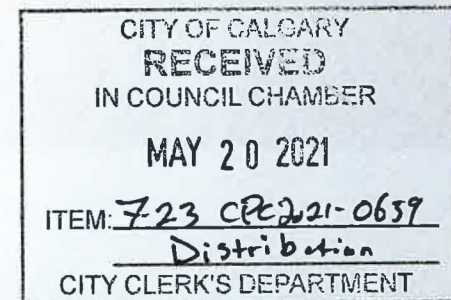


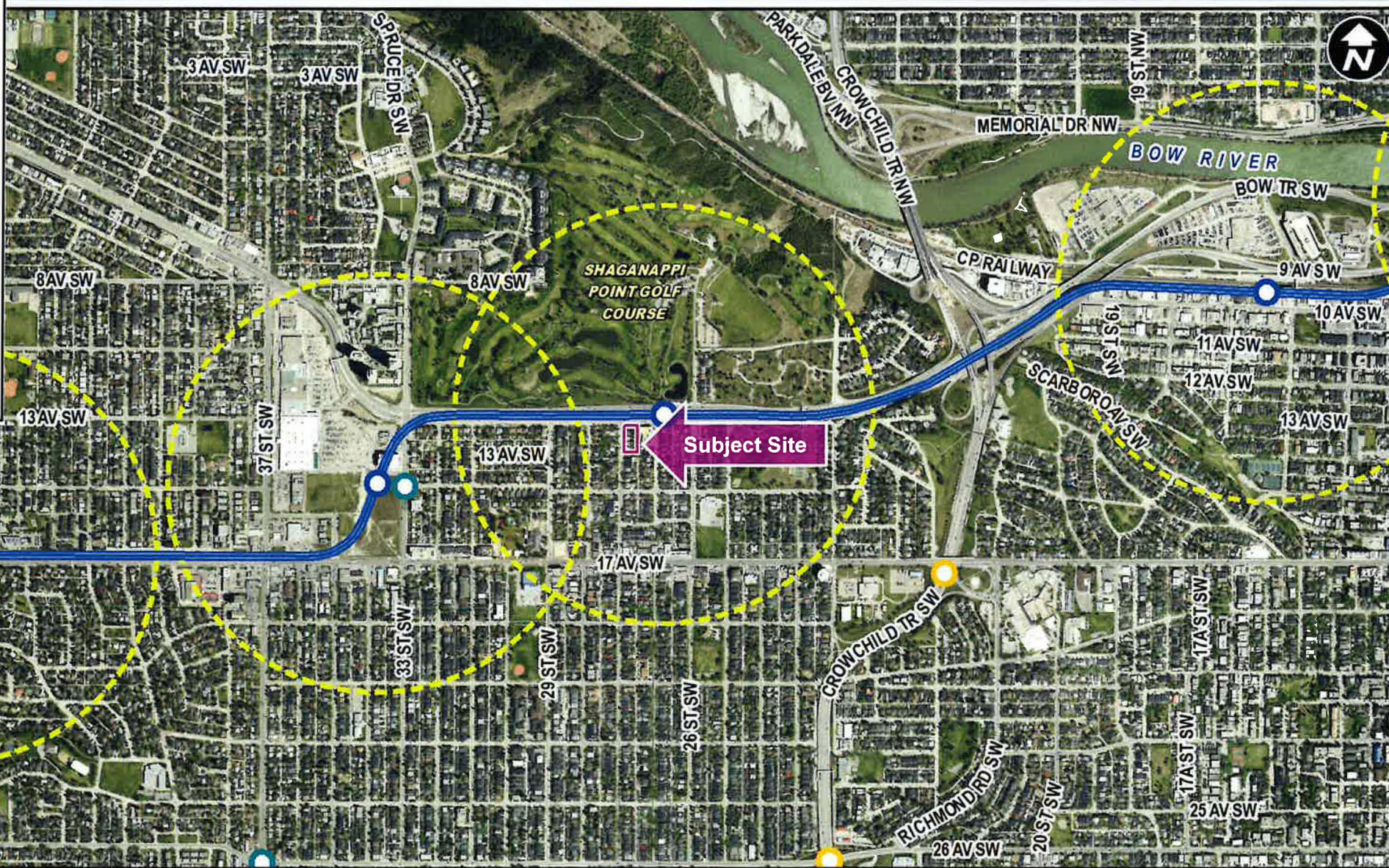
Corrections to Attach 3 - Proposed Direct Control District – CPC2021-0659

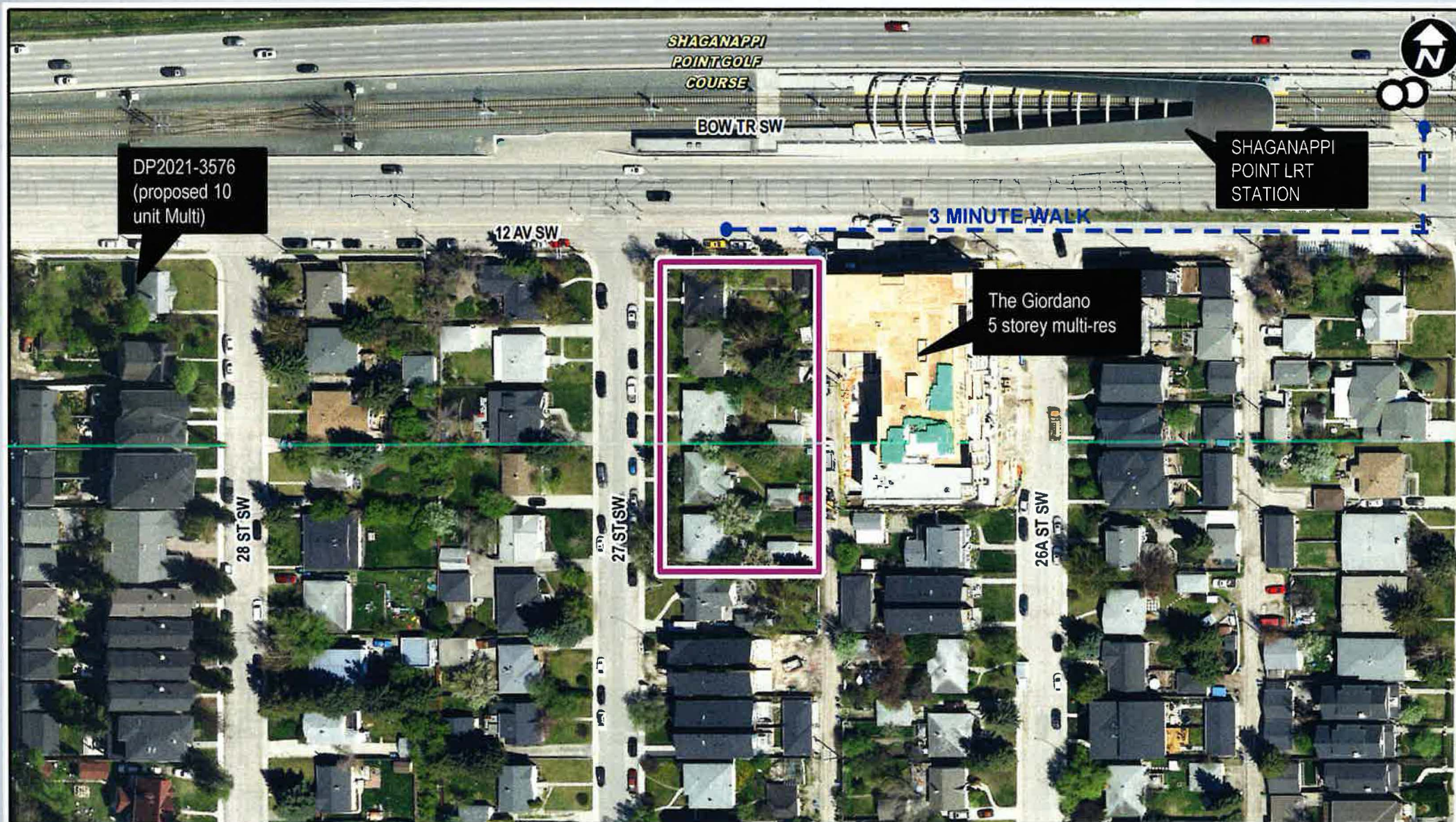
- In section 4(b):
 - “**electrical vehicle**” should say “**electric vehicle**”
 - the word “an” should be before “**electric vehicle** energy management system”
- In section 11(2)(b), the words “from the **development parcel**” are missing before the words “by a **lane**.”
- There shouldn't be a period after the title of the illustration
- Section 12(3) should say “**electric**” not “**electrical**”





LOC2021-0002 / CPC2021-0659
Policy and Land Use Amendment
May 20, 2021

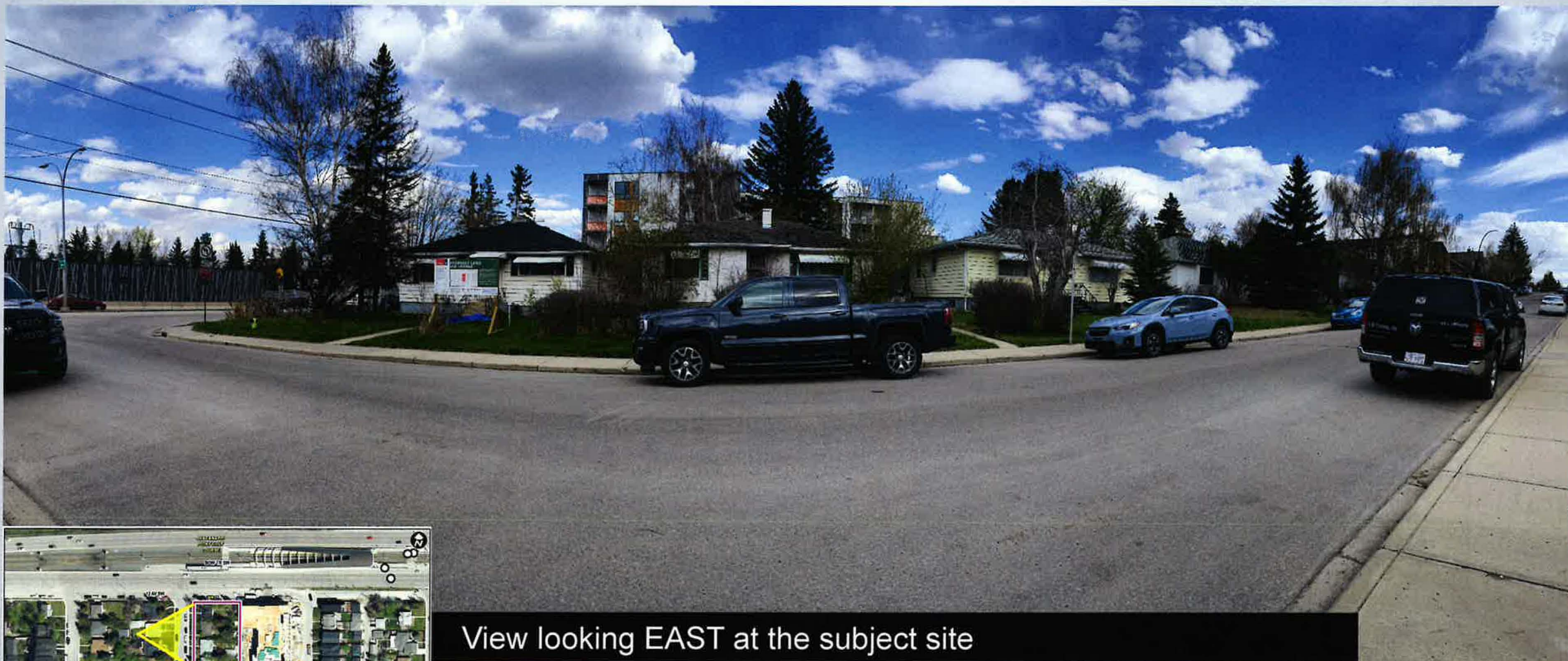




Parcel Size:

**5 parcels with
0.29ha total area**

**15.0m x 38.39m
for each lot**





View at NW corner looking EAST along 12 Avenue SW



View looking SOUTH into the rear lane

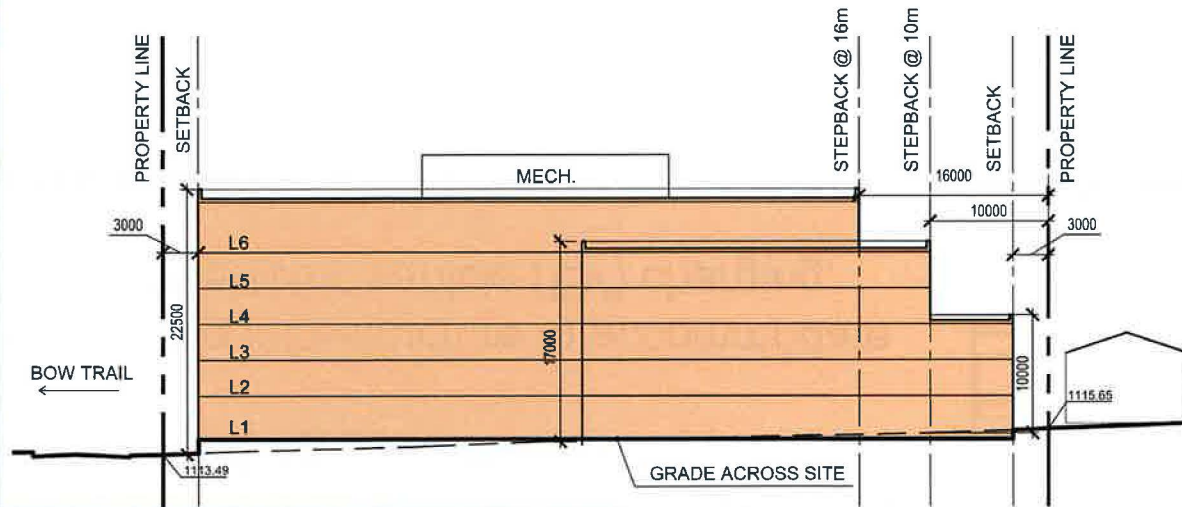
Existing Land use:

- M-C2f2.5 (for the three northerly parcels)
- R-C2 (for the two southerly parcels)

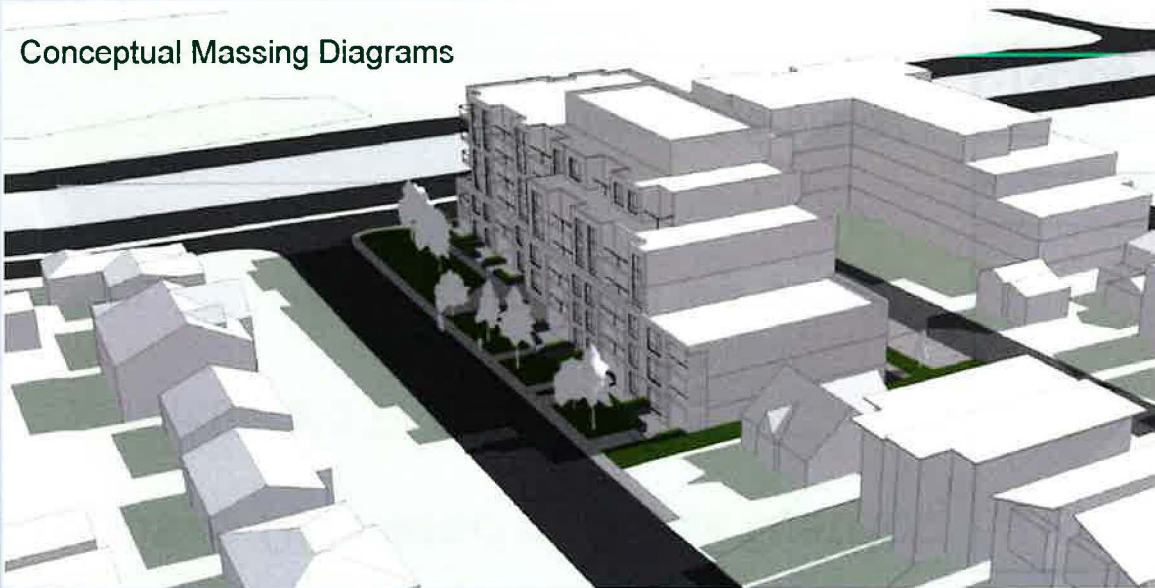


Proposed DC District:

- Building height of 22.5m (approx. 6 storeys) that steps down from 12 Avenue SW to 17 metres (approx. 5 storeys), then to 10 metres adjacent to low density development.



Conceptual Massing Diagrams

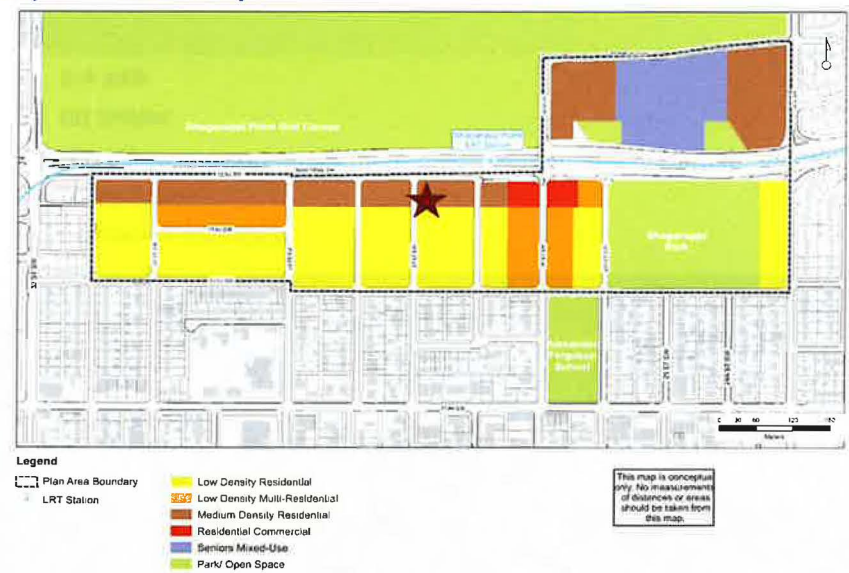


Conceptual Massing Diagrams

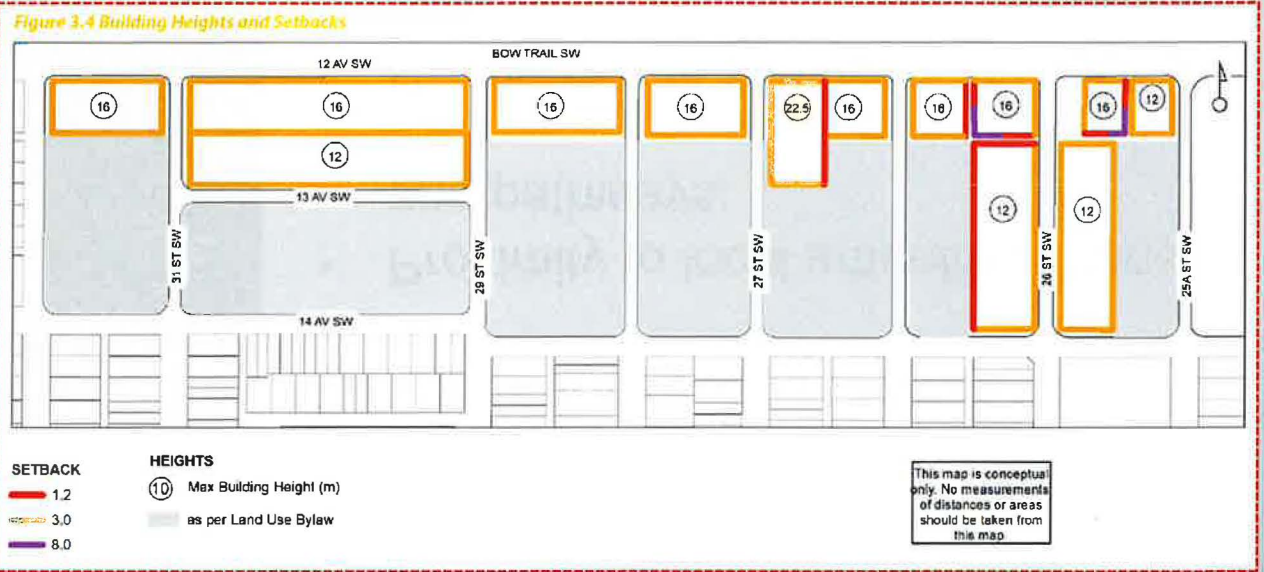
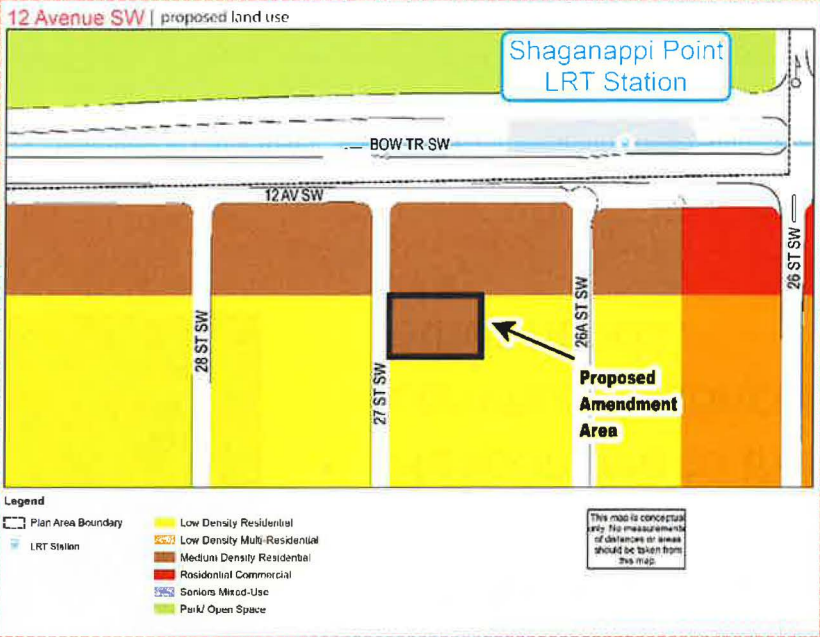


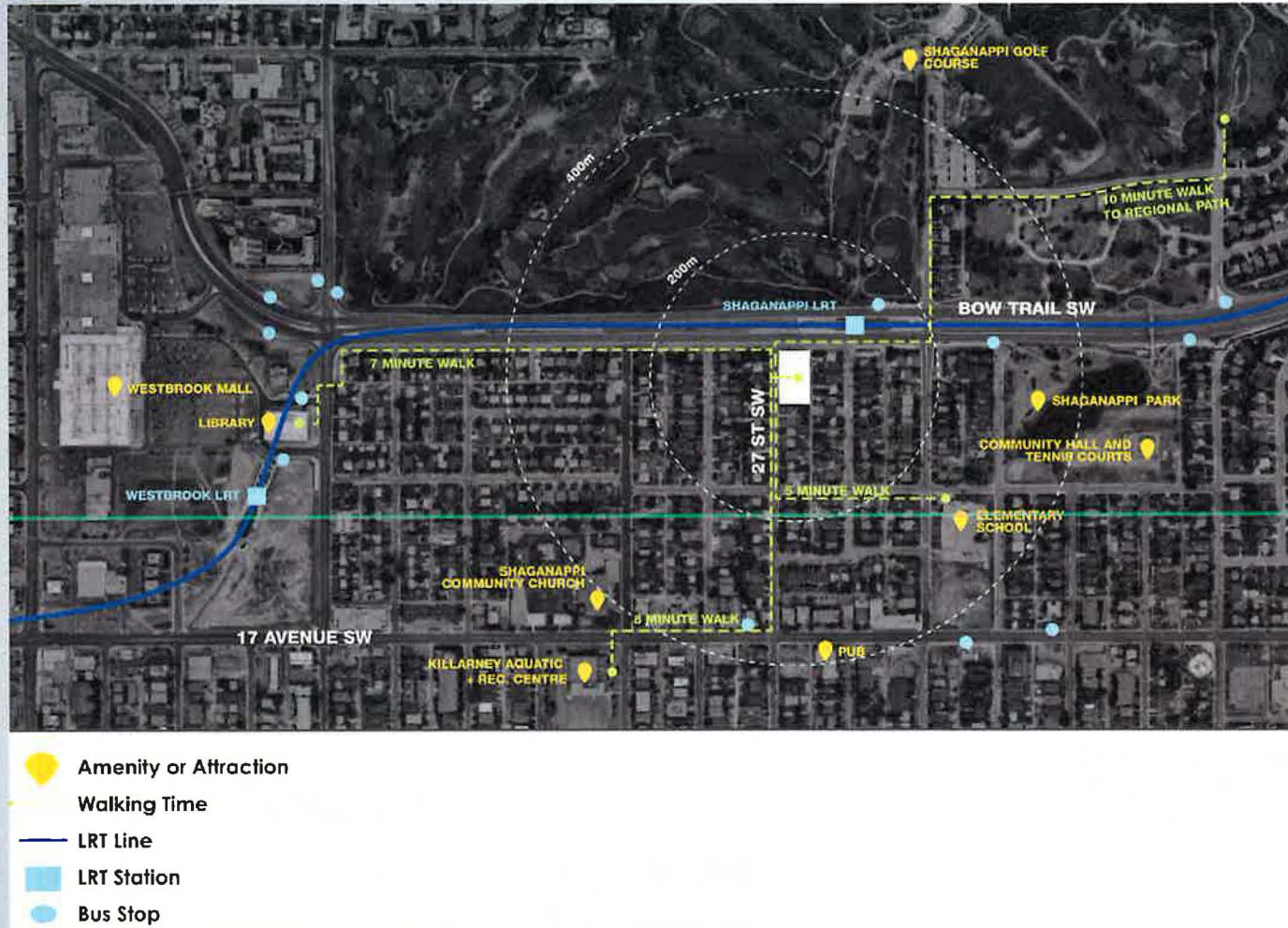
Shaganappi Point ARP (Statutory – 2014)

Map 2.1: Land Use Policy Areas



Proposed policy amendments:





Reasons for recommendation:

- Proximity to local amenities, transit, and pathways;
- Proposal is in line with City policies
- Housing choice;
- Responsive to the local context, community concerns, while balancing other needs.

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Shaganappi Point Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.29 hectares $\pm$ (0.71 acres $\pm$) located at 1404, 1408, 1414, and 1418 – 27 Street SW (Plan 307EO, Block B, Lot 11 and 12 and portion of Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Medium Profile (M-C2f2.5) District to Direct Control District to accommodate multi-residential guidelines (Attachment 3).

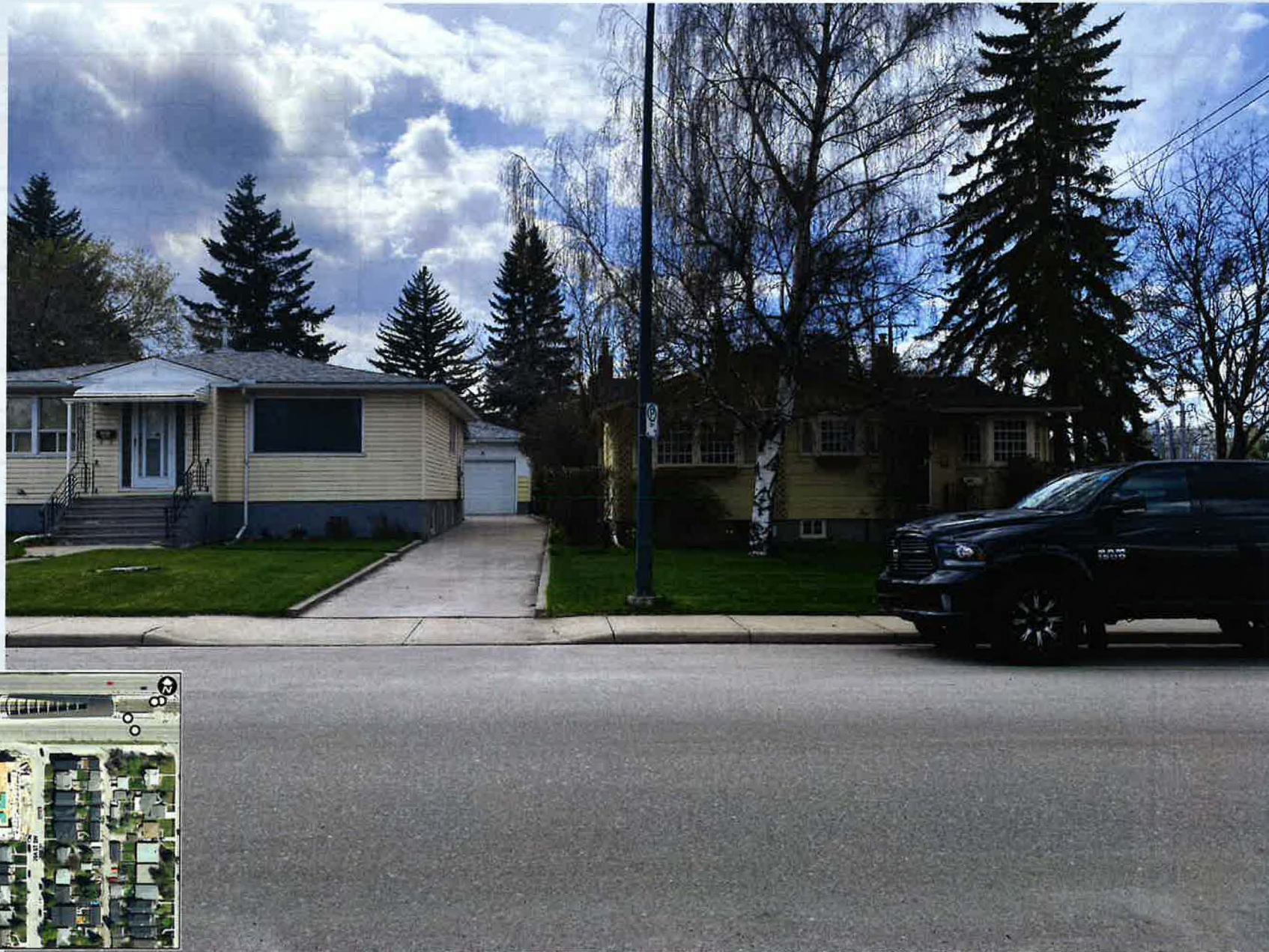
Supplementary Slides

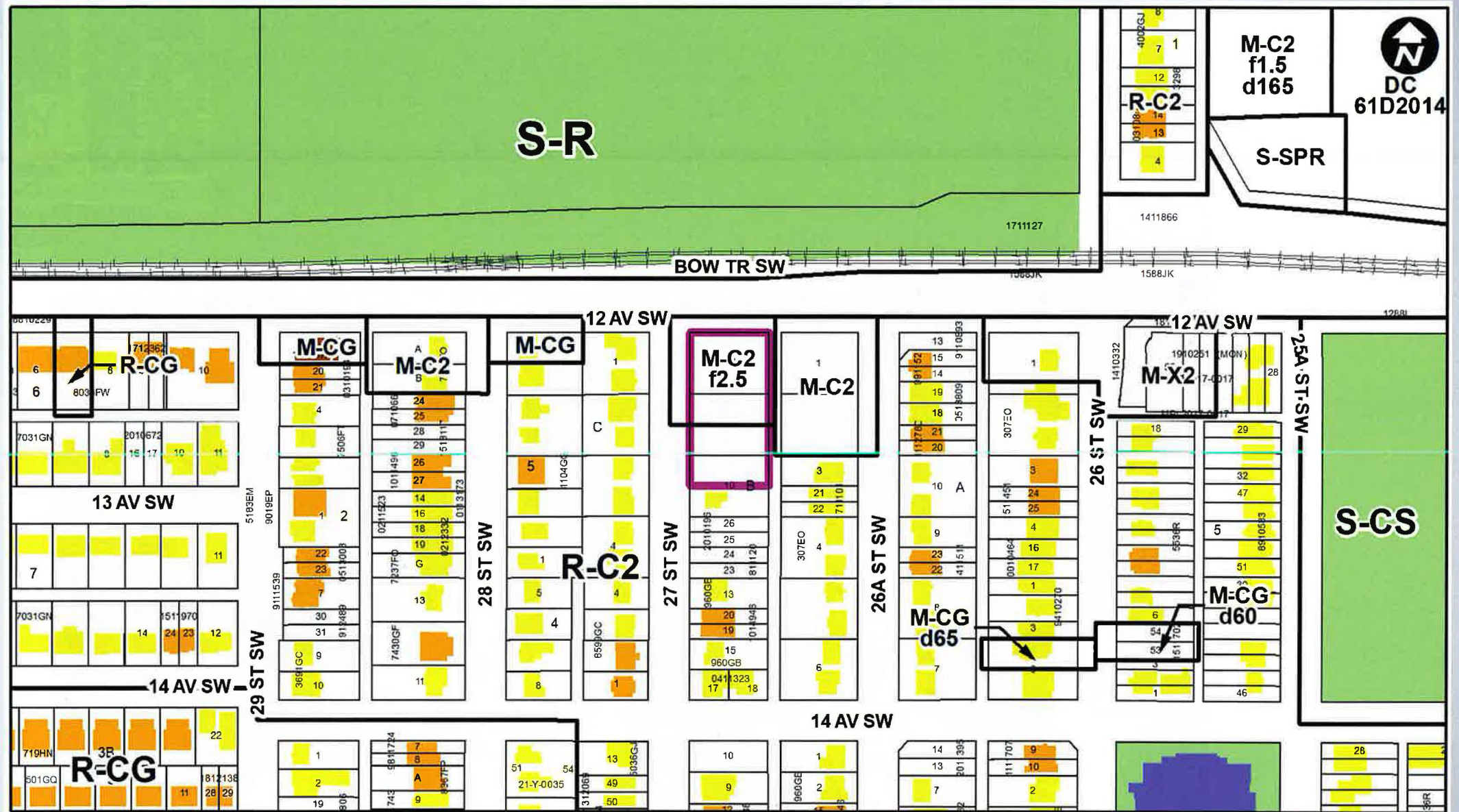


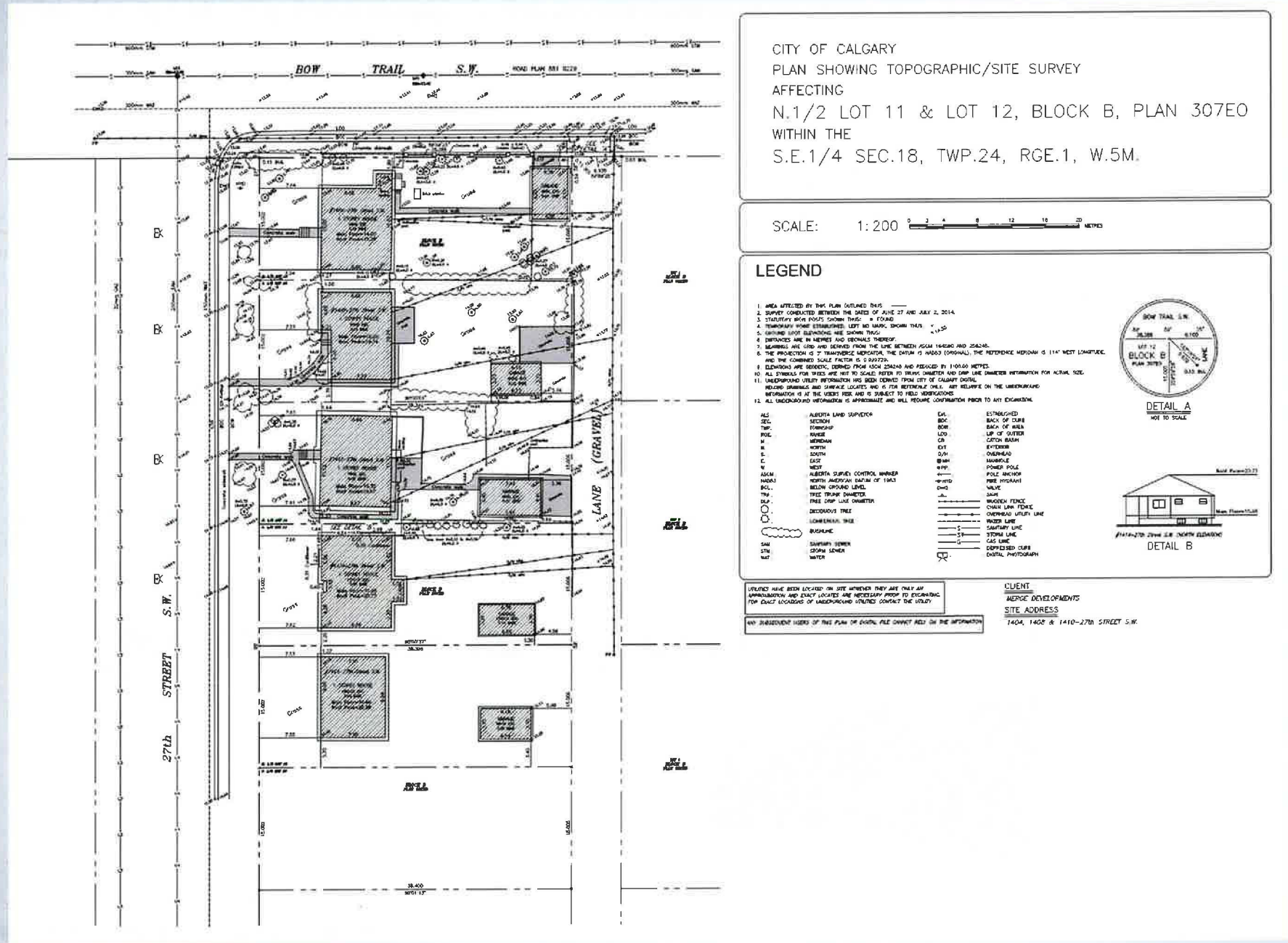




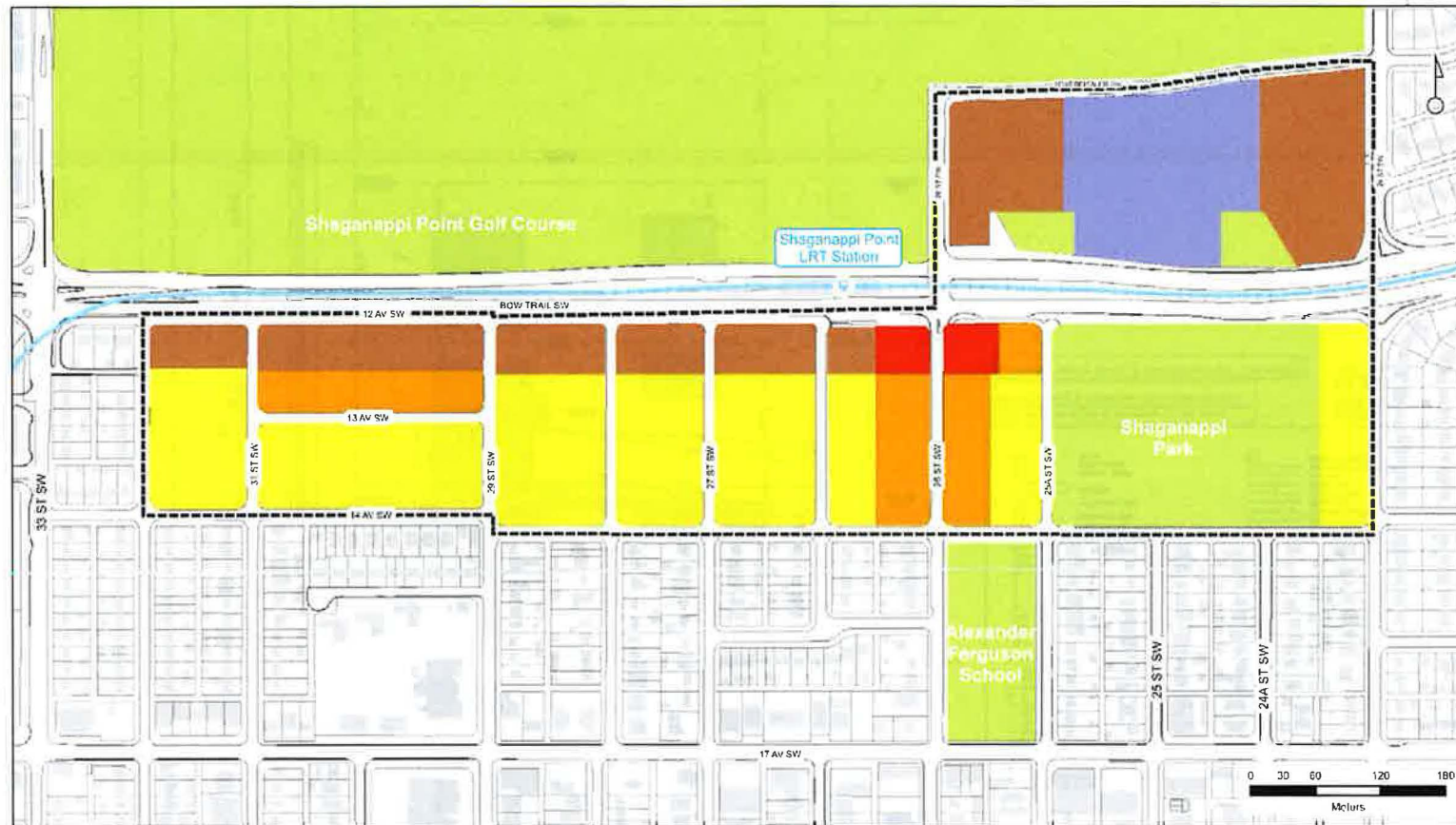








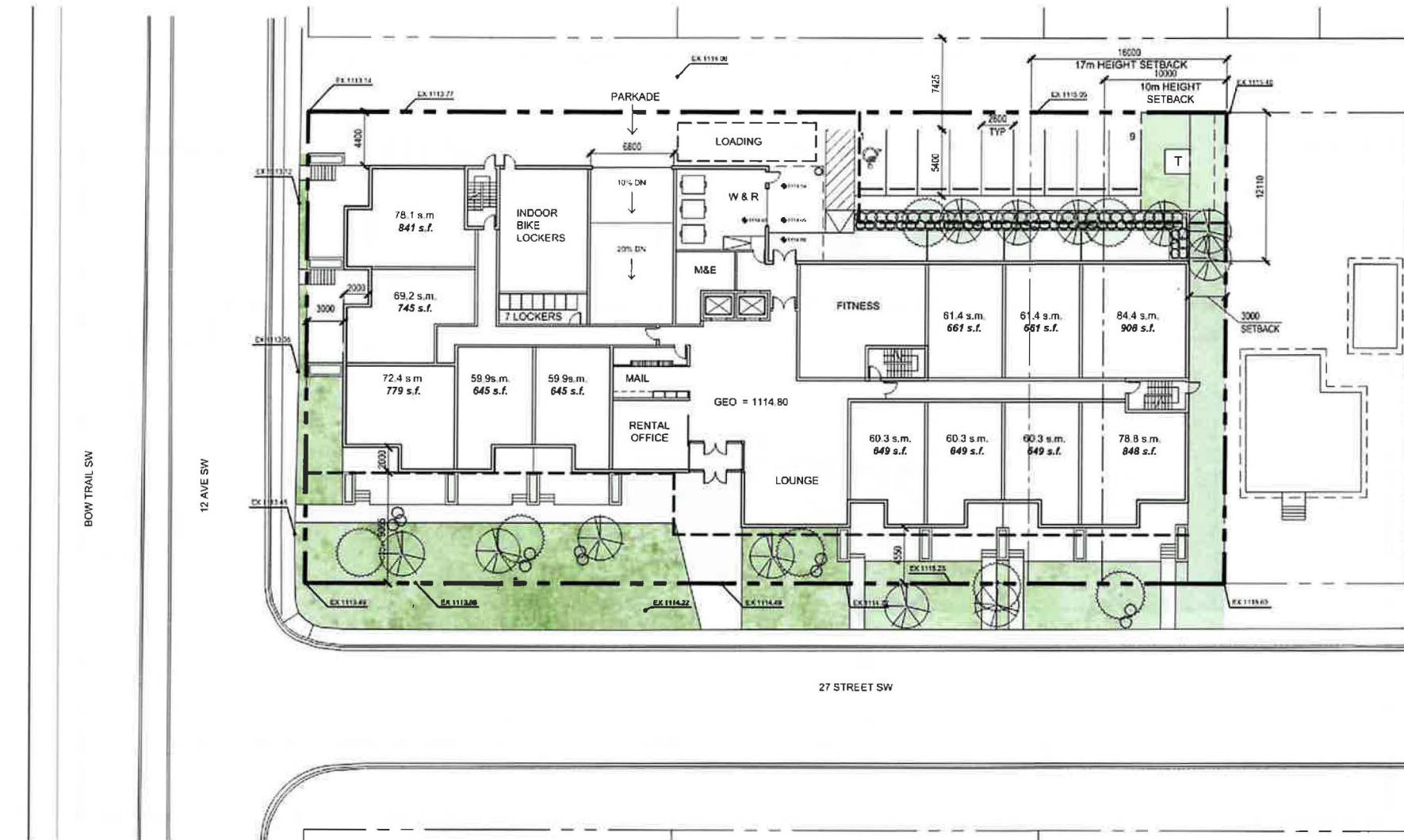
Map 2.1: Land Use Policy Areas



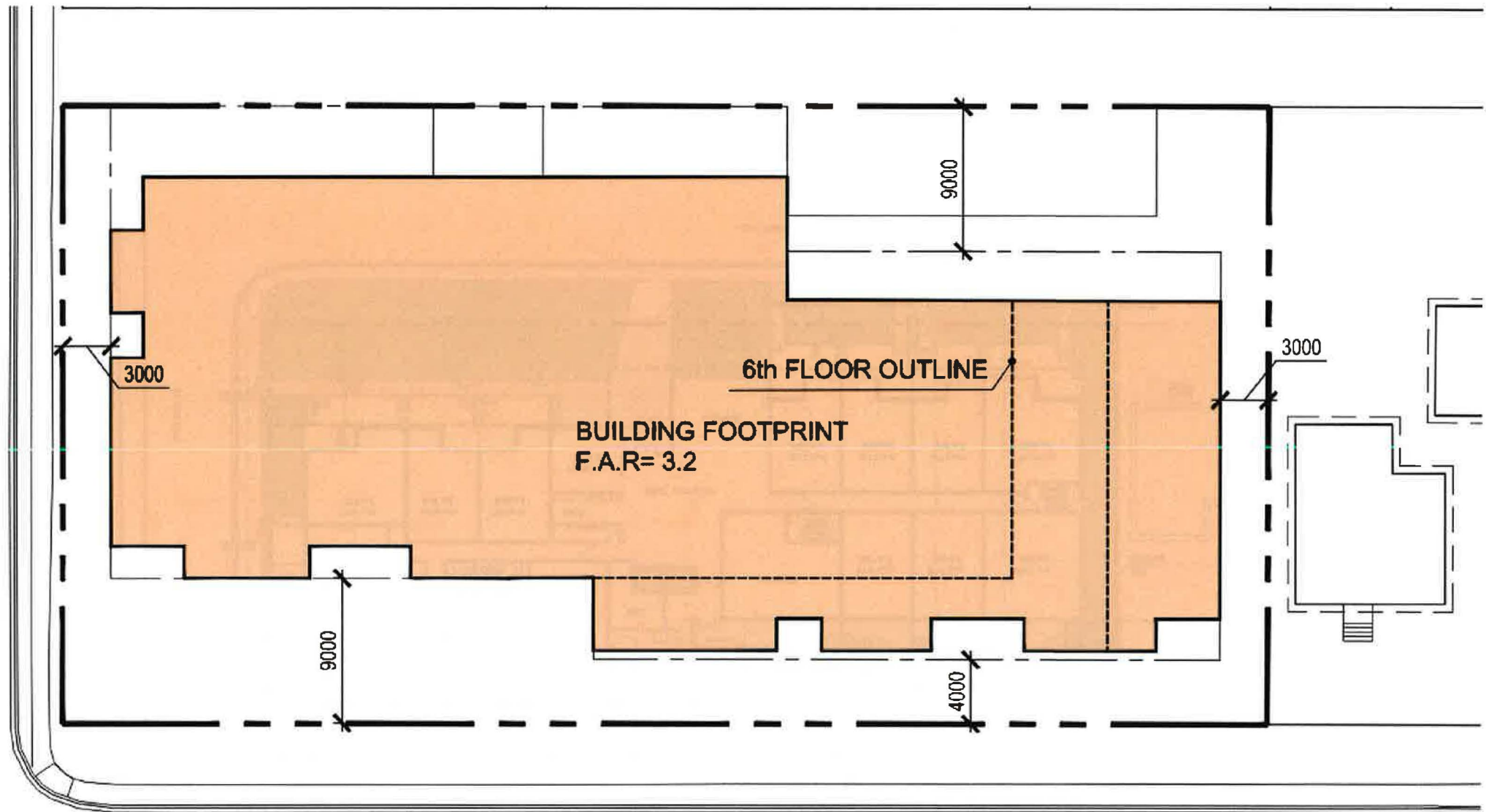
Legend

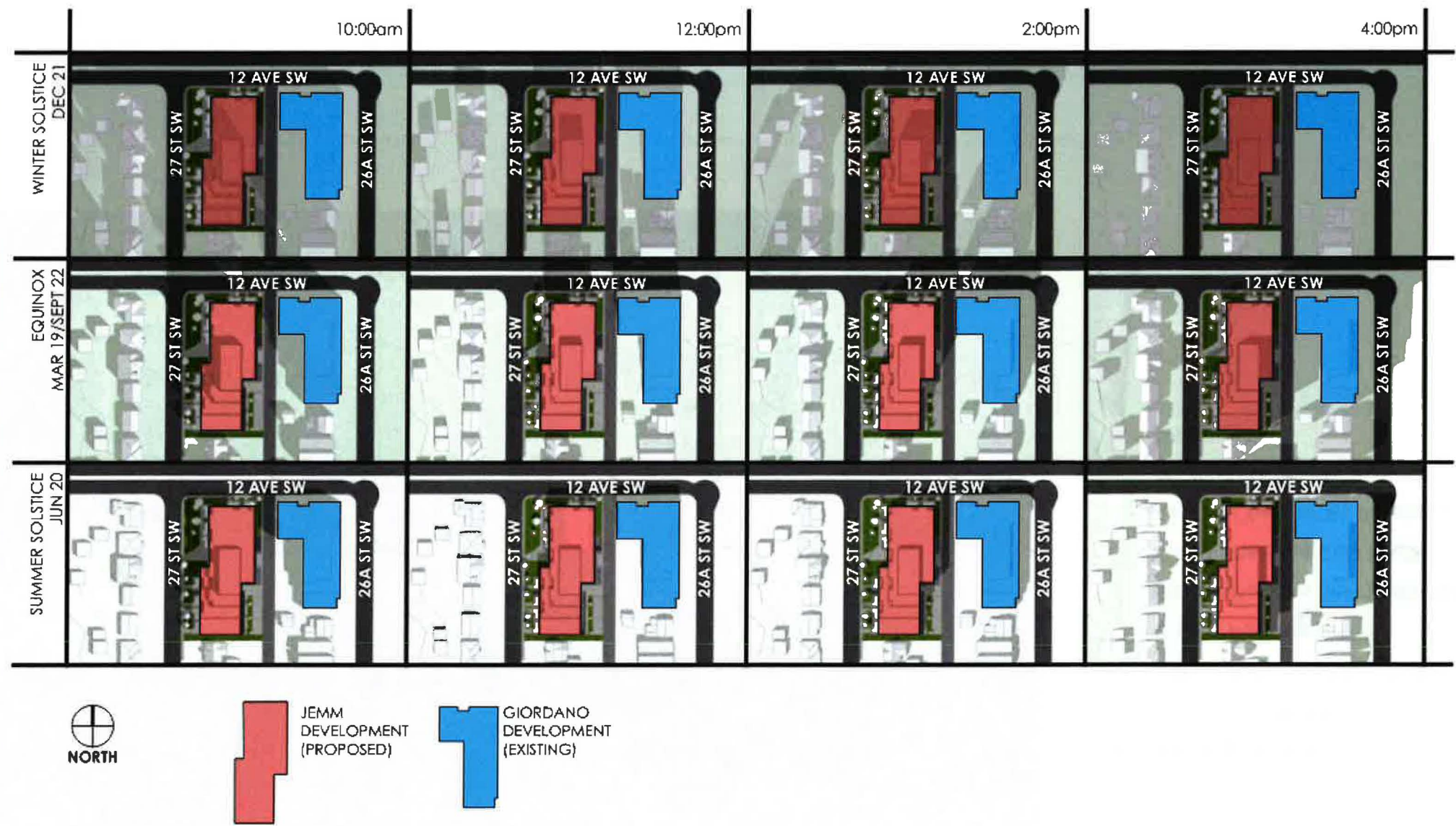
- Plan Area Boundary
- LRT Station
- Low Density Residential
- Low Density Multi-Residential
- Medium Density Residential
- Residential Commercial
- Seniors Mixed-Use
- Park/ Open Space

This map is conceptual only. No measurements of distances or areas should be taken from this map.



SITE PLAN





CONCEPT MASSING - SUN STUDY



- P** Parking Facility
- Non-Restricted Parking
- 2 Hour Parking (7:00 - 17:00)
- 2 Hour Parking (24/7)
- Permit Parking Only (7:00-18:00)
- Permit Parking Only (24/7)
- Loading Zone or No Parking (7:00-17:00)
- No Parking (24/7)
- Walking Time

