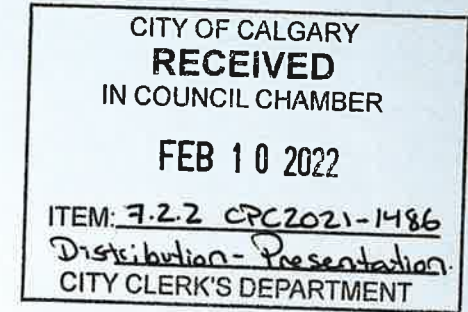




Calgary Planning Commission

Agenda Item: 7.2.2



LOC2021-0072 / CPC2021-1486

Policy and Land Use Amendment

February 10, 2022

Report Revisions

ATTACHMENT 3: PROPOSED DIRECT CONTROL DISTRICT:

- (1) Section 15 references Section 14 – to be corrected to read as **Section 16**.
- (2) Section 19(2), “**vehicular**” to be replaced with “**vehicle**”.



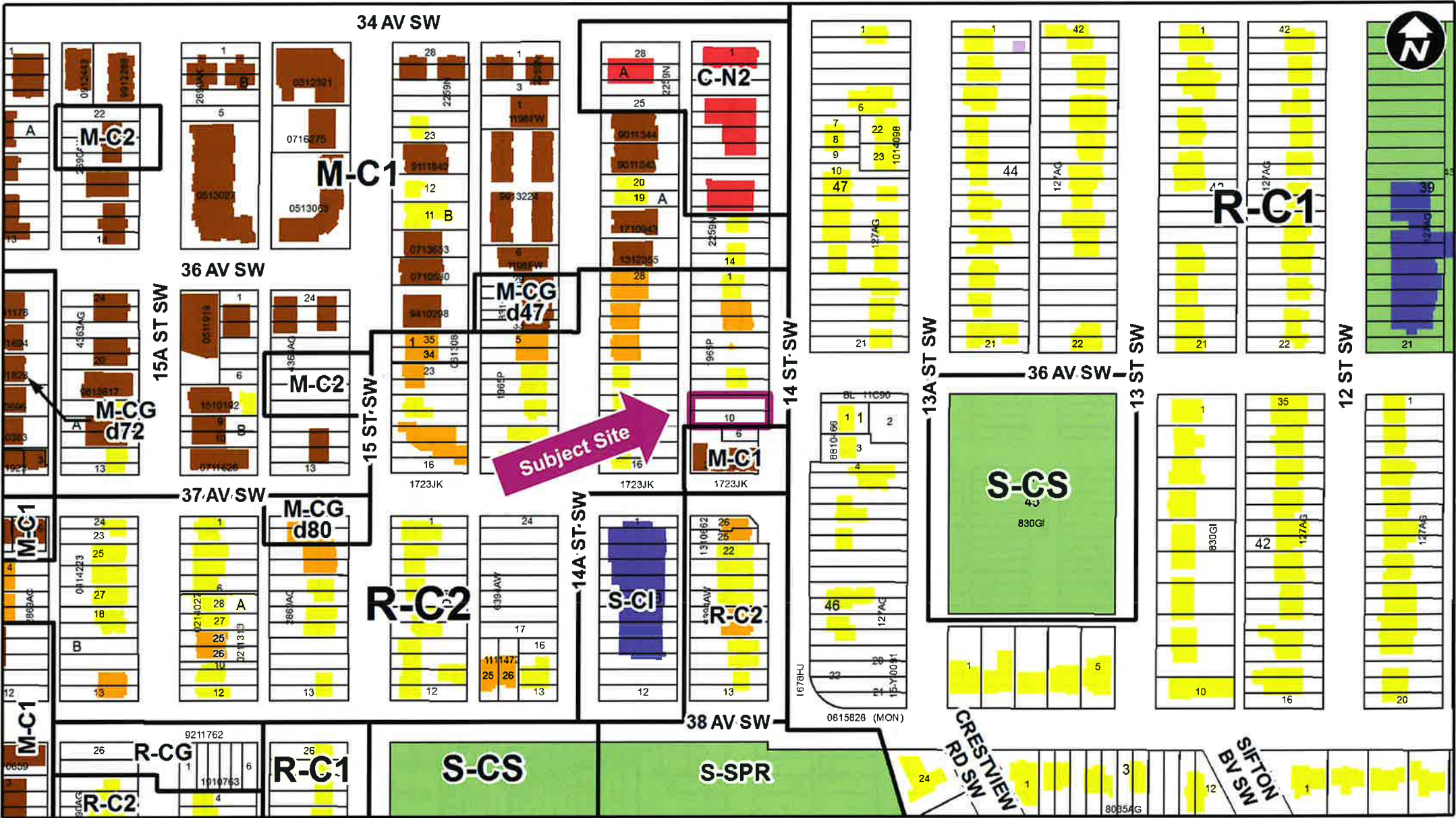


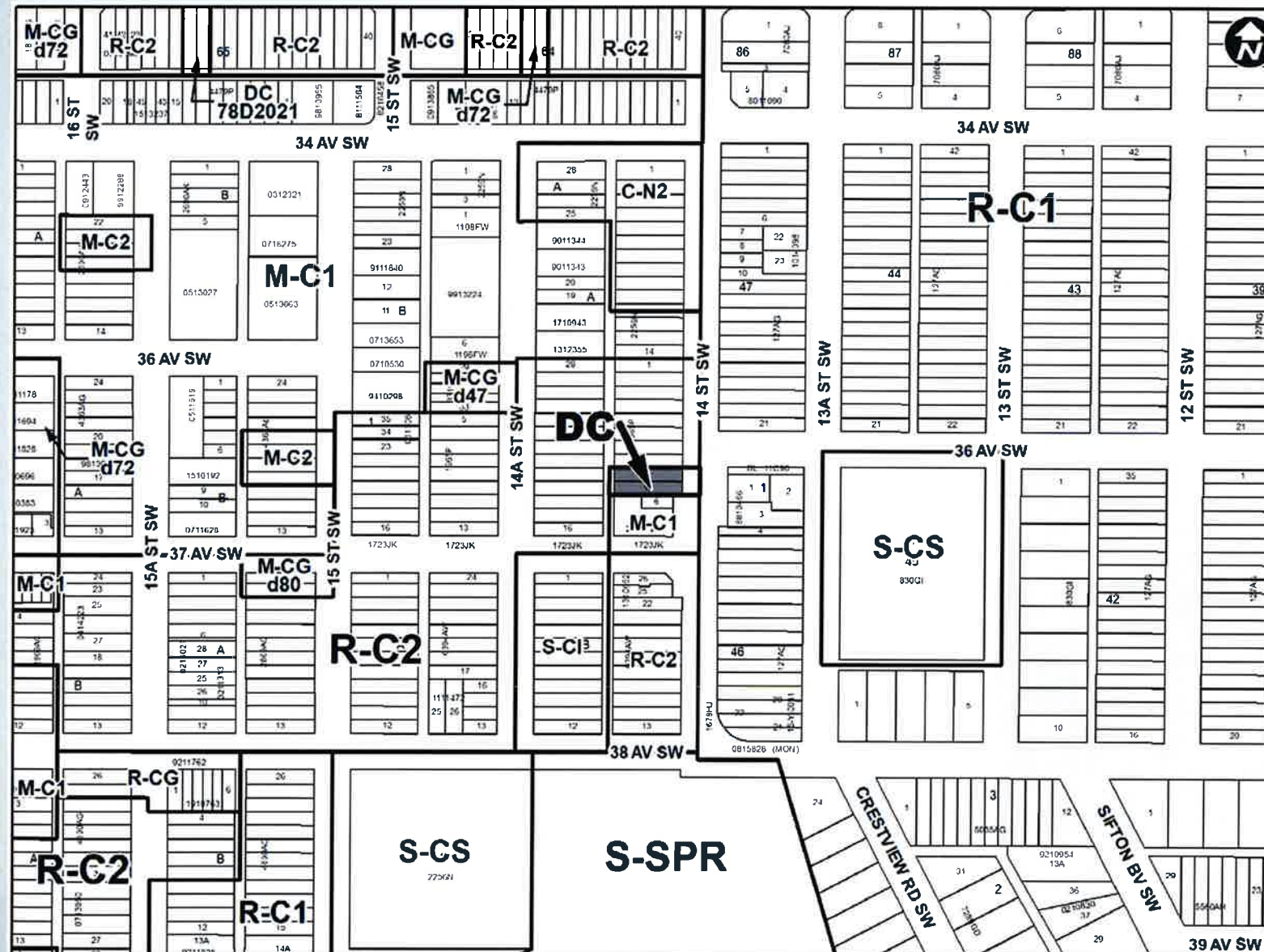
Parcel Size:

0.06 ha
15m x 38m



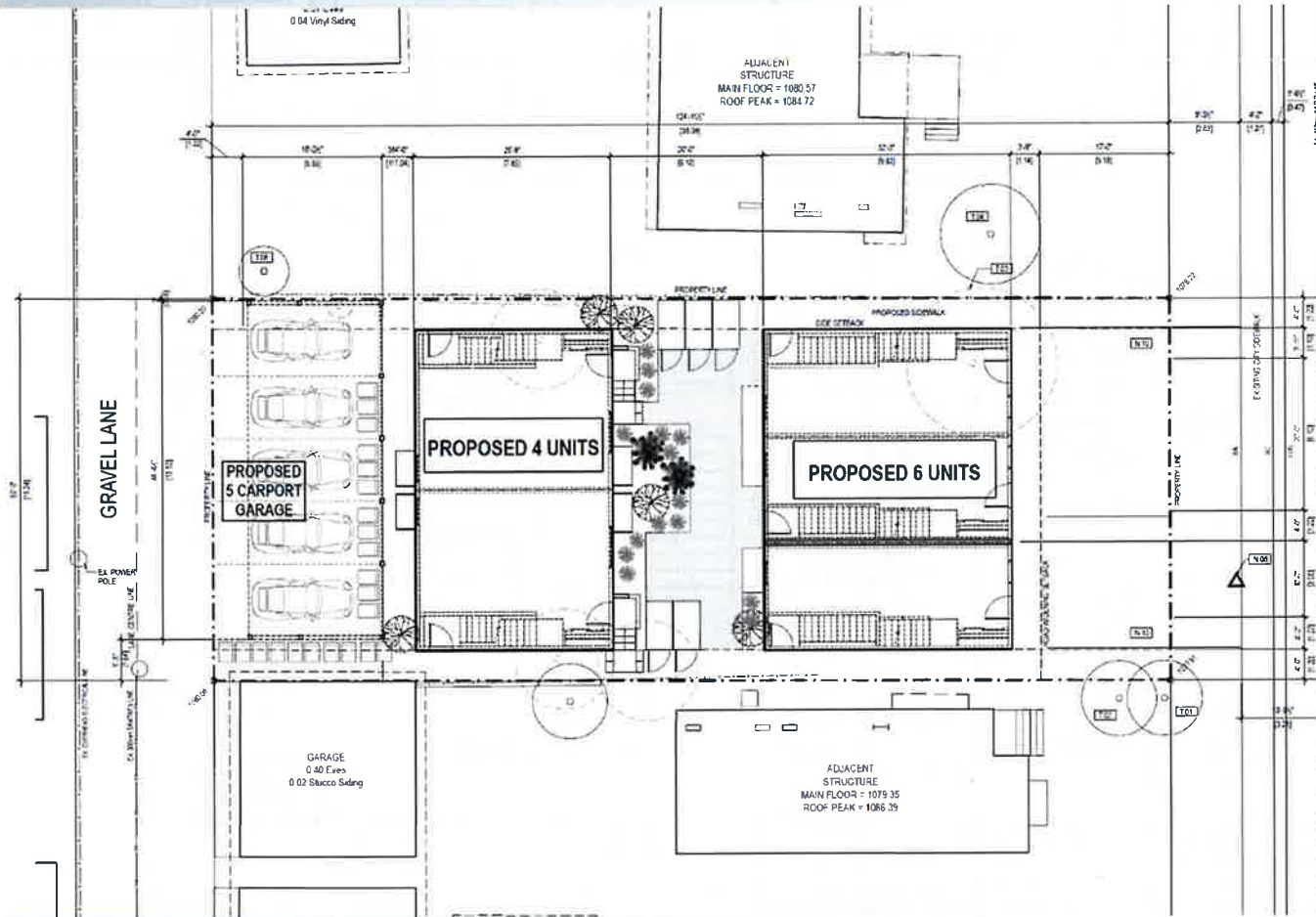






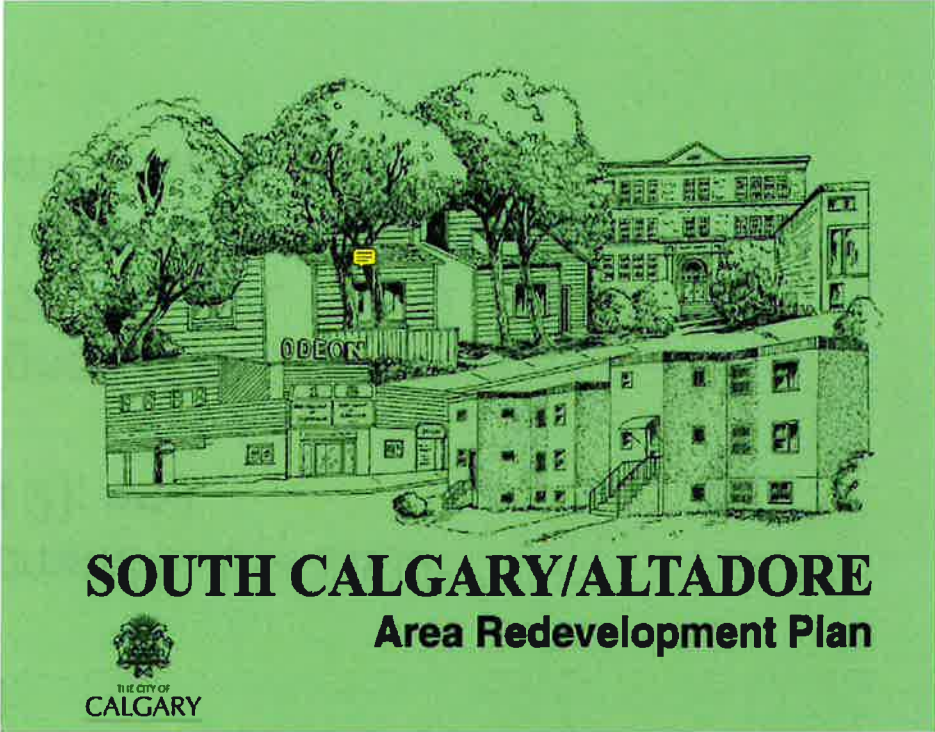
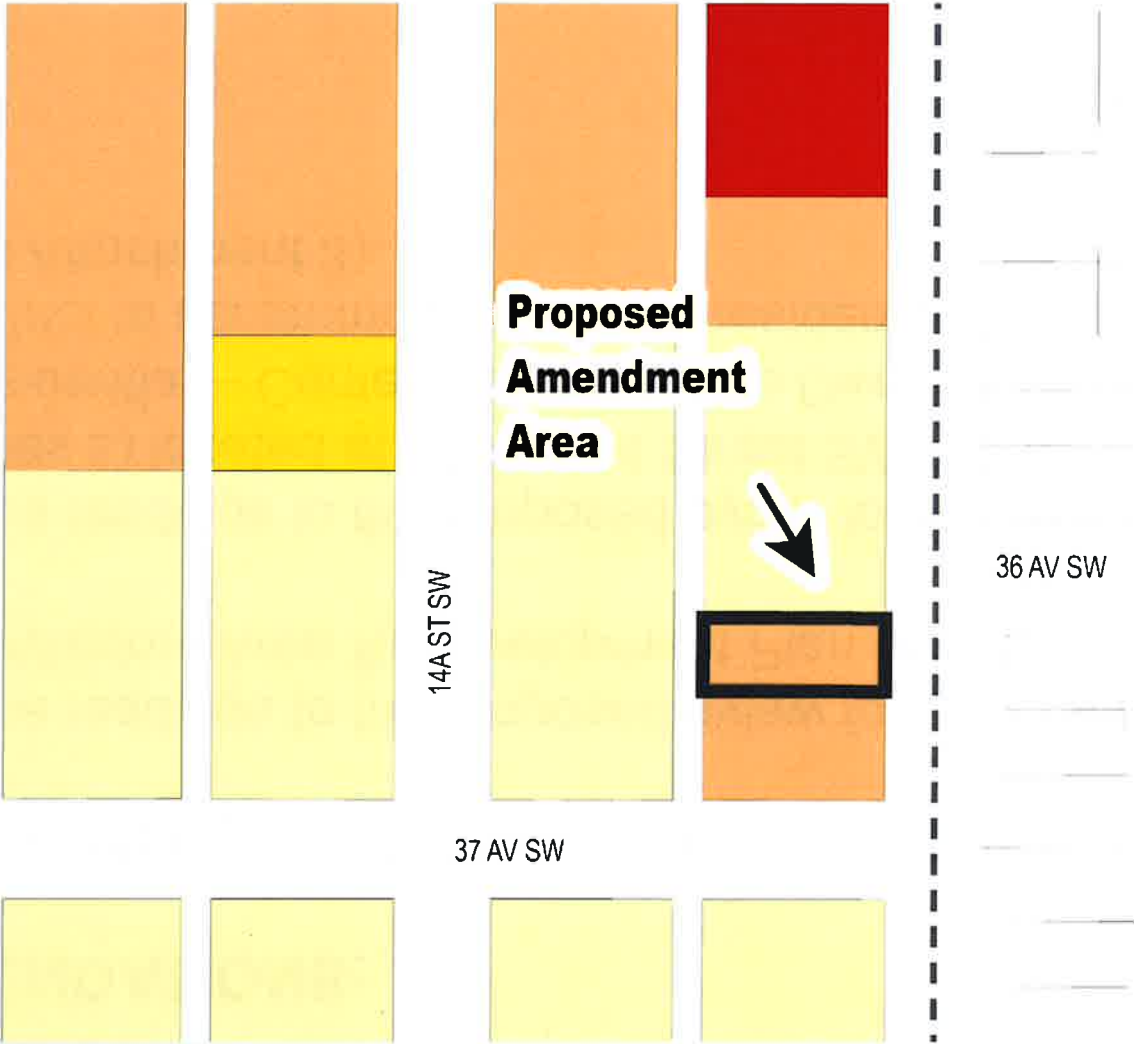
Proposed DC District:

- Based on M-CG
- Maximum 12.0 metre height
- Maximum 1.5 floor area ratio
- Requires 2 buildings 6.0 metres apart
- Allows for up to 50% of units to be 45 m² and have zero parking



Map 2
Land Use Policy

- Legend**
- Study Area Boundary
 - Residential Conservation
 - Residential Low Density
 - Residential Medium Density
 - Local Commercial

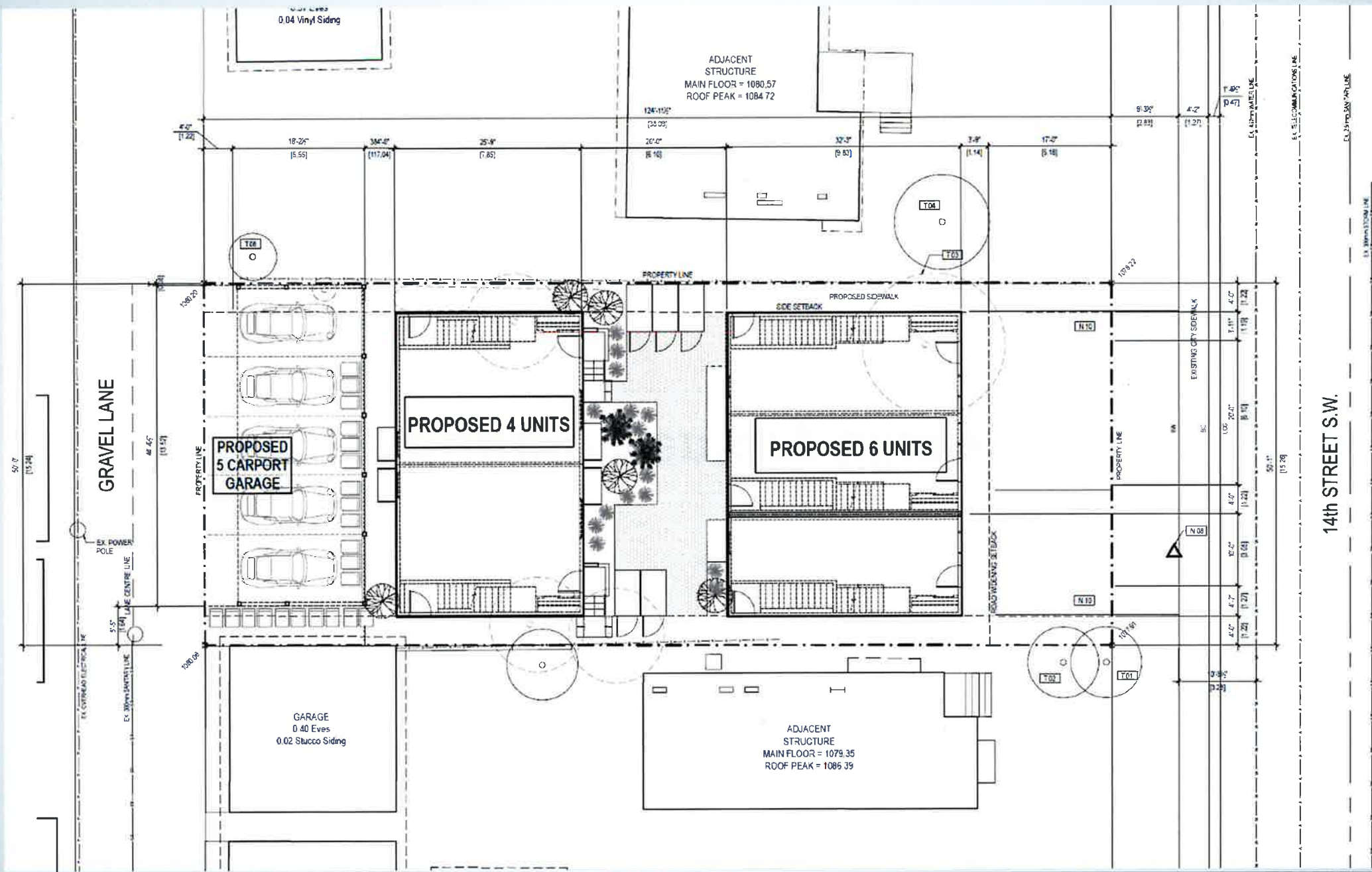


RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3719 – 14 Street SW (Plan 1965P, Block A, Lots 9 and 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate a multi-residential development, with guidelines (Revised Attachment 3).

Supplementary Slides



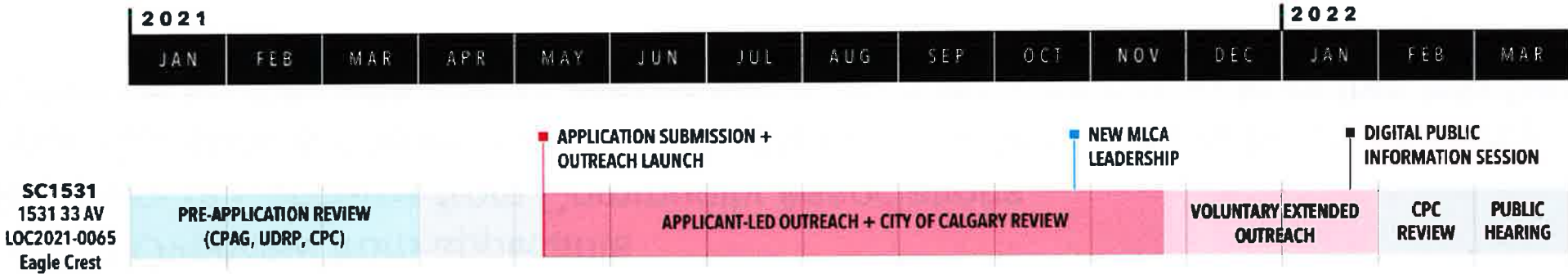




1 STREET SCAPE ELEVATION
DP.001 3/32" = 1'-0"

- Circulation to External Stakeholders
- Notice Posting (On-Site)
- Published Notice on City's Website (Dmap)
- 5 letters of opposition received
- ***Online Meeting*** with new Marda Loop CA held (***2021 November 17***)
- Request for more time for CA to review applications agreed upon
- ***Public Information Session held (2022 January 19)***
 - Brief Overview from City on Land Use Amendments and DC Districts
 - Project Overview from applicants
 - Summary of Concerns from Community Associations
 - Open Question & Answer period held. (Mural – online comment board created)
 - Follow-up by City with written responses to all questions posed from this info Session.

TIMELINE



APPLICANT-LED OUTREACH STRATEGIES



VOICEMAIL & EMAIL INBOX

Direct lines to the project team, where stakeholders were invited to ask questions and share their feedback.



NEIGHBOUR POSTCARD MAILERS

Hand delivered to surrounding area neighbours to outline the proposed change and to direct interested parties to connect with the applicant.



DIGITAL PUBLIC INFO SESSION

Online Public Information Session with City Planning Staff, the MLCA and Elbow Park Residents Association, Applicant team, and the general public.



PROJECT MEMO SHARED WITH STAKEHOLDERS

A summary of the development vision, the planning and design rationale and stakeholder outreach, was shared with the Community Association and the Ward 8 Office in May 2021.



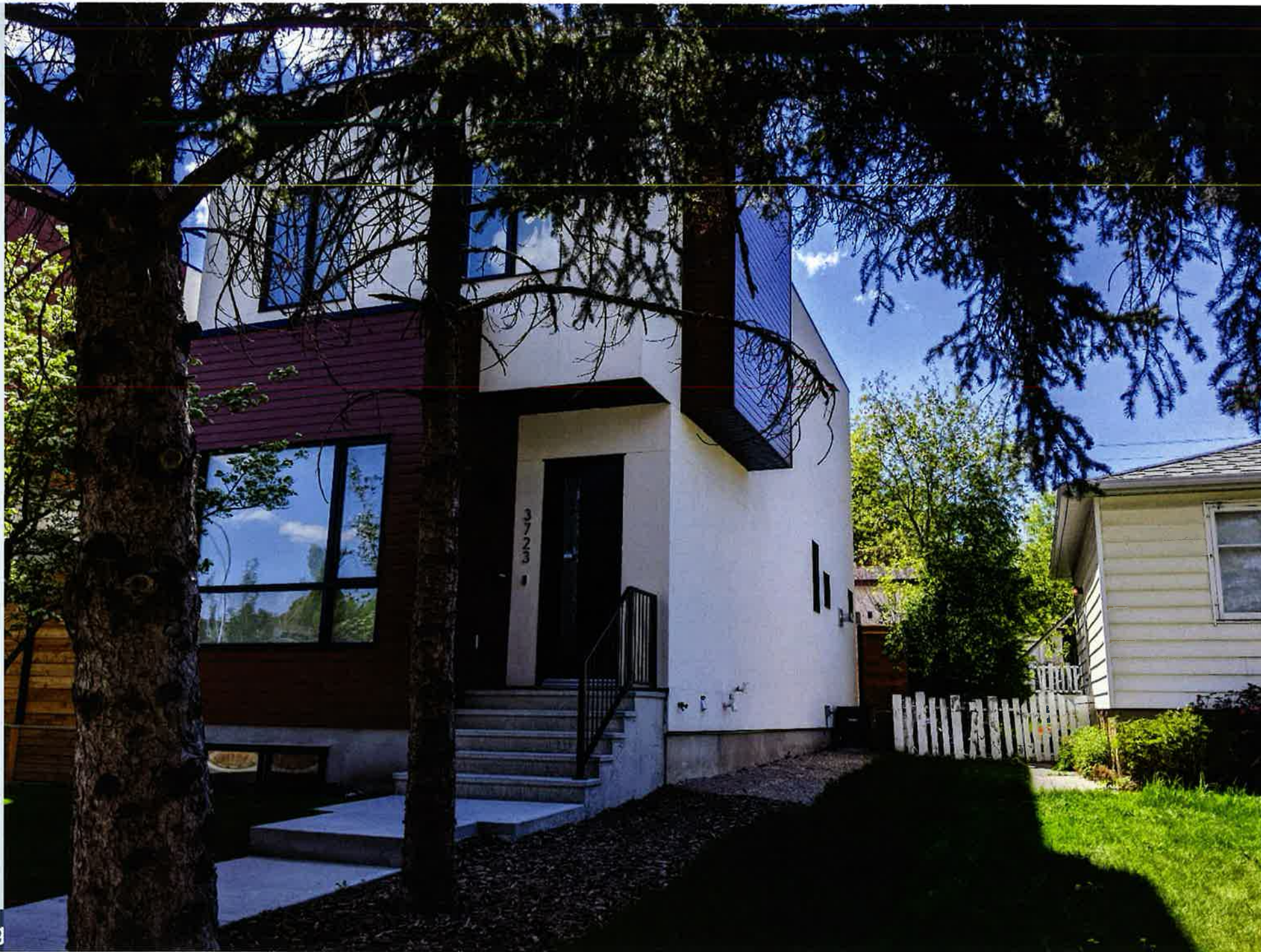
APPLICANT ON-SITE SIGNAGE

To supplement the City of Calgary’s standard signage, on-site signage that outlined details of the development vision was installed on-site.











MSR

33 AV SW

