



Calgary Planning Commission
Agenda Item: 7.2.11



LOC2020-0007
Land Use Amendment

REPORT REVISIONS

Page 4 – Site Context:

Replace the 3rd sentence in paragraph 1 with:

“Currently there is one existing 3-storey building on the site.”

Attachment 4 – Applicant’s Community Outreach:

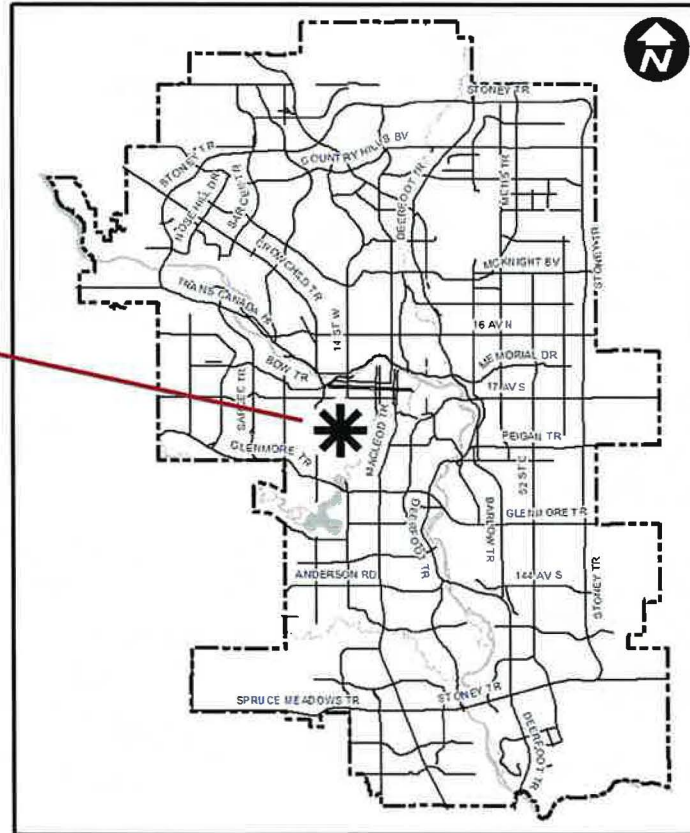
Replace this with the revised Applicant’s Community Outreach (What We Have Heard) Report



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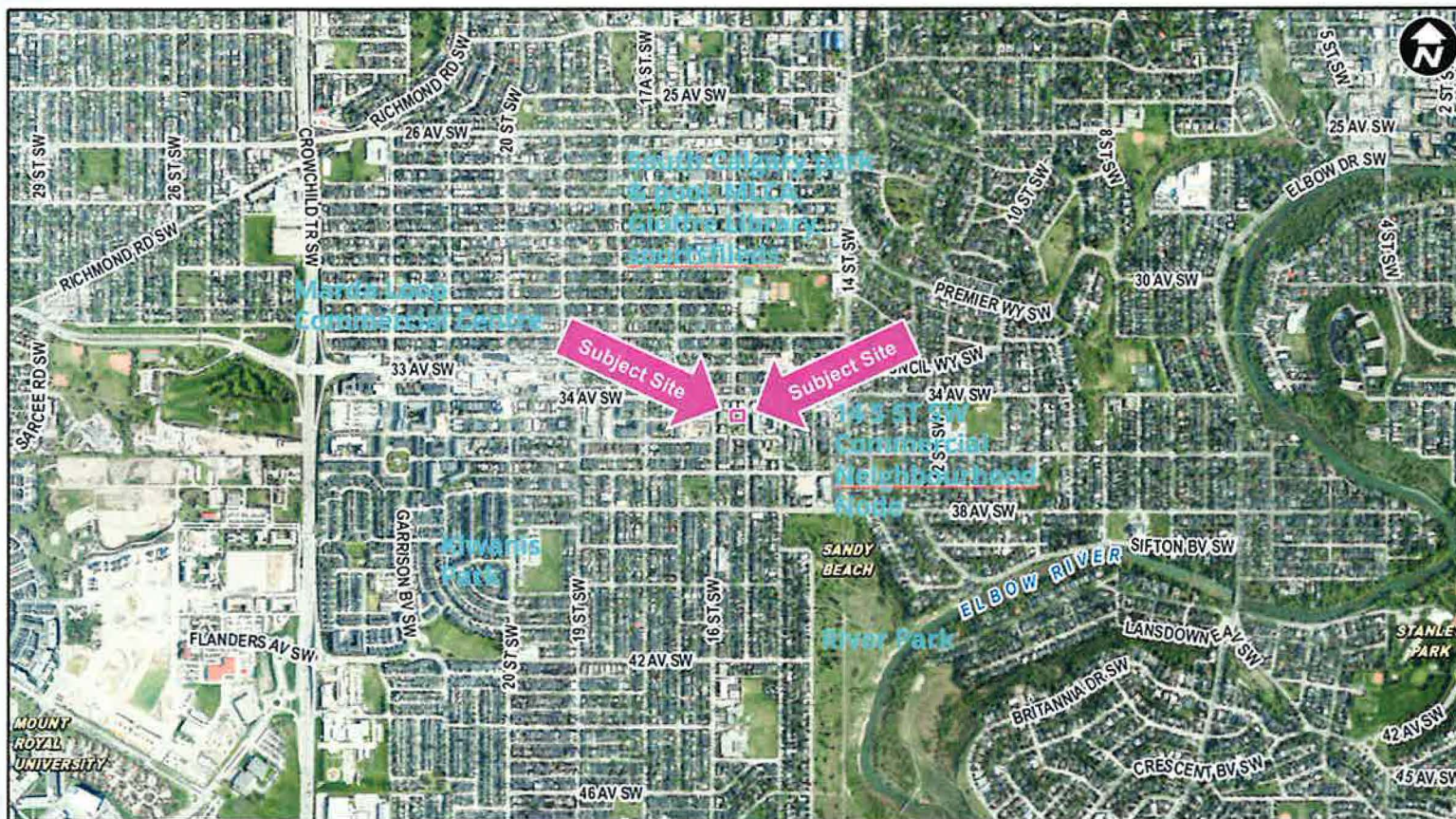
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South
Calgary/
Altadore



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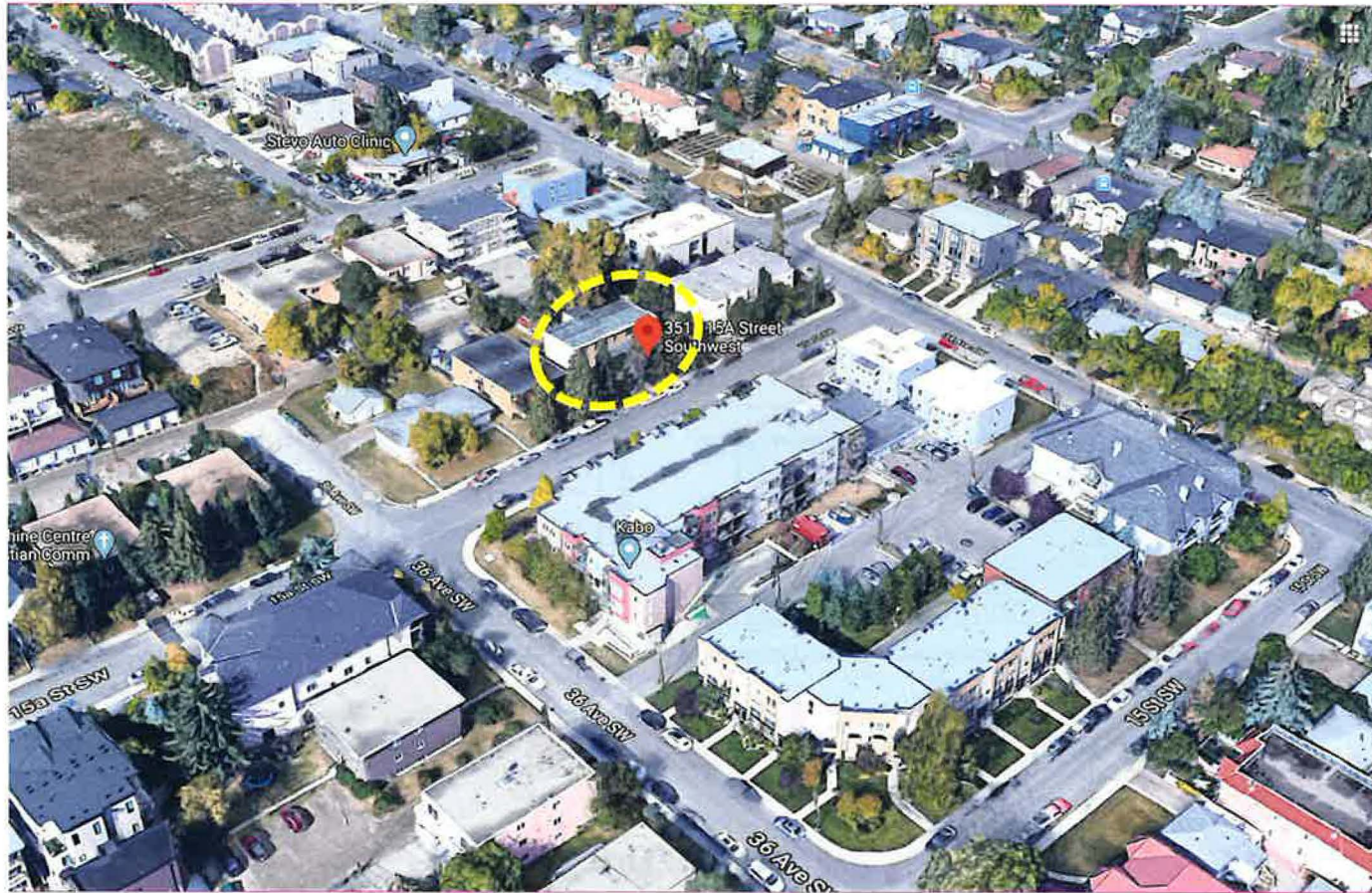
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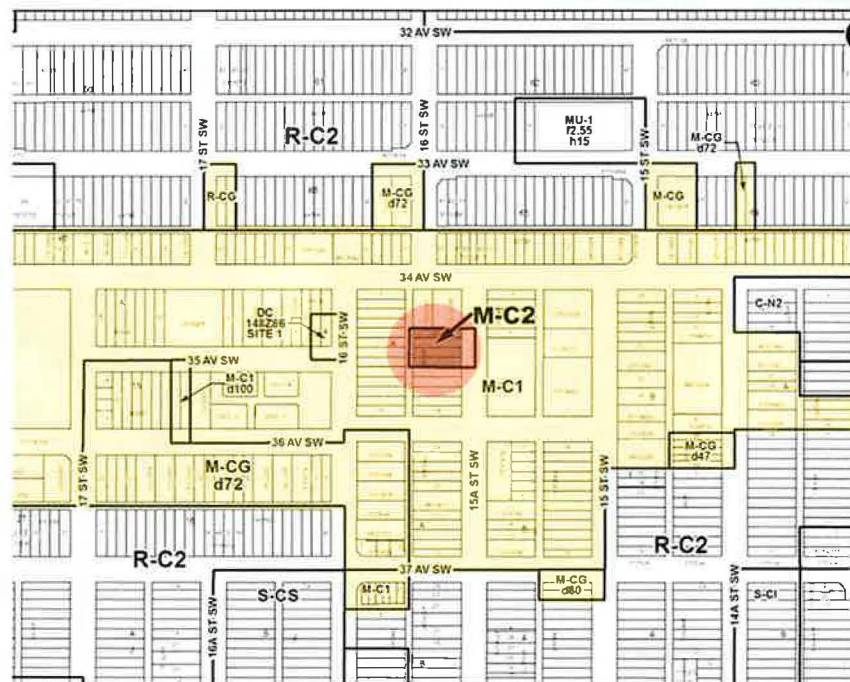


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Existing Land Use: M-C1



Proposed Land Use: M-C2





**Diagrams are for illustrative purposes only.*

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

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.



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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 0.11 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.



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SUPPLEMENTARY SLIDE

District Comparison Table

	M-C1	M-C2
Different Rules	<ul style="list-style-type: none"> • 148uph maximum density (Cap on unit yields) • 14m (maximum building height) 	<ul style="list-style-type: none"> • FAR 2.5 maximum (No cap on unit yields) • 16m (maximum building height)
Comparable or "Alike" Contextual Rules	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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