



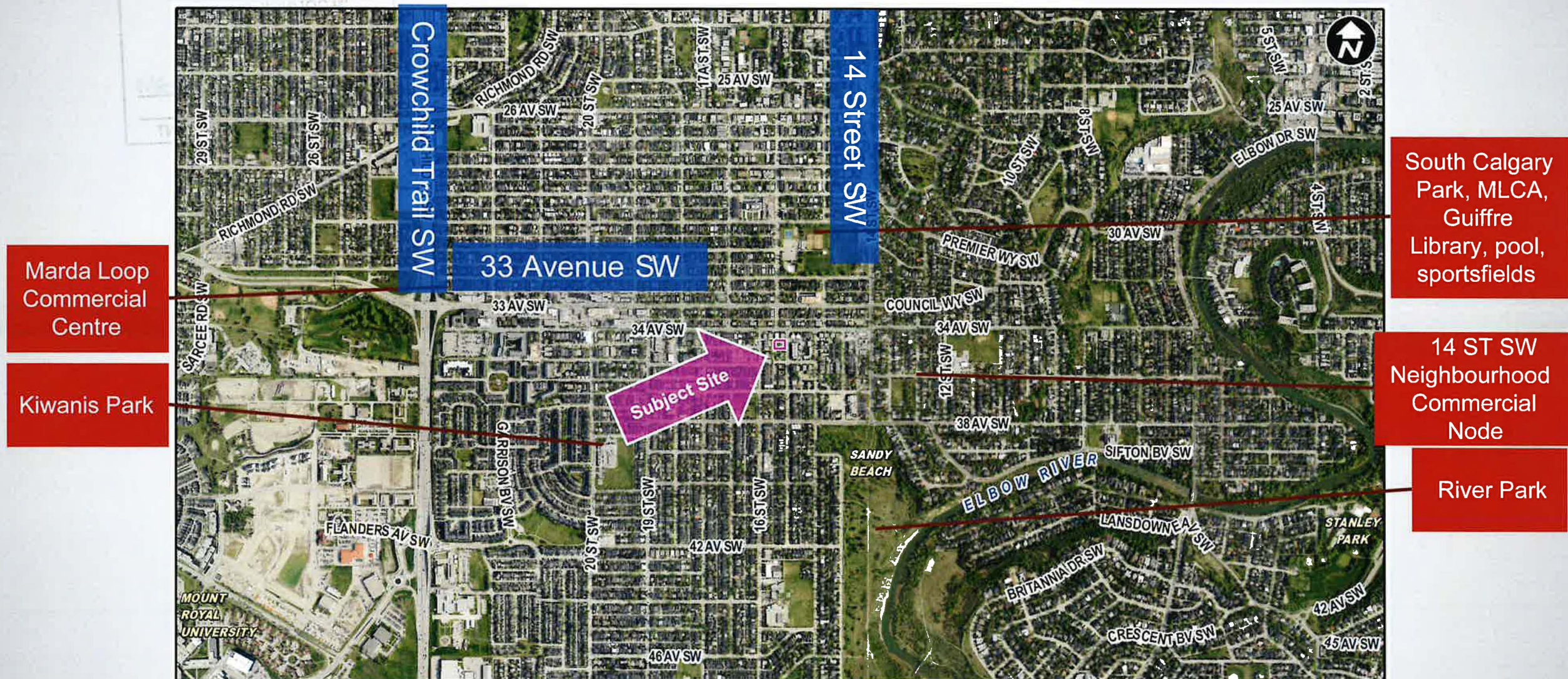
Public Hearing of Council

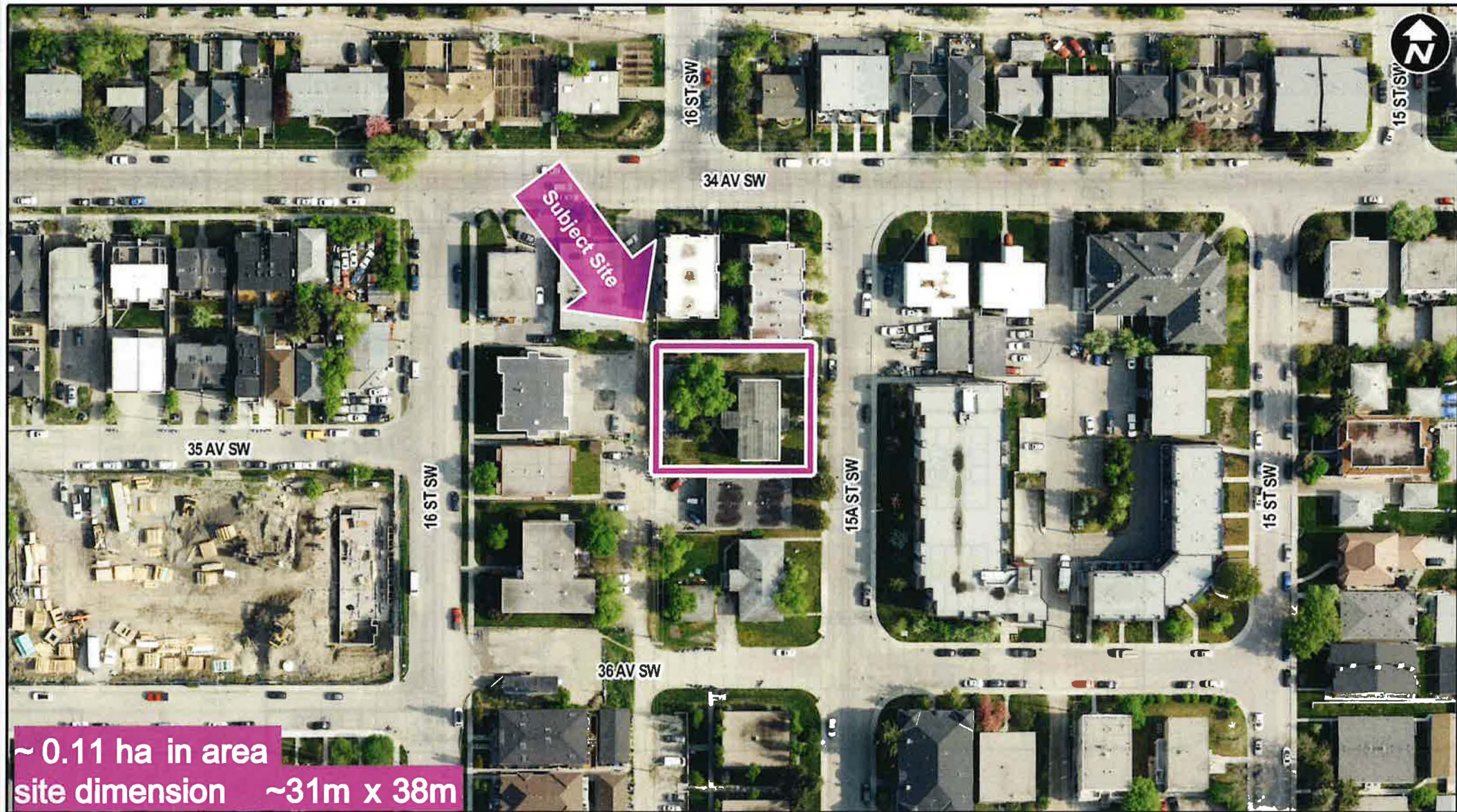
Agenda Item: 8.1.14

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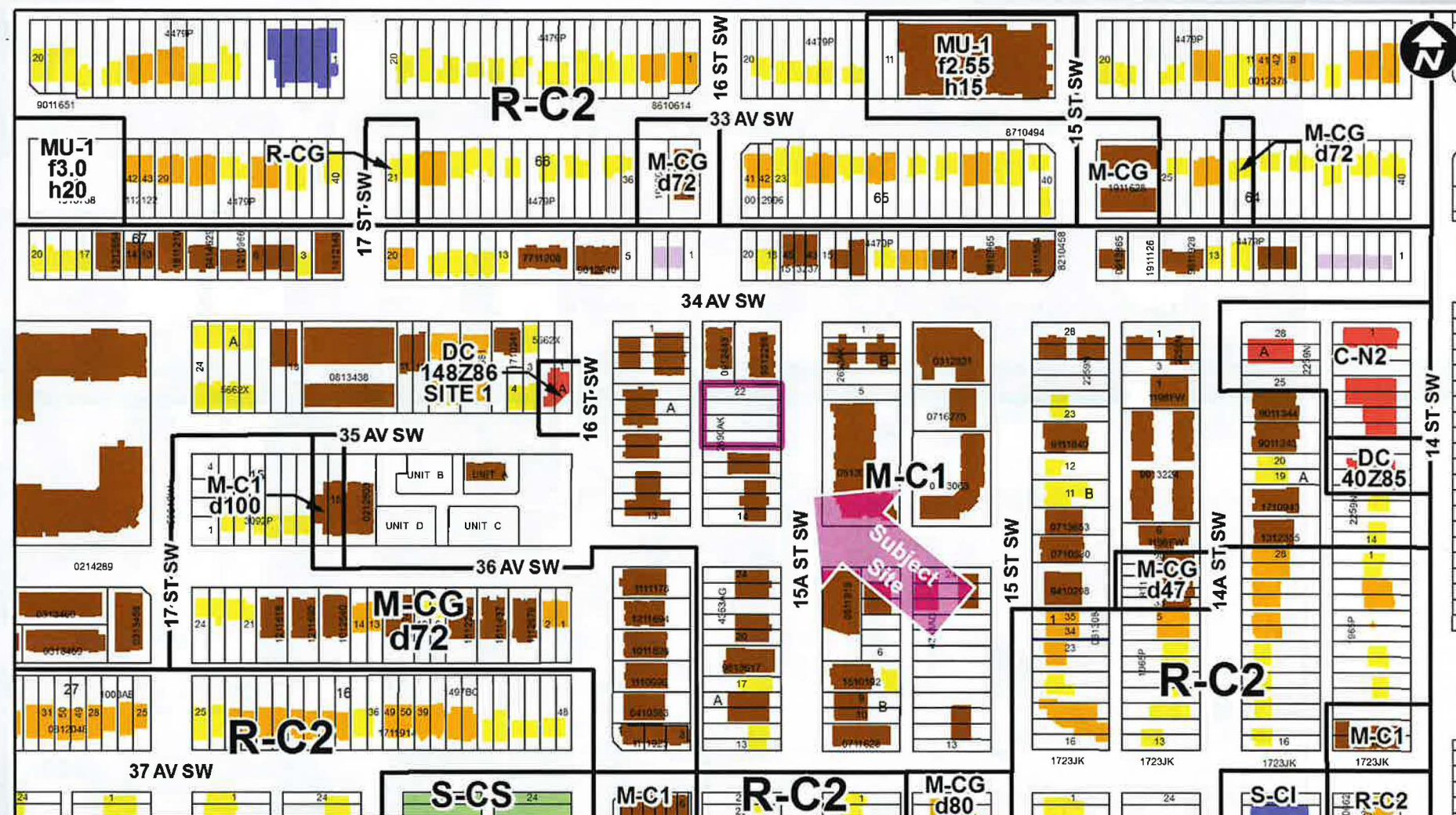


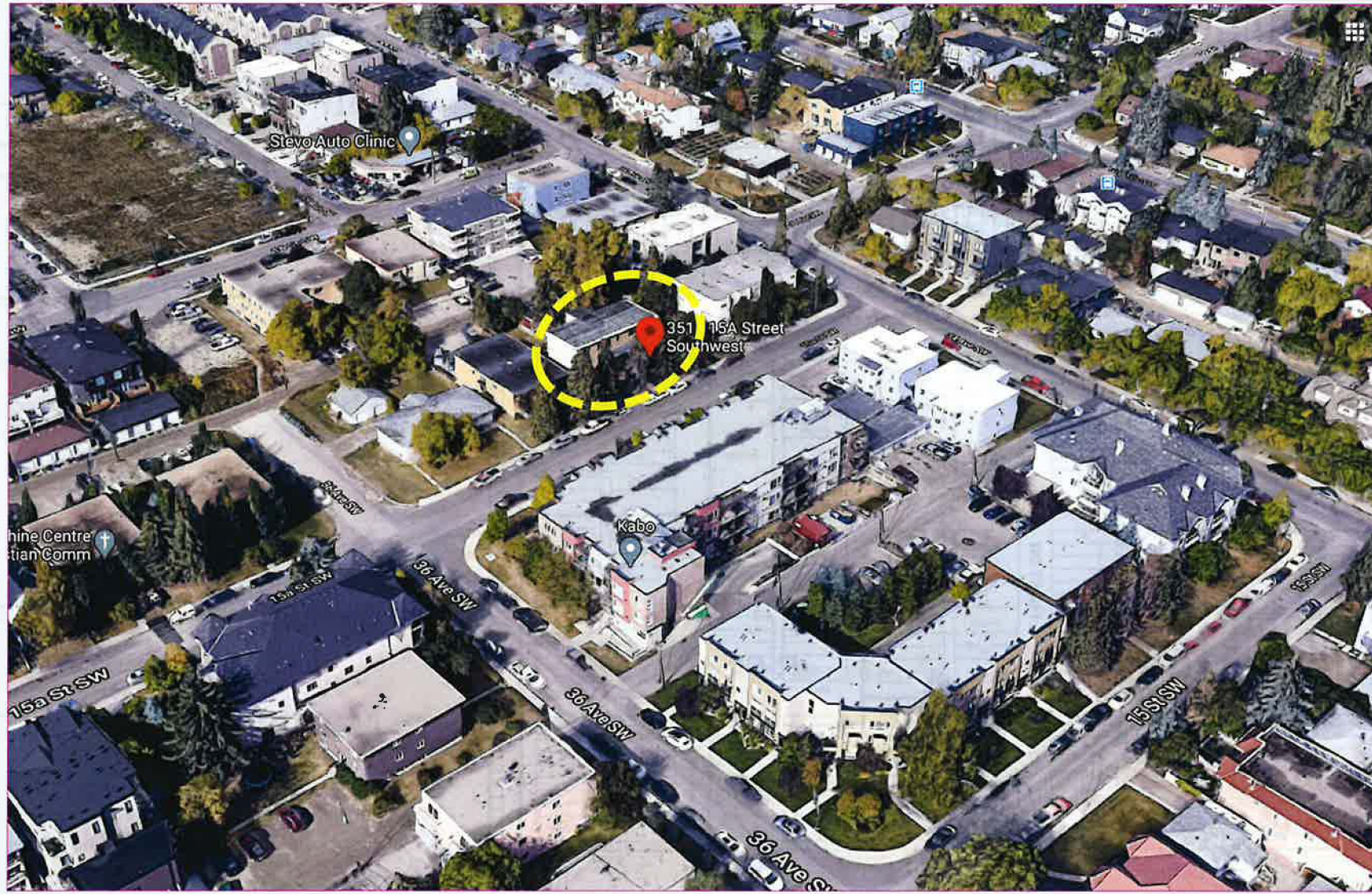
LOC2020-0007 Policy and Land Use Amendment M-C1 to M-C2

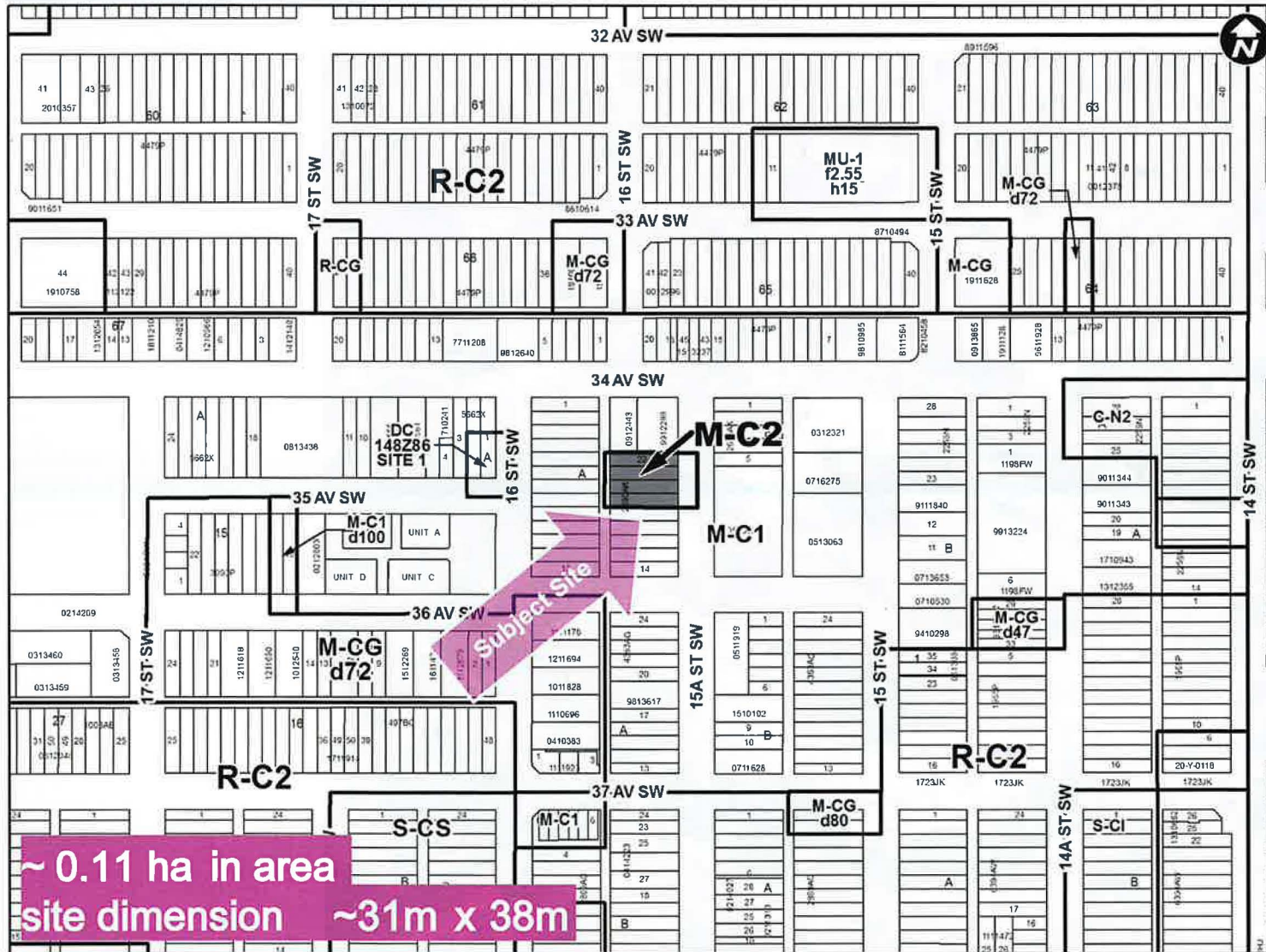




LEGEND







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 /
the proposed M -C2 District:

Altadore ARP – to support

1. The South Calgary/Altadore Area 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, in the second sentence add the following “3511 - 15A Street SW” to the sites considered appropriate for M-C2 designation.

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 26P2020**.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares $\pm$ (0.28 acres $\pm$) located at 3511 - 15A ST SW (Plan 2690AK, Block A, Lots 19 to 22) 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 126D2020**.

Supplementary Slides

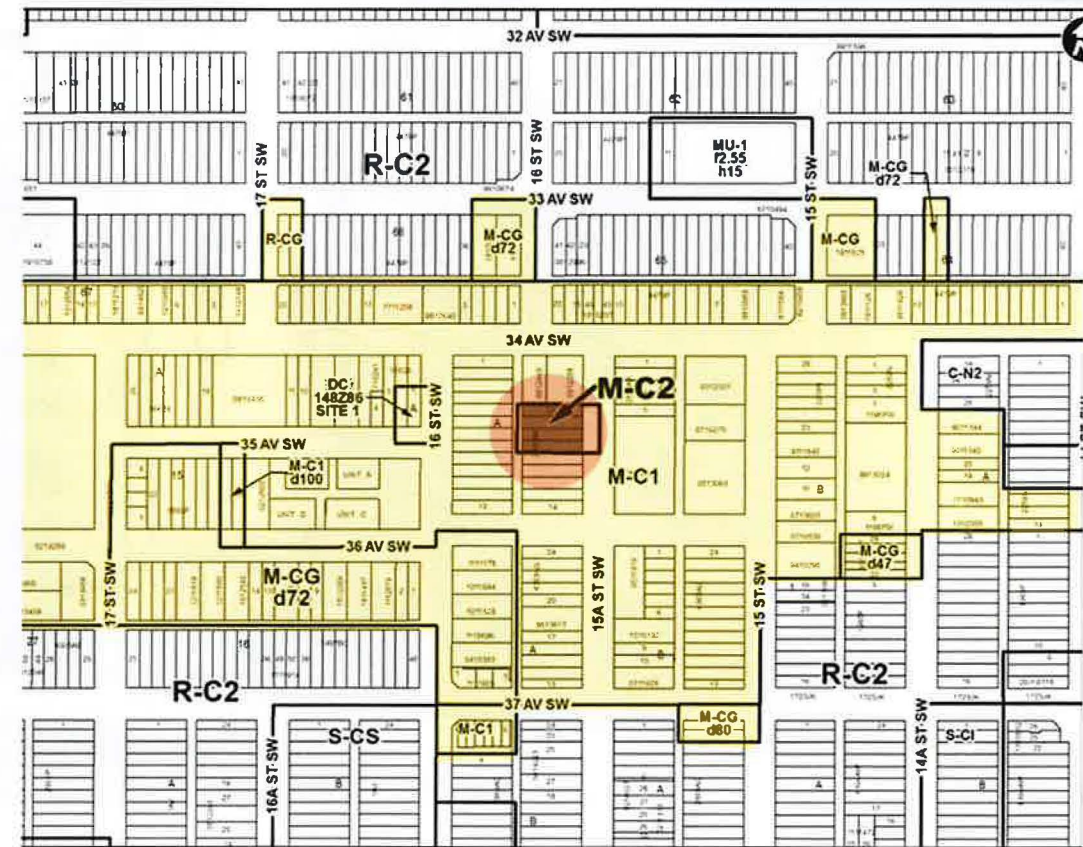
District Comparison Table

	M-C1	M-C2
Different Rules	• 148uph maximum density (Cap on unit yields) • 14m (maximum building height)	• FAR 2.5 maximum (No cap on unit yields) • 16m (maximum building height)
Comparable or “Alike” Contextual Rules	• Purpose to be close to, or adjacent to low density residential development • Varied building setbacks to fit well with immediate context • Reduced building mass of the upper floor of the development	• Purpose to be close to, or adjacent to low density residential development • Varied building setbacks to fit well with immediate context • Reduced building mass of the upper floor of the development

Existing Land Use: M-C1



Proposed Land Use: M-C2





**Diagrams are for illustrative purposes only.*

South
Calgary/
Altadore

