

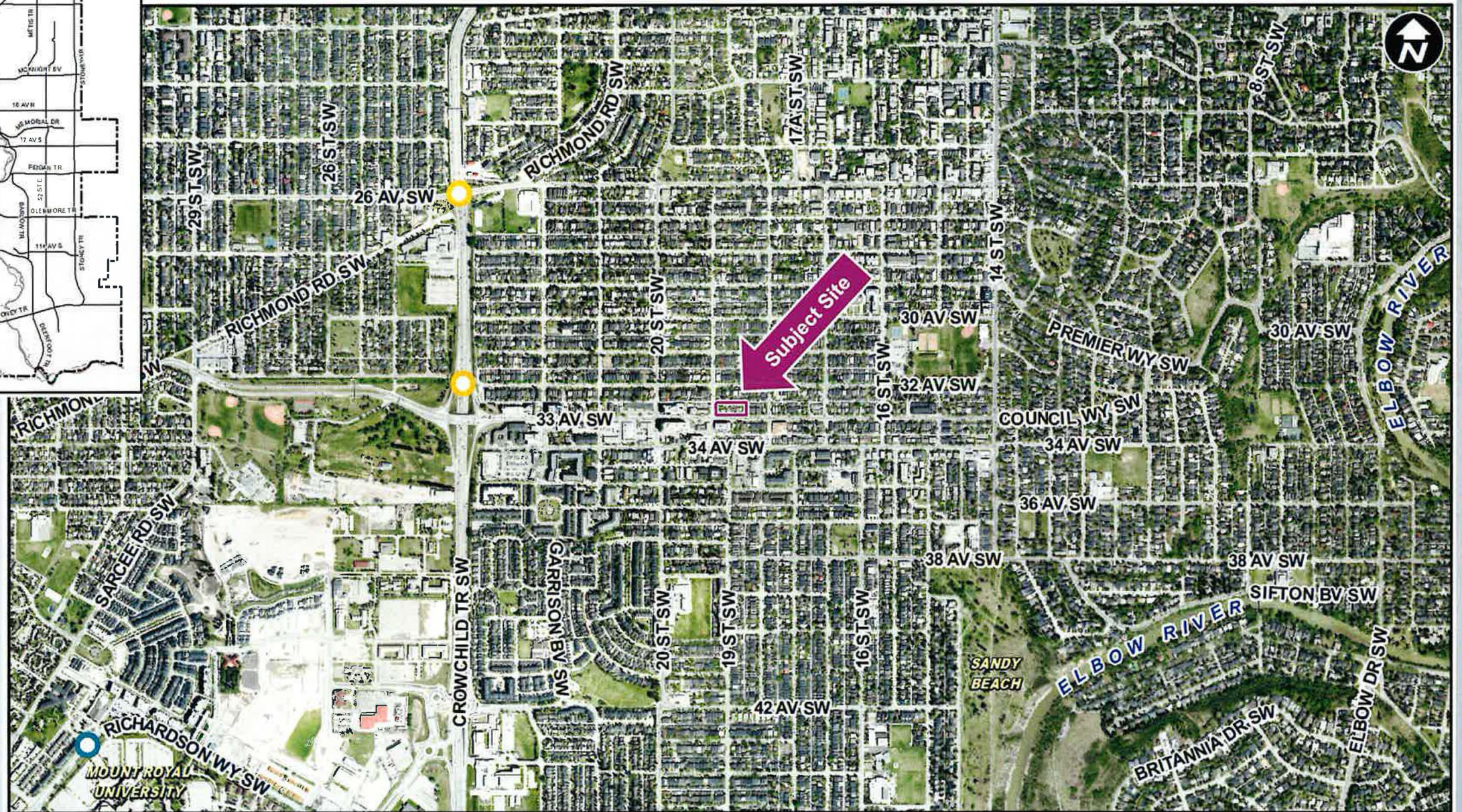
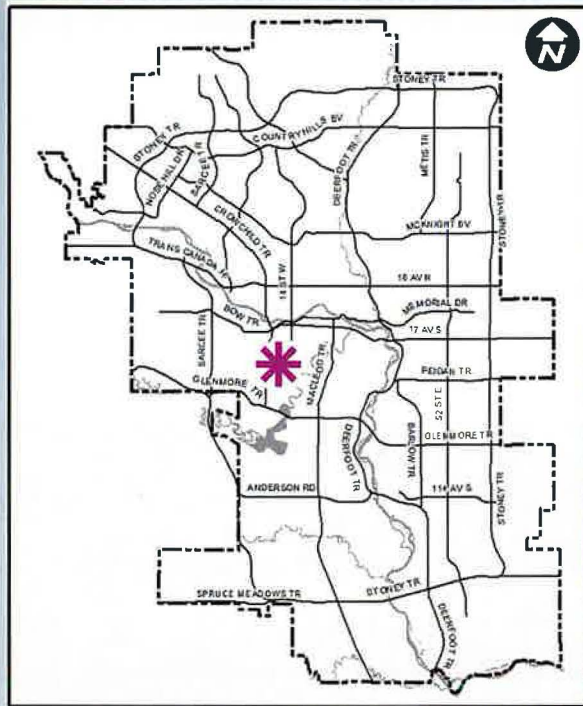


Calgary Planning Commission

Agenda Item: 7.2.6

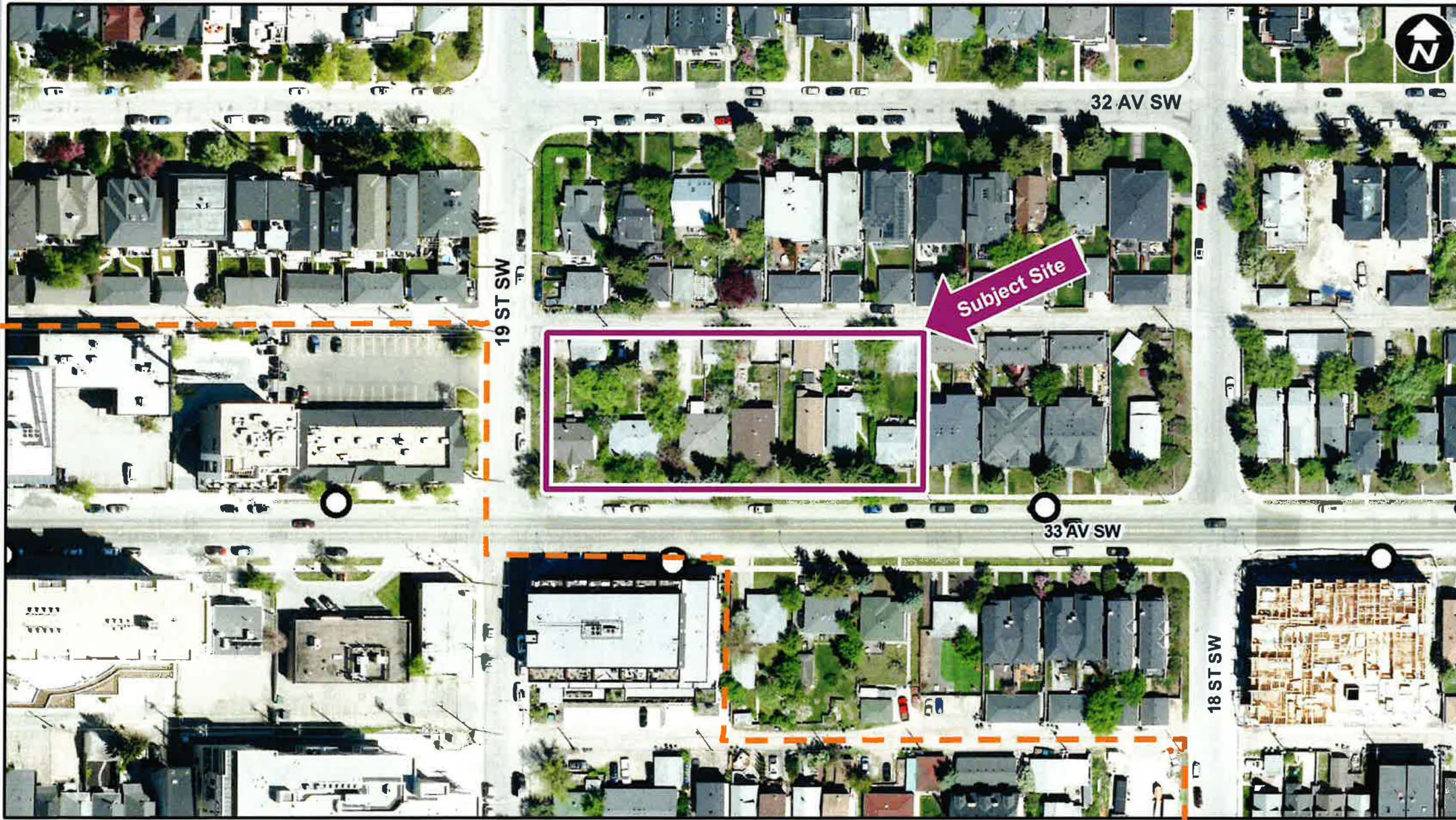
LOC2022-0131
Policy Amendments and Land Use Amendment
February 9, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 09 2023
ITEM # 7.2.6 (PI 2023-1324)
Distribution
CITY CLERK'S DEPARTMENT



LEGEND

-  600m buffer from LRT station
- LRT Stations**
-  Blue
-  Downtown
-  Red
-  Green (Future)
- LRT Line**
-  Blue
-  Blue/Red
-  Red
- Max BRT Stops**
-  Orange
-  Purple
-  Teal
-  Yellow



LEGEND

- Bus Stop
- Marda Loop Community

Parcel Size:

0.35 ha
91.3m x 38m





Left



Right





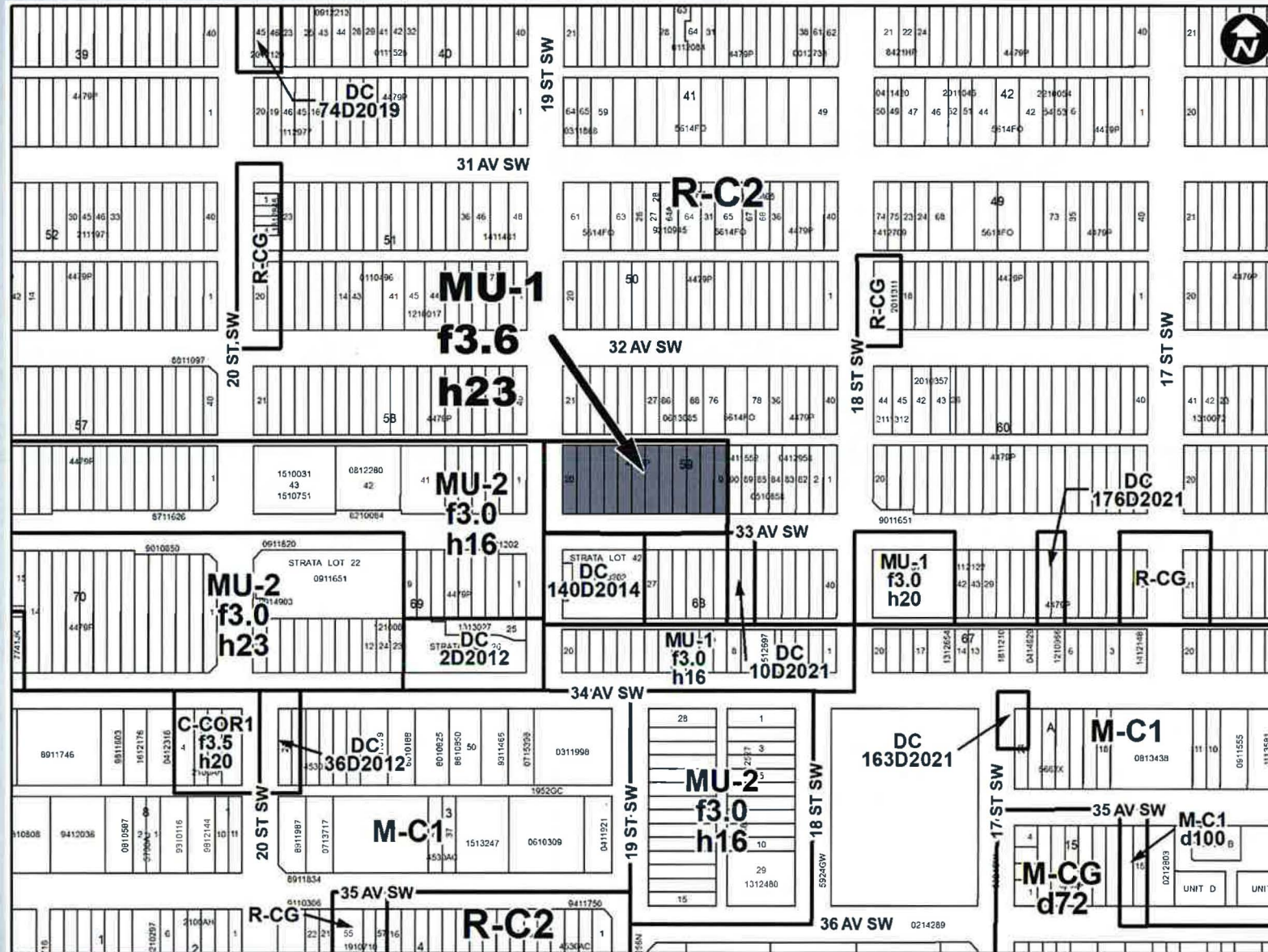




LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary

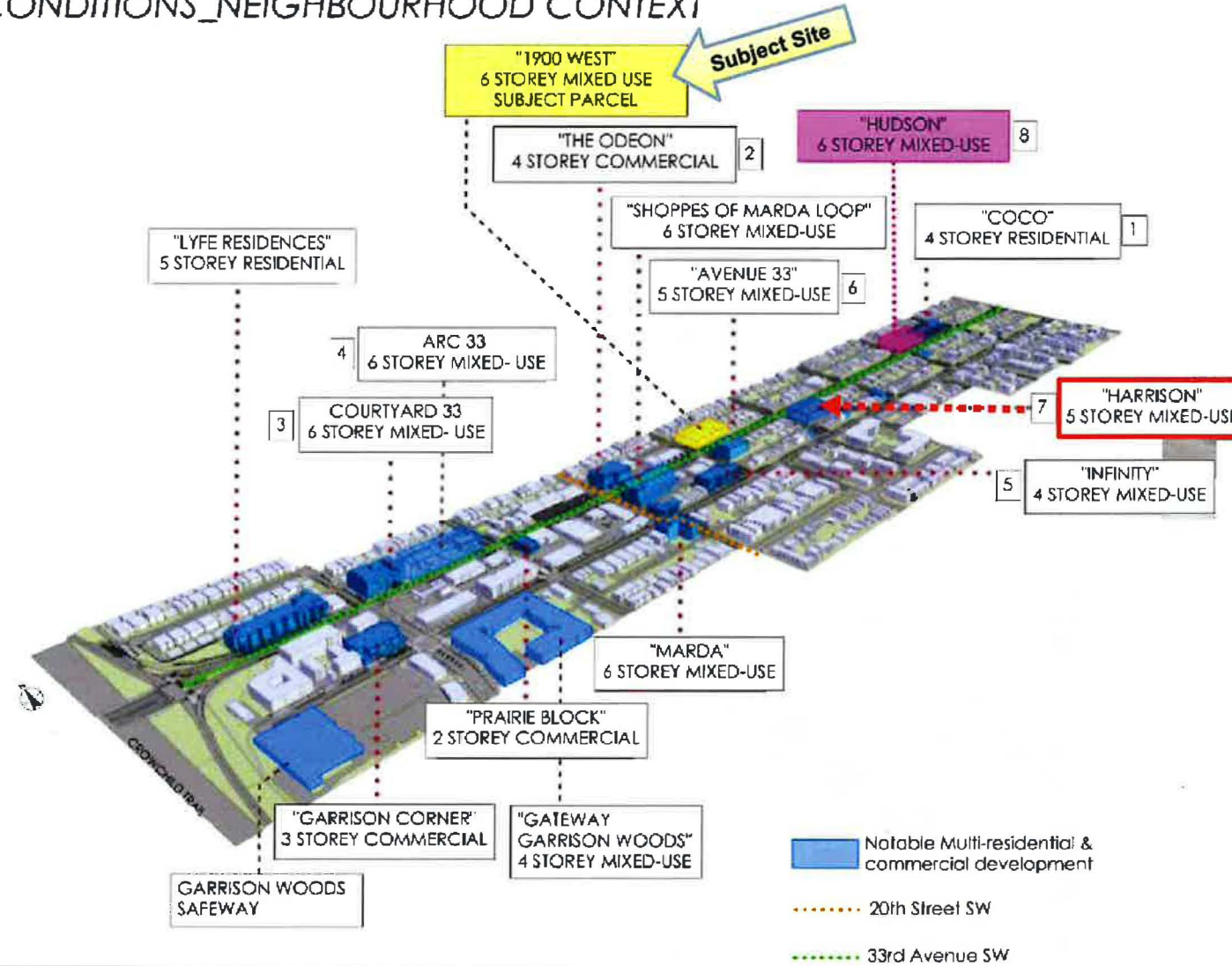




Proposed Mixed Use General (MU-1 District):

- Maximum height = 23 metres (increase of 13 metres)
- Up to 6-storeys
- 3.6 FAR = Maximum building floor area of 12,493 square metres.
- Uses include ground-level commercial and retail uses with dwelling units above.










EXISTING SITE CONDITIONS_NEIGHBOURHOOD CONTEXT

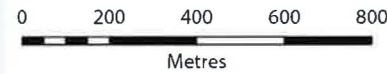


Policy Amendments – South Calgary / Altadore Area Redevelopment Plan (1986) 12

Map 2
Land Use Policy

Legend

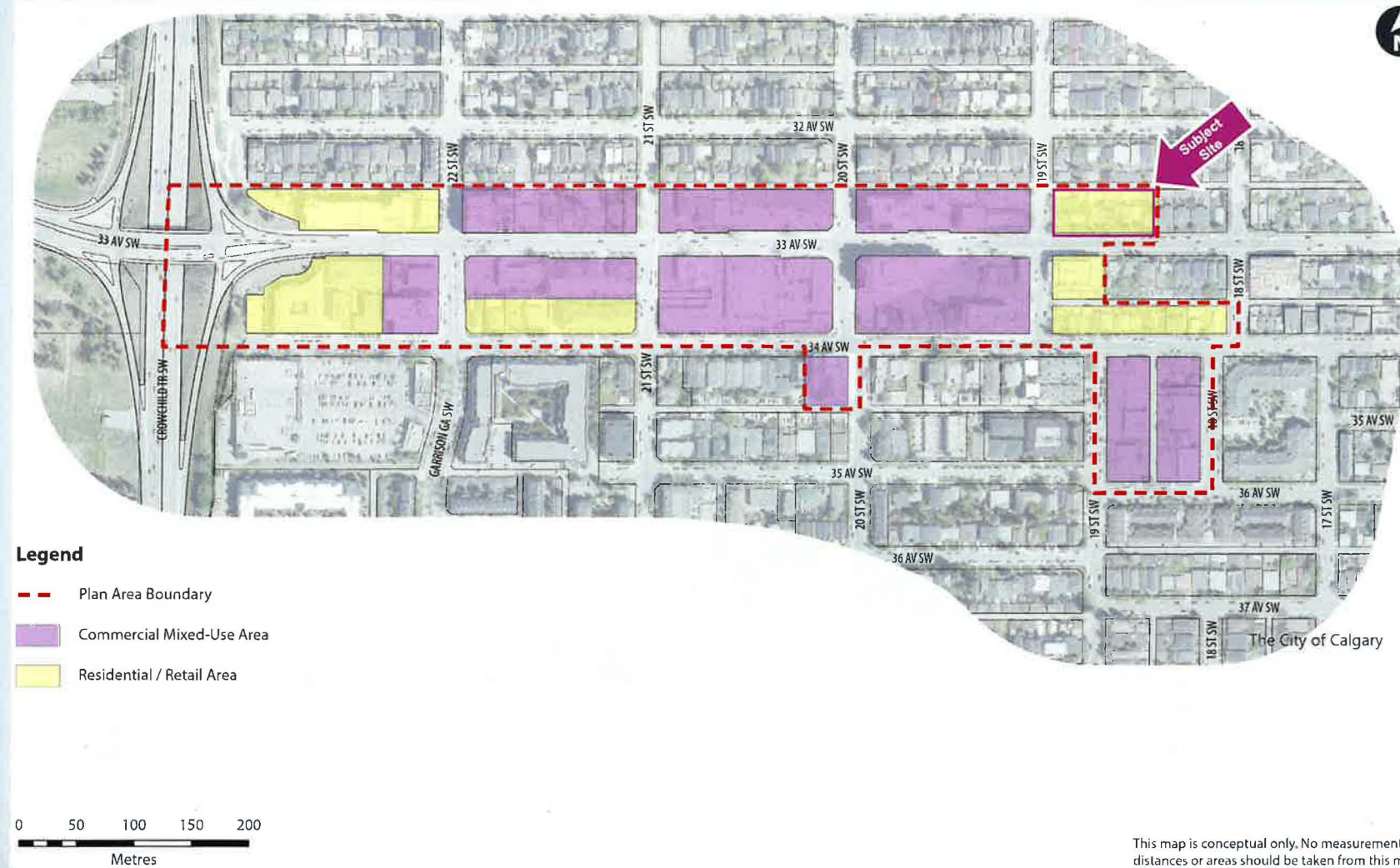
-  Study Area Boundary
-  King Edward School Site
-  Residential Conservation
-  Residential Low Density
-  Residential Medium Density
-  Community Mid-Rise
-  Local Commercial
-  General Commercial
-  Open Space



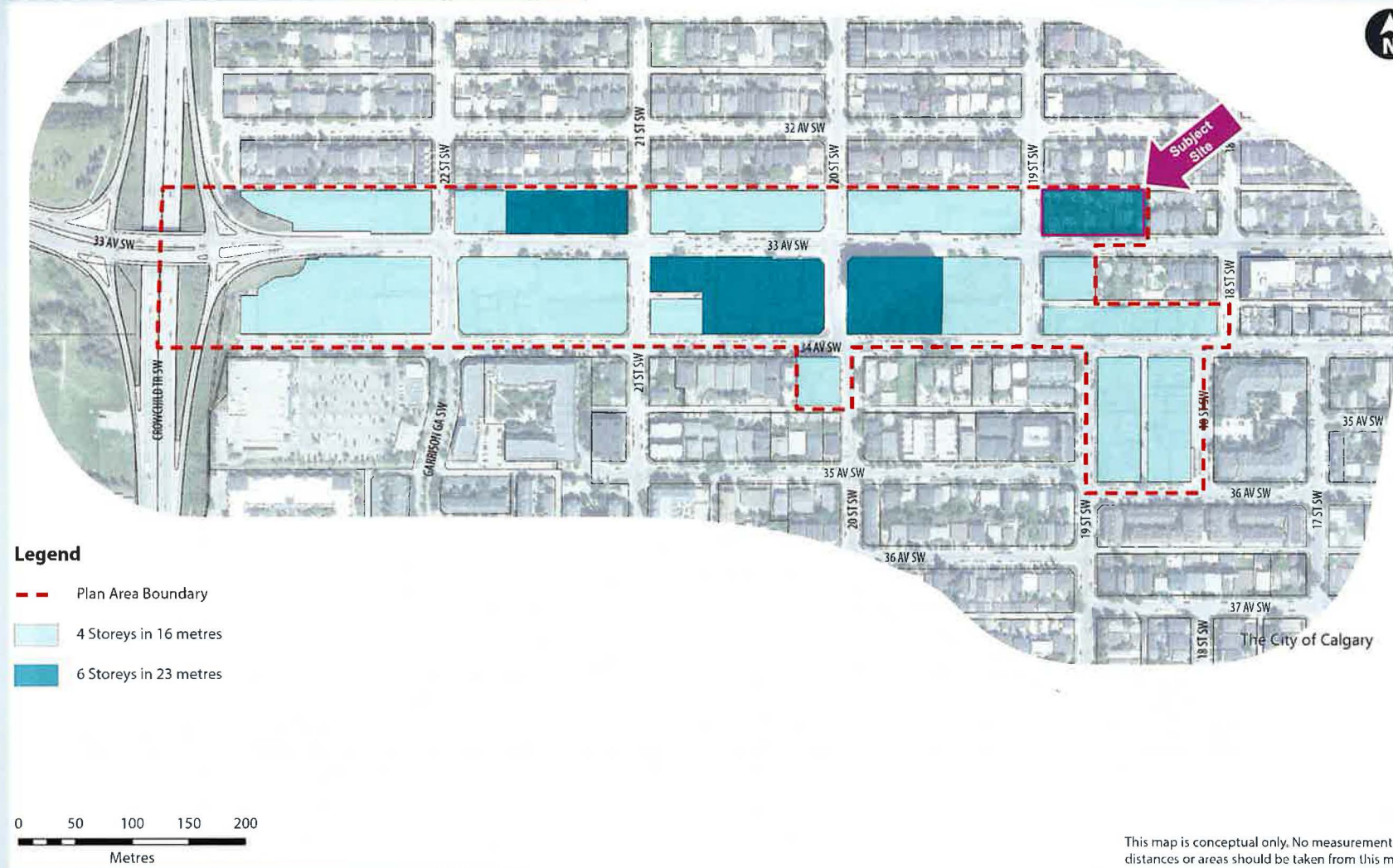
This map is conceptual only. No measurements of distances or areas should be taken from this map.



Map 3.1: Land Use Policy Areas



Map 4.2: Maximum Building Heights

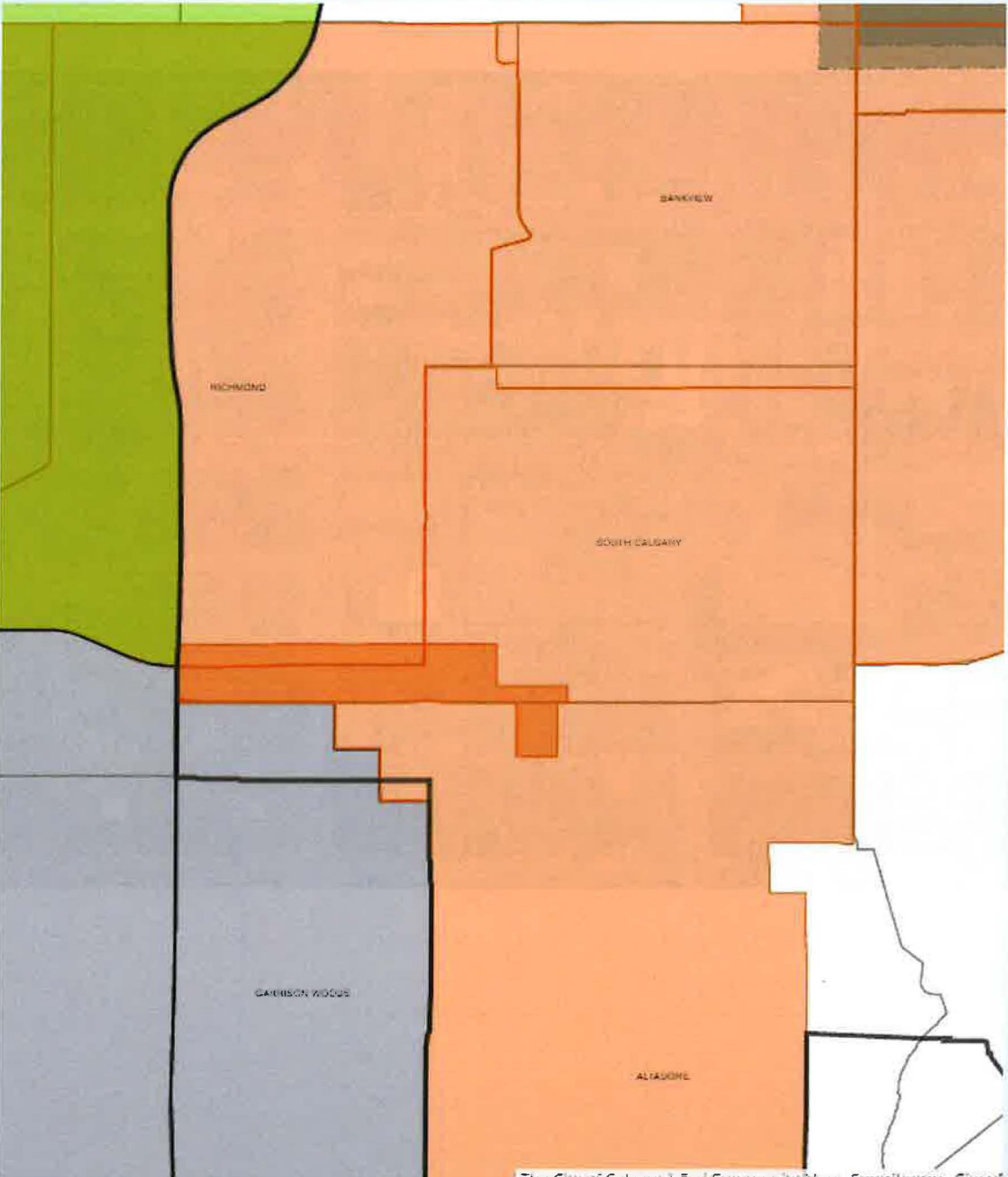


RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

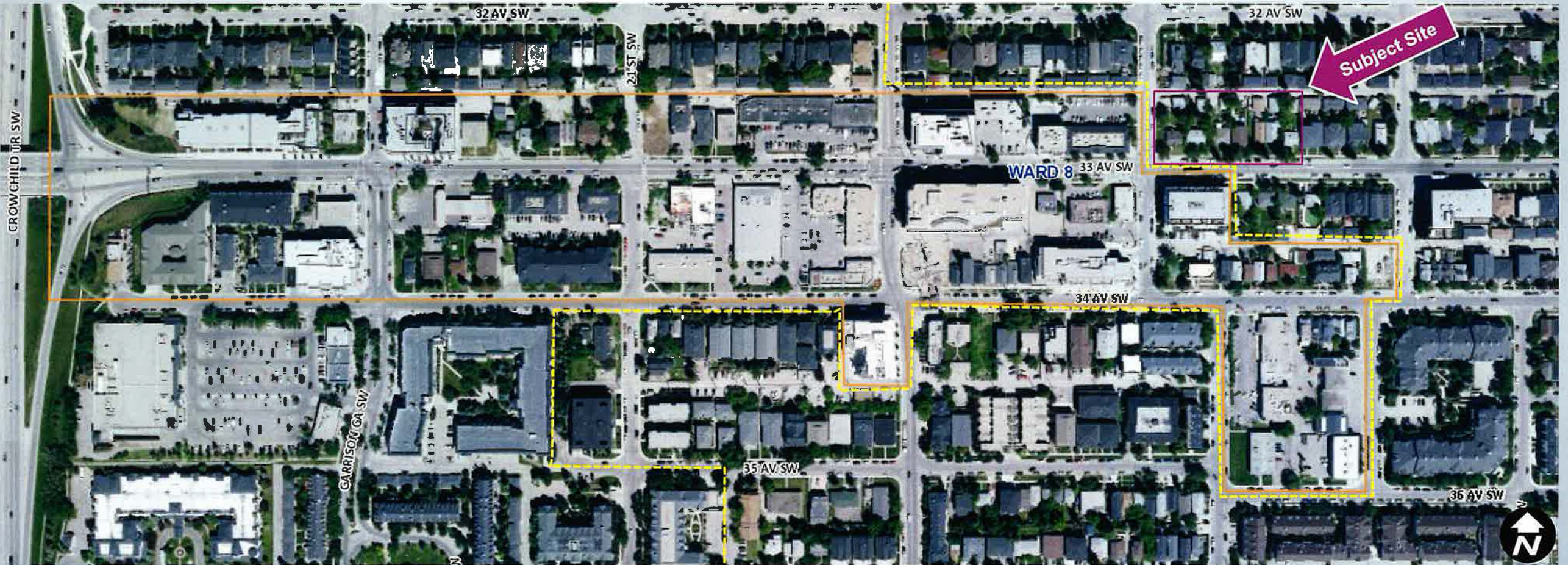
1. Give three readings to the to the proposed bylaw for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed bylaw for amendments to the Marda Loop Area Redevelopment Plan (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 0.35 hectares \pm (0.86 acres \pm) located at 1918, 1922, 1924, 1928, 1932, 1936, and 1940 – 33 Avenue SW (Plan 4479P, Block 59, Lots 9 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.6h23) District.

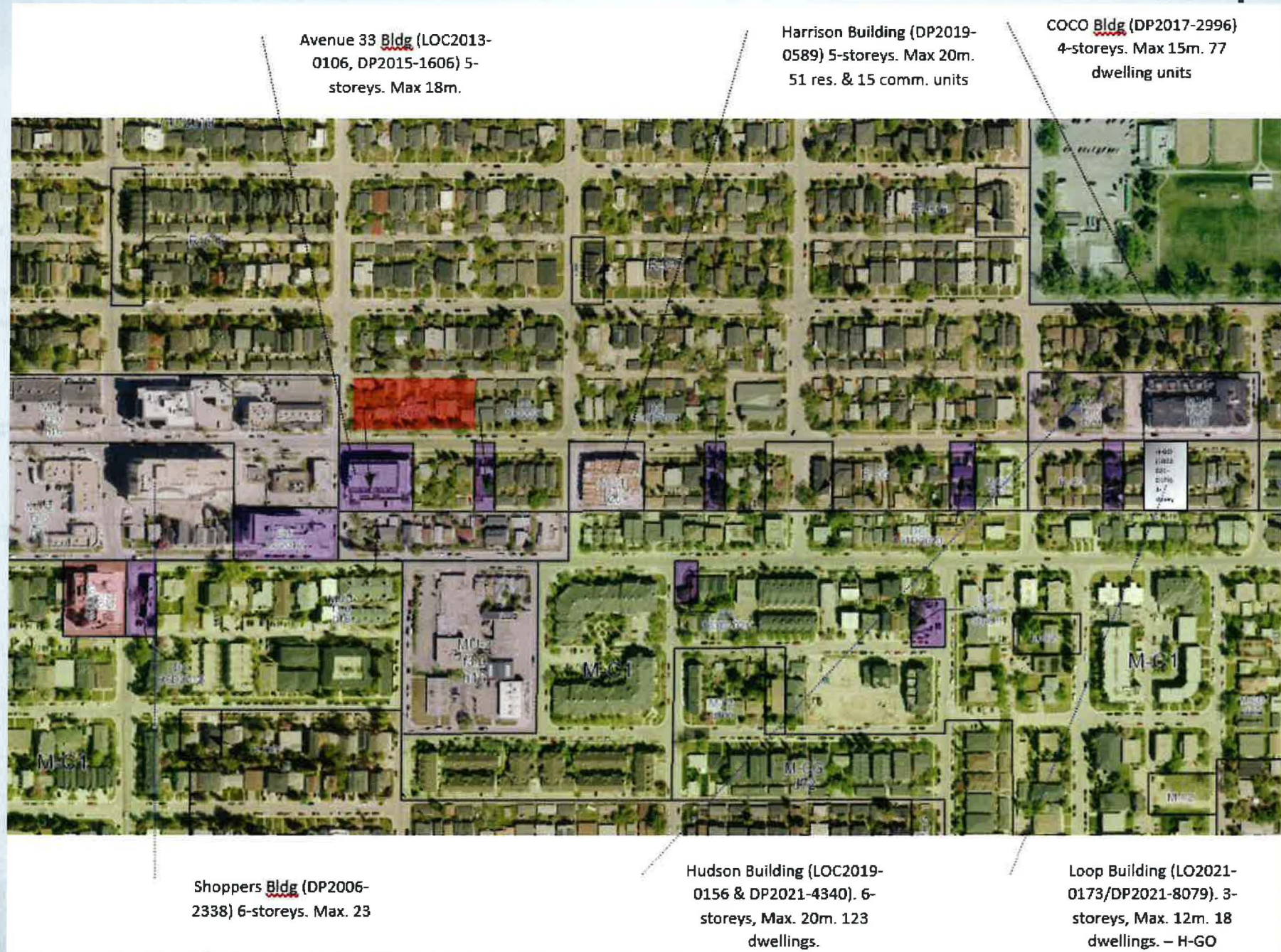
Supplementary Slides



LEGEND

- Marda Loop Community
- South Calgary Community





Avenue 33 Bldg (LOC2013-0106, DP2015-1606) 5-storeys. Max 18m.

Harrison Building (DP2019-0589) 5-storeys. Max 20m. 51 res. & 15 comm. units

COCO Bldg (DP2017-2996) 4-storeys. Max 15m. 77 dwelling units

Shoppers Bldg (DP2006-2338) 6-storeys. Max. 23

Hudson Building (LOC2019-0156 & DP2021-4340). 6-storeys, Max. 20m. 123 dwellings.

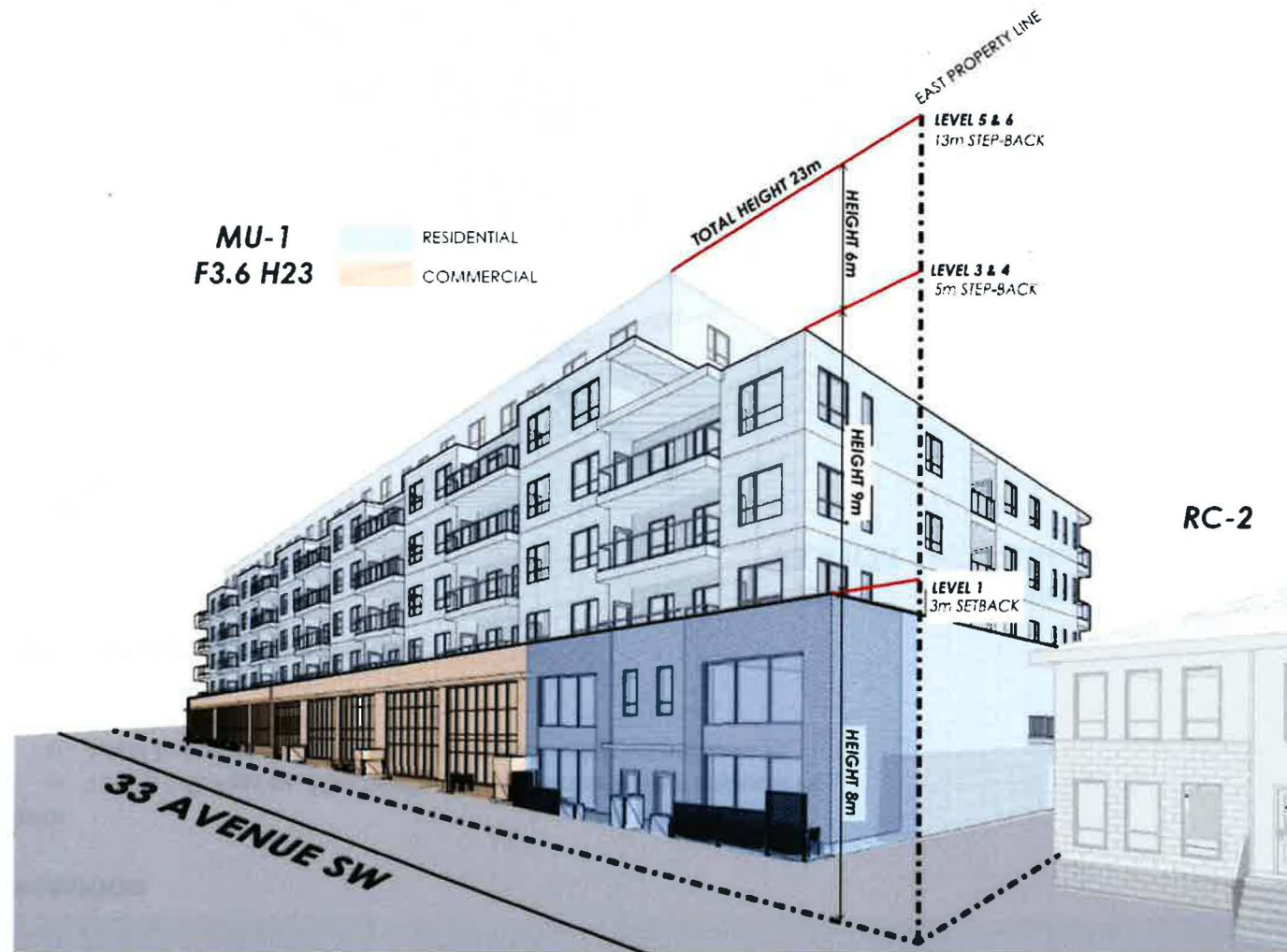
Loop Building (LO2021-0173/DP2021-8079). 3-storeys, Max. 12m. 18 dwellings. – H-GO



19 STREET SW (WEST) ELEVATION

- East
 - Level 1: 3m setback from East PL to our neighbour Sam
 - Levels 2-4: additional 5m stepback (8m from East PL)
 - Levels 5 & 6: additional 13m stepback (21m from East PL)

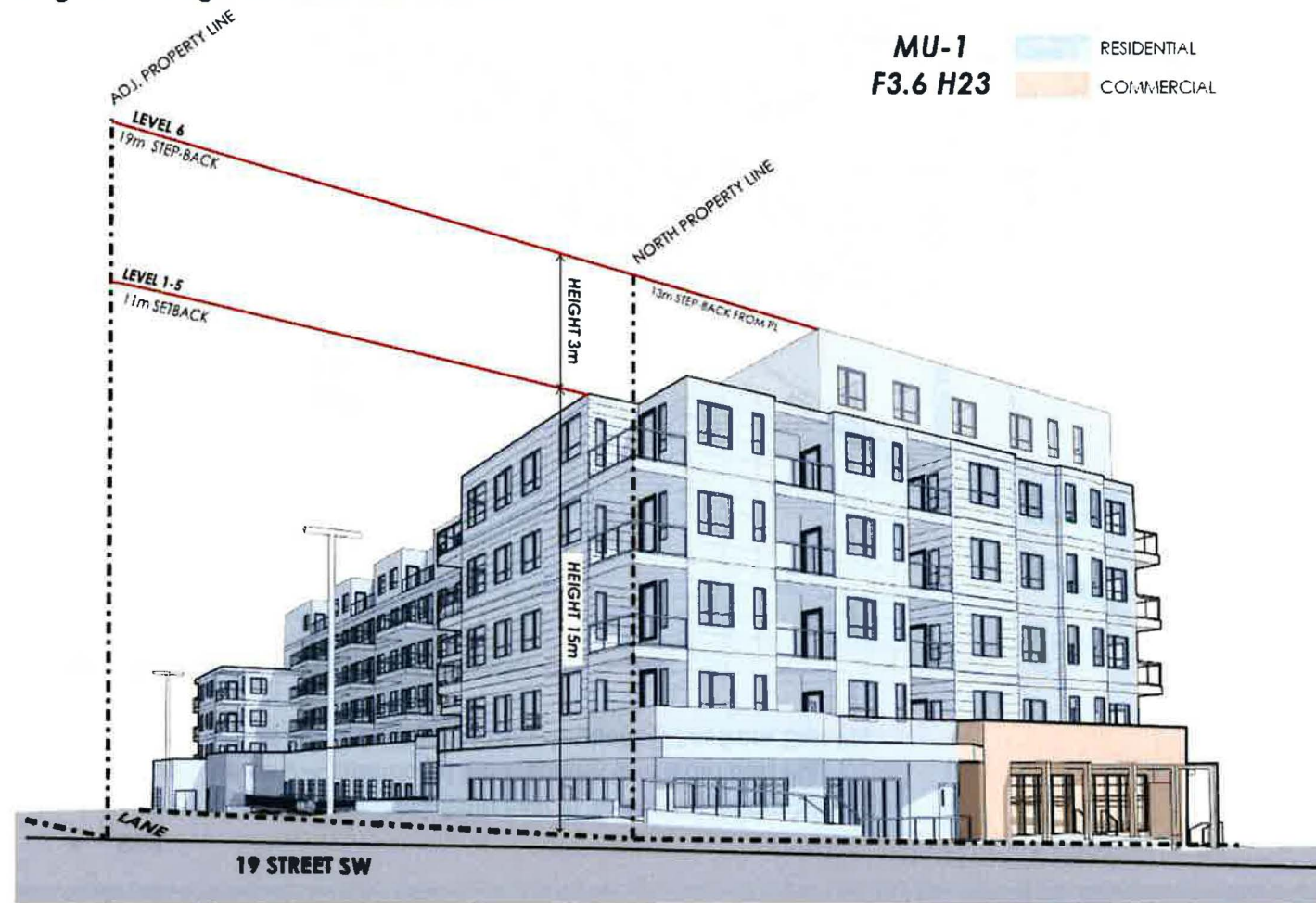
Image 4: SE height transitions and setbacks

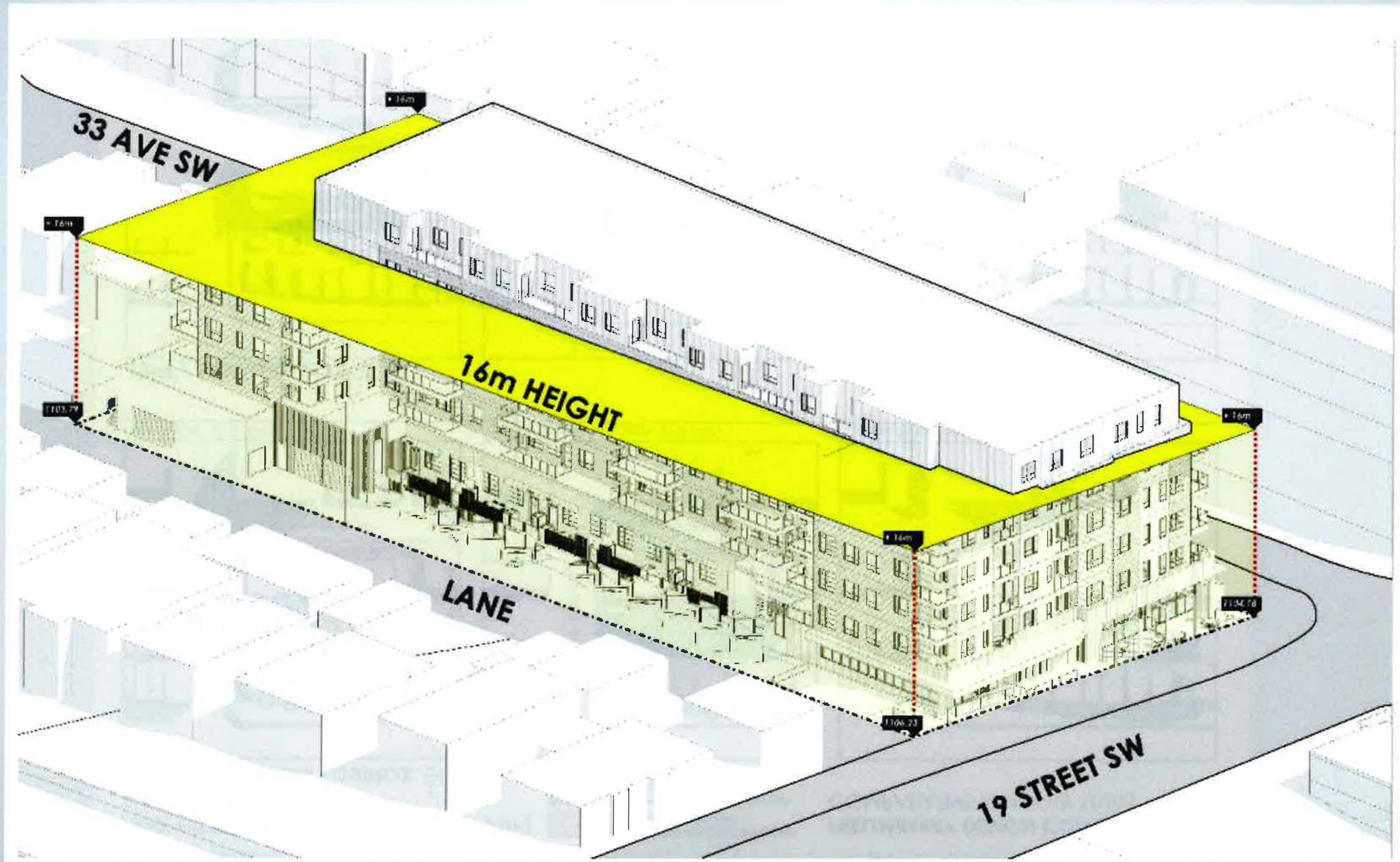


HEIGHT TRANSITION

- North
 - Levels 1-5: Approx. 15m height and 11m setback from adjacent PL
 - Level 6: Approx. 18m height and 19m setback from adjacent PL

Image 3: NW height transitions and setbacks

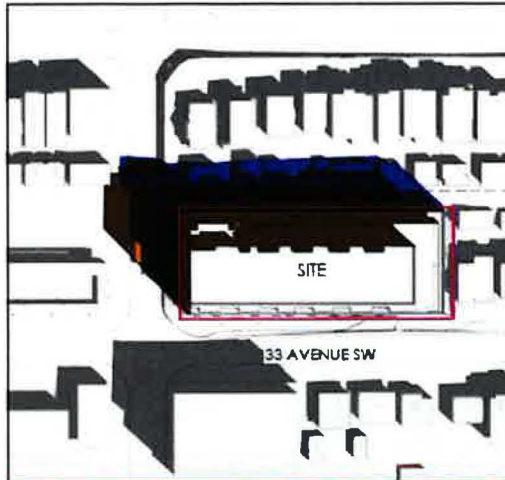




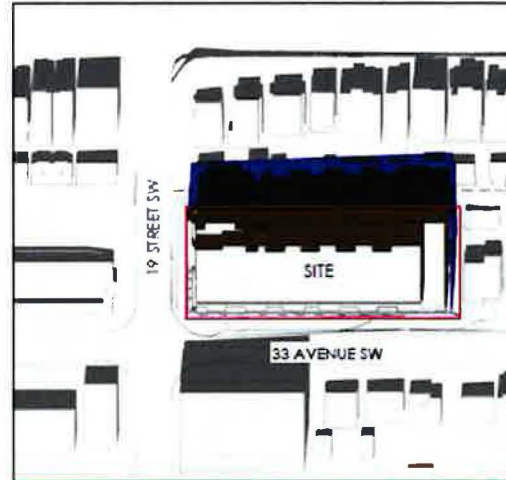
PROPOSED: MU-1 (FAR 3.6) (HEIGHT: 23m)
 SHADOW STUDY
 MARCH/SEPTEMBER EQUINOX

PROPOSED BUILDING SHADOWS
 (FAR 3.6 HEIGHT 23m)
 16m HIGH BUILDING SHADOWS
 (FAR 3.6 HEIGHT 16m)

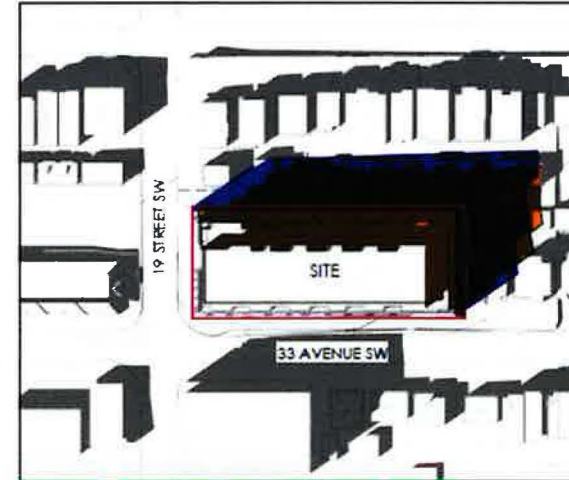
PRELIMINARY DESIGN CONCEPT MASSING
 COMPARATIVE SHADOW STUDY



Mar. & Sept. 21 @ 10AM -
 1:750

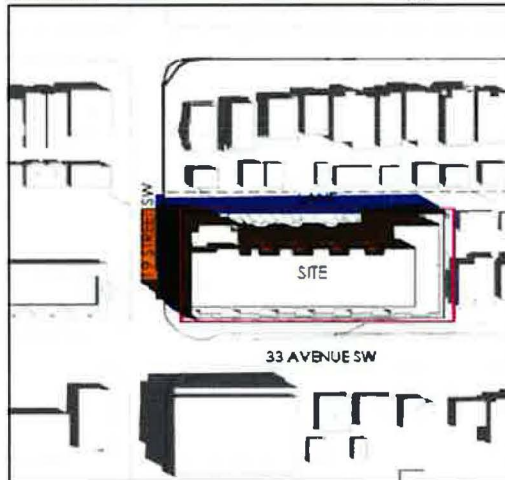


Shadow Study- Mar. & Sept. 21 @ 1PM -
 1:750

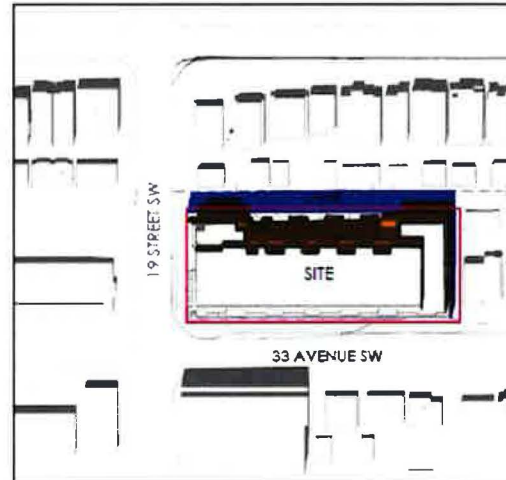


Shadow Study- Mar. & Sept. 21 @ 4PM -
 1:750

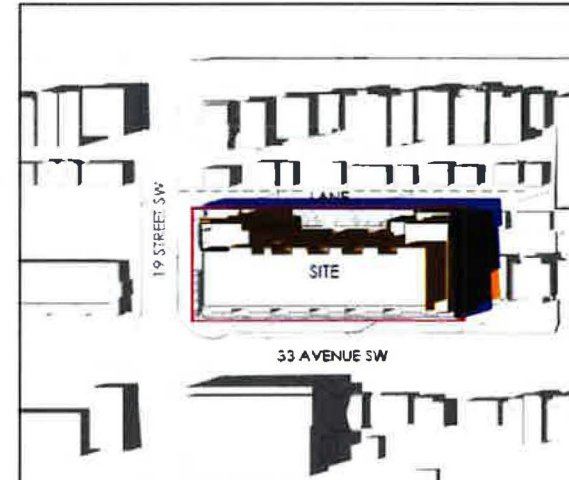
JUNE / SUMMER SOLSTICE



Shadow Study - June 21 @ 10AM
 1:750



Shadow Study - June 21 @ 1PM
 1:750



Shadow Study - June 21 @ 4PM
 1:750

19 ST SW

LANE



