13

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

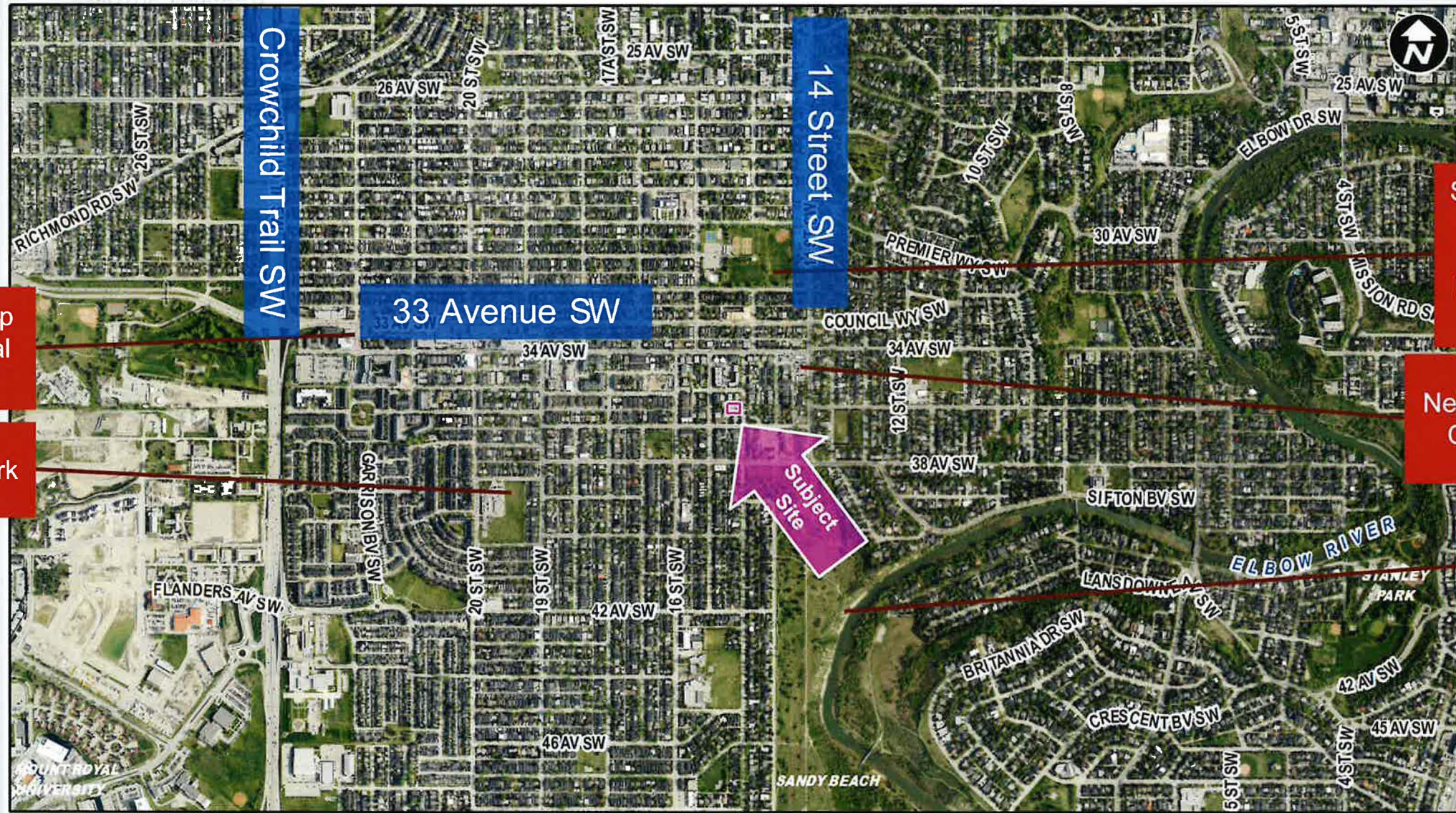
SEP 15 2020

ITEM: 8.1.13 PC2020-0004

Distribution

CITY CLERK'S DEPARTMENT

LOC2020-0008
Policy and Land Use
Amendment
M-C1 to M-C2



Marda Loop
Commercial
Centre

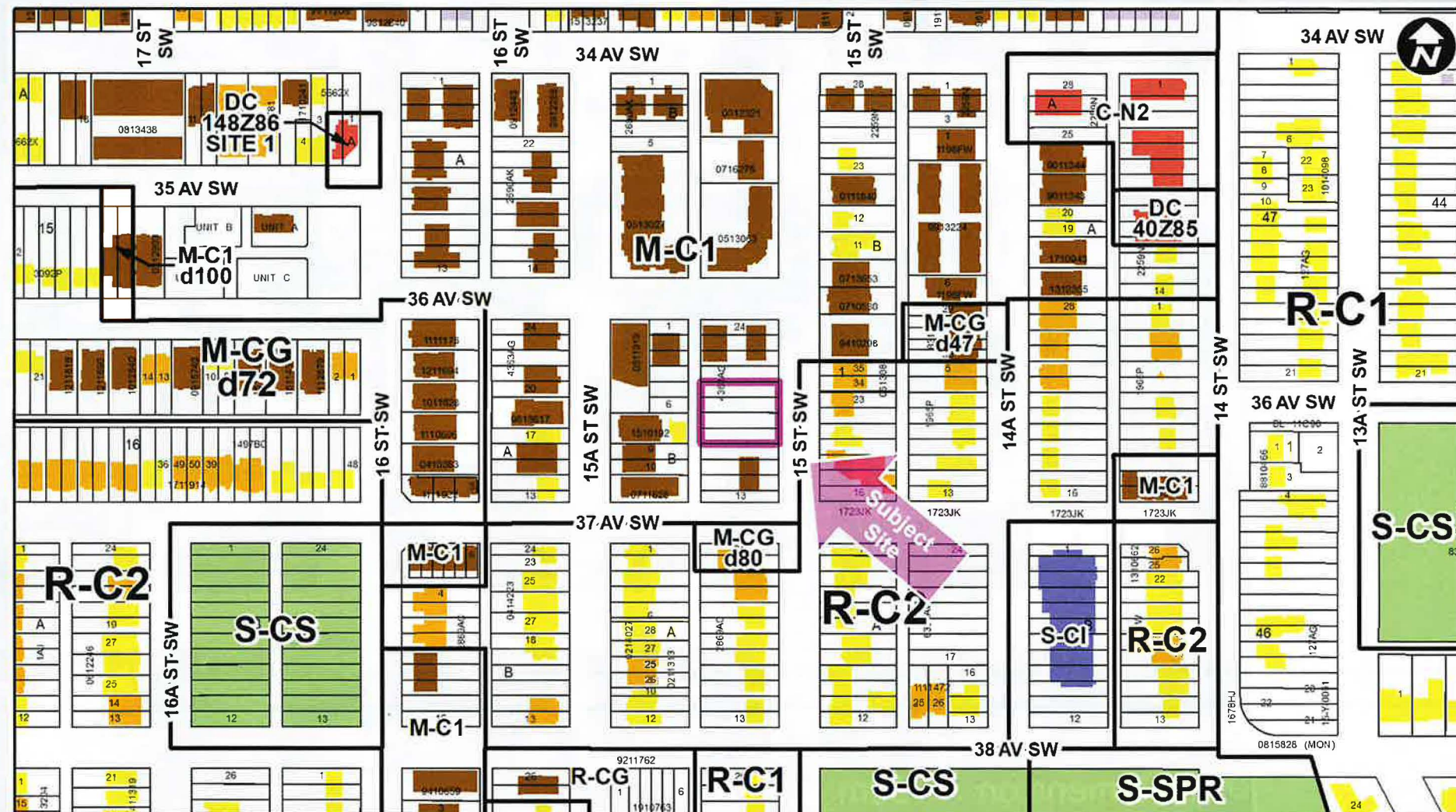
Kiwanis Park

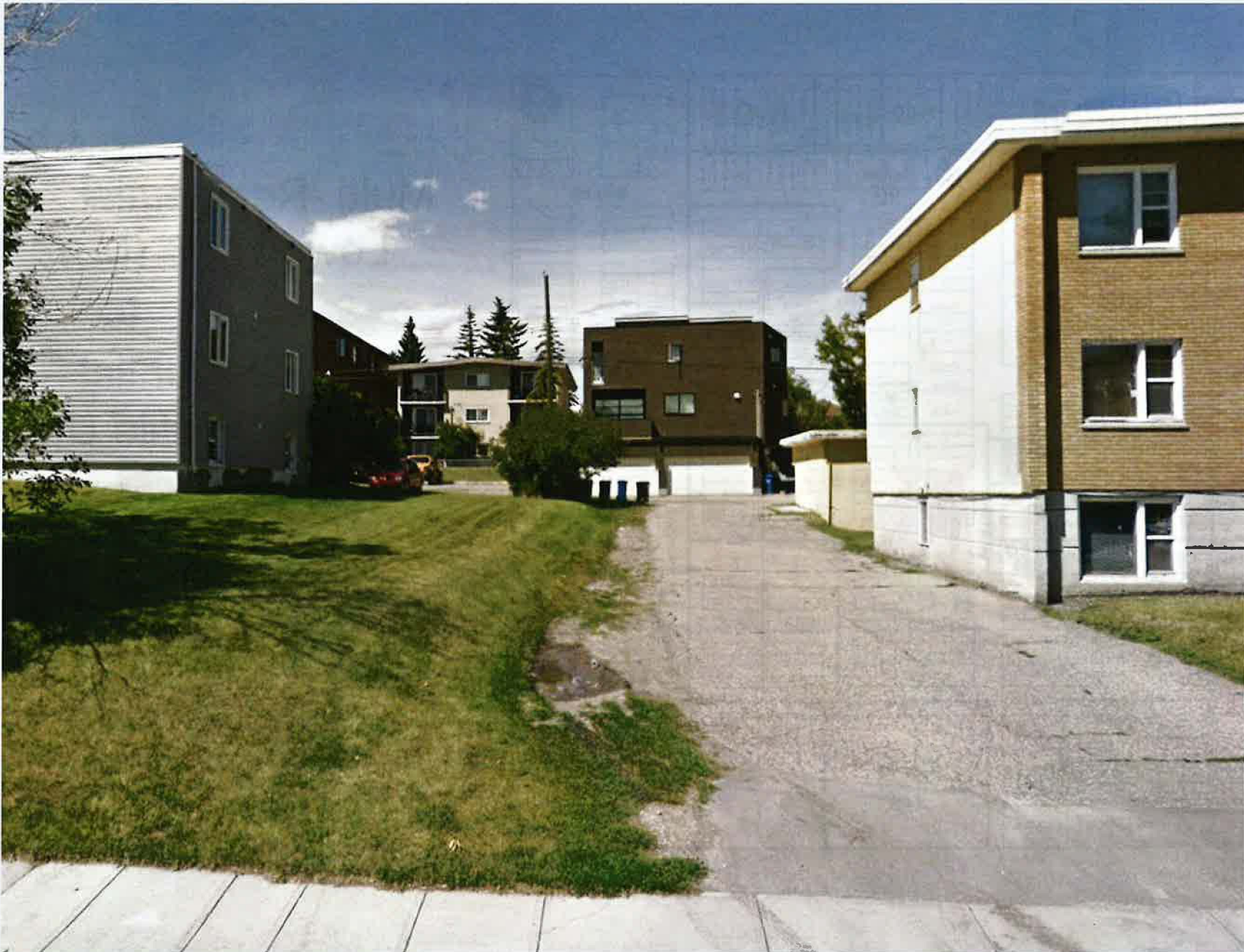
South Calgary
Park, MLCA,
Guiffre
Library, pool,
sportsfields

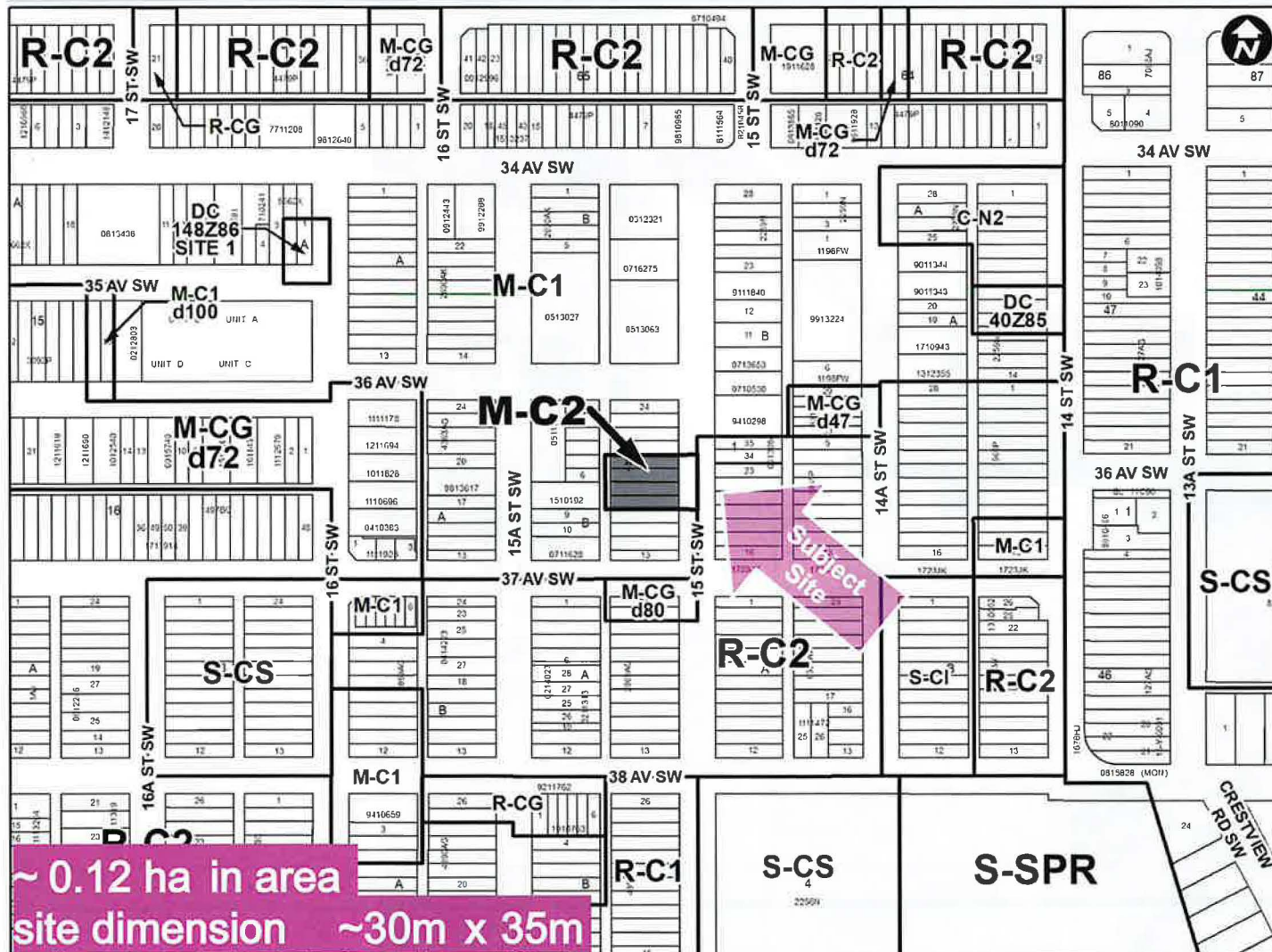
14 ST SW
Neighbourhood
Commercial
Node

River Park









Multi -Residential – Contextual
Low Profile (M -C1) District
to
Multi -Residential – Contextual
Medium Profile (M-C2) District

- Allows up to 2.5 FAR.
- Maximum height of 16 metres.

**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.”

Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the South Calgary / Altadore Area Redevelopment Plan (Attachment 1) ; and
2. Give three readings to the **Proposed Bylaw 36P2020**.
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 104D2020**.

Supplementary Slides

M-C1 Scale - Height Rules

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

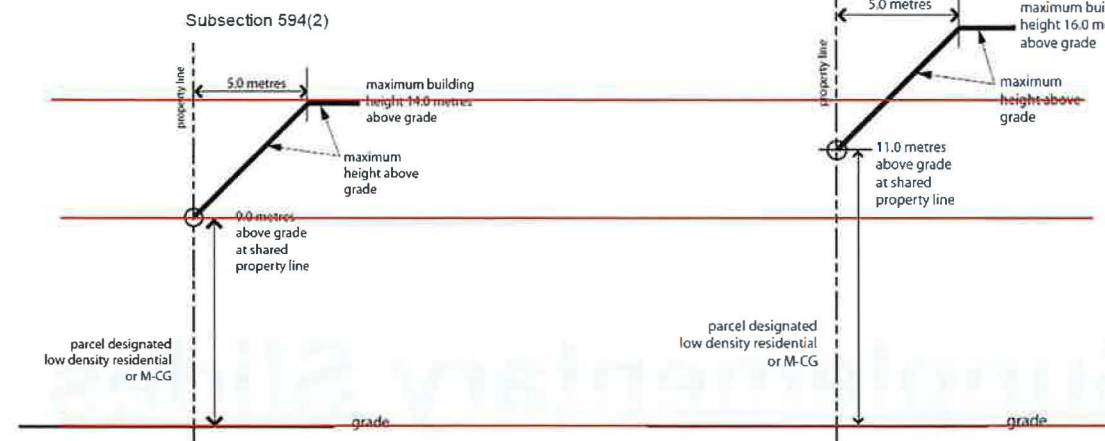
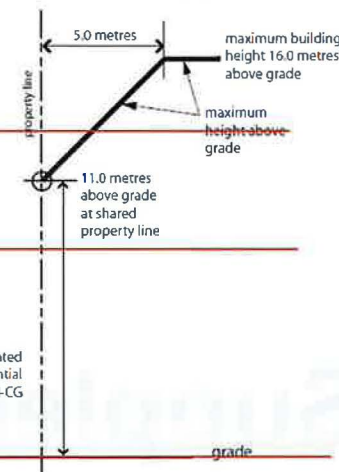


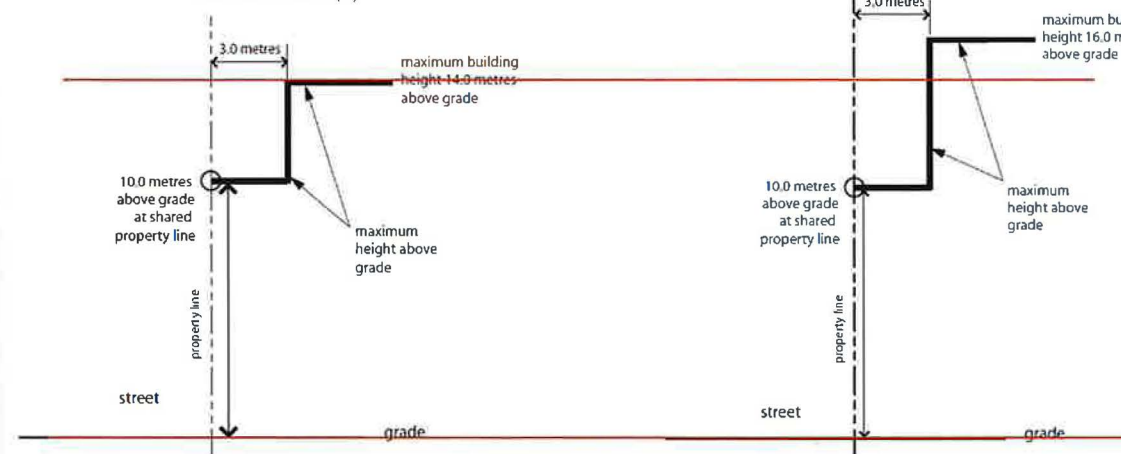
Illustration 5:
Building Height and Cross Section in the Multi-Residential
Contextual Medium Profile (M-C2) District

Subsection 604(2)

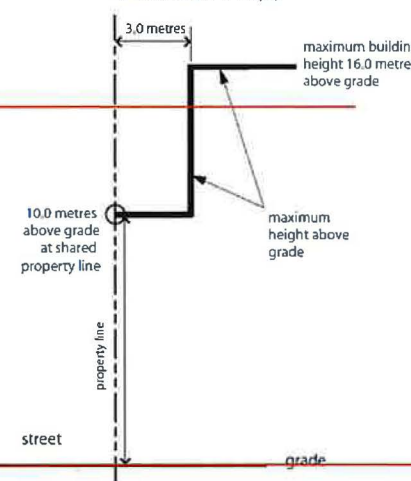


M-C2 Scale - Height Rules

Subsection 594(3)



Subsection 604(3)



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.

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)

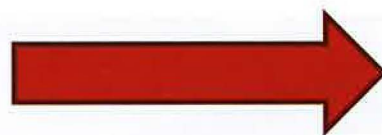
Visualization 1

Front and Side Yard Condition (Southeast corner of site)

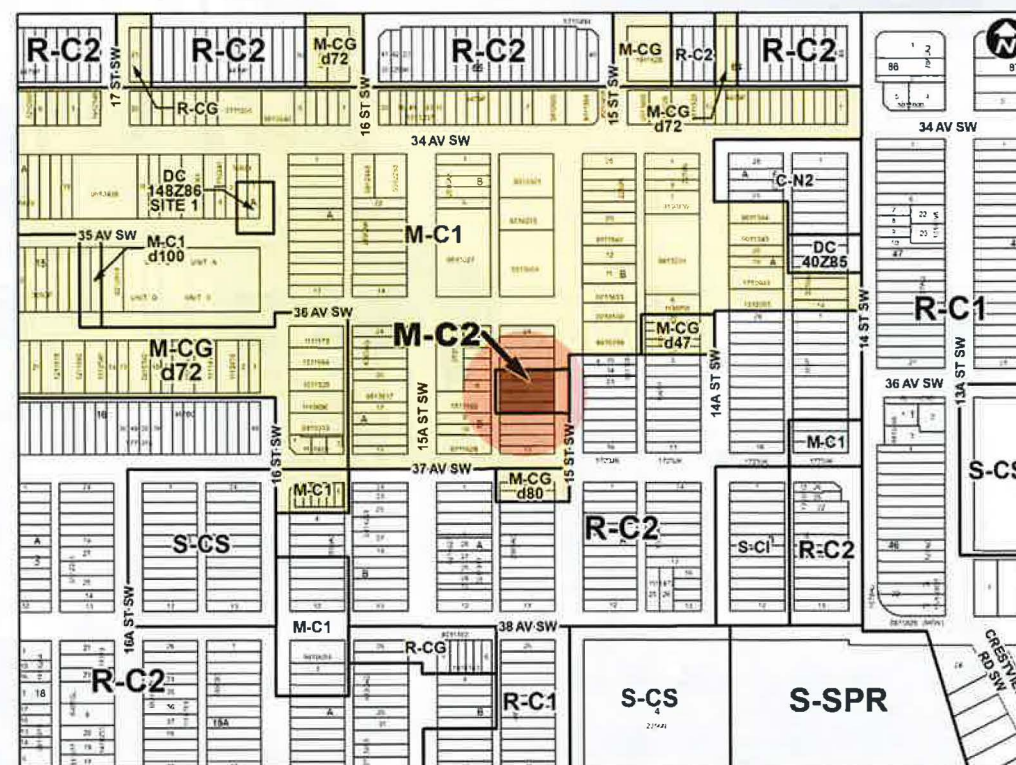
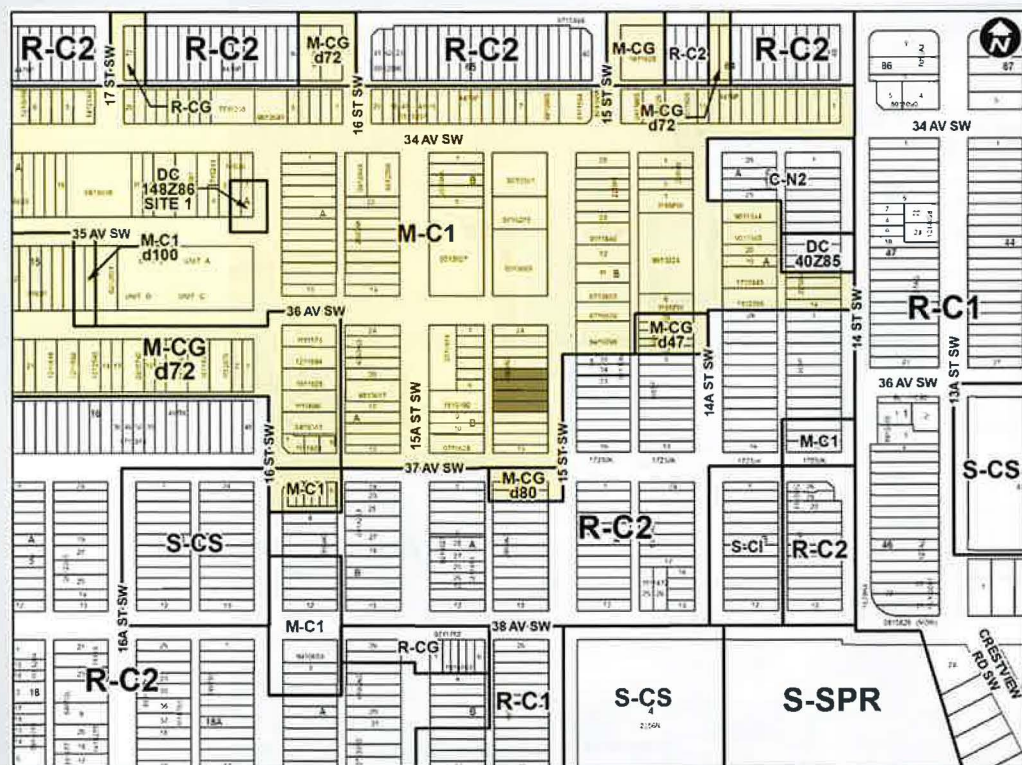
**Project visualizations are conceptual in nature and subject to change per DP2020-0704 revisions*



Existing Land Use: M -C1



Proposed Land Use: M -C2



South
Calgary/
Altadore

