



36 Avenue SW

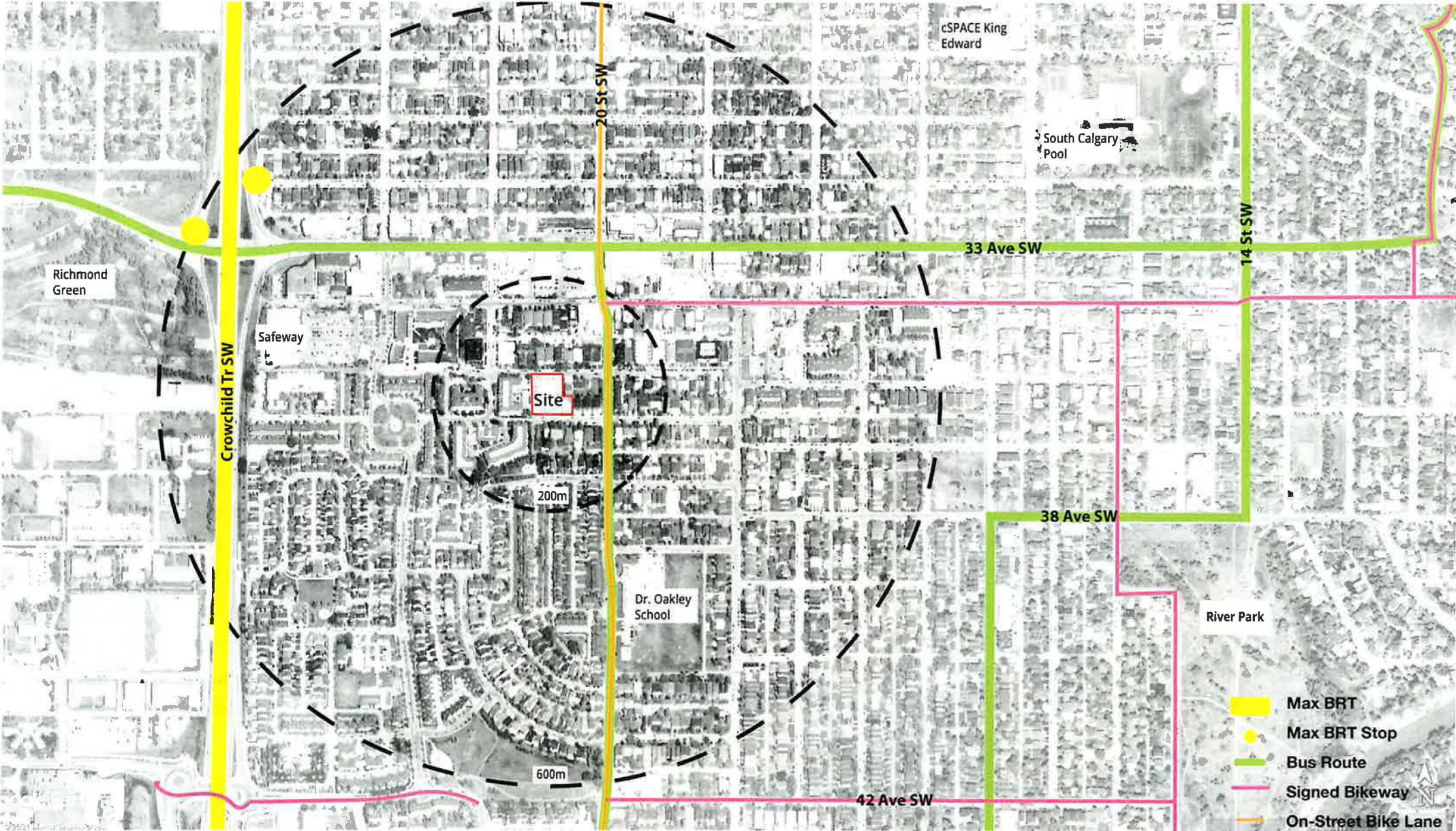
Land Use Amendment

City Council | June 2023 | LOC2022-0056/CPC2023-0406

Site Context



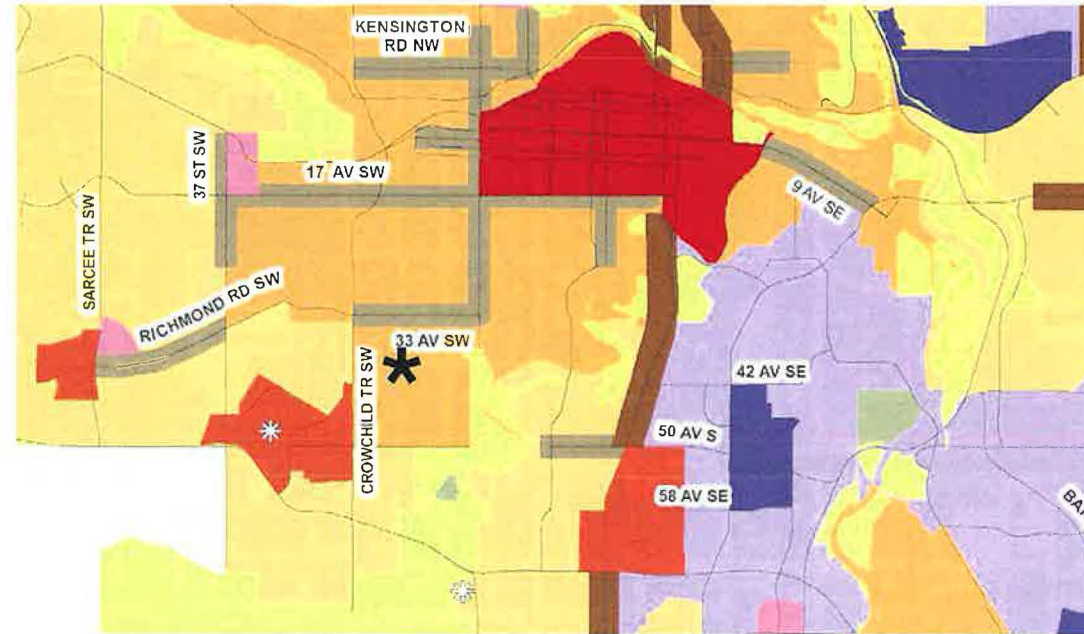
Site Connectivity



Policy Context

Municipal Development Plan (MDP) & Calgary Main Streets

- Located within the Inner City Development Area of the MDP
- Subject site located within 200 metres of a Neighbourhood Main Street
- Prioritize transit-oriented development to support Main Streets



MDP Urban Structure Map (Cropped)

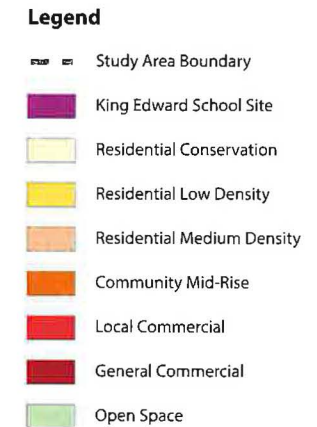


South Calgary / Altadore Area Redevelopment Plan (ARP)

- Designated 'Residential Medium Density'
- ARP does not establish height policies or mapping
- A minor ARP amendment is required to allow up to 5 stories in alignment with the proposed land use district rules.
- The proposed development will remain consistent with overall ARP policies



South Calgary/Altadore ARP- Land Use Map 2 (Cropped)



Development Vision

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 20 2023
ITEM: *7.2.15 CPC2023-0406*
Distrib - Presentation 2
CITY CLERK'S DEPARTMENT



Expand residential offerings to support a variety of households and lifestyles.

- Increase housing choice through new multi-residential development.



Intensification in proximity to available transit, road and pedestrian infrastructure.

- Cater to both auto and transit oriented lifestyles.



Appropriate Scale of Development

- Integrated near a variety of low and medium density housing.

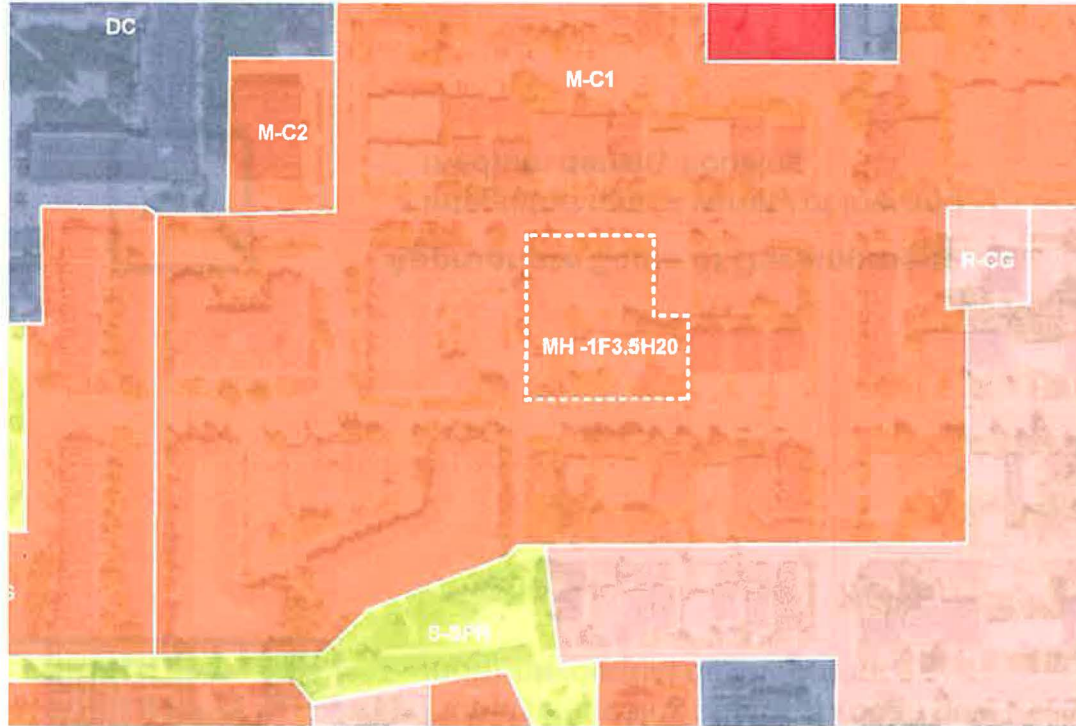


Intensify inner city parcels in proximity to Neighbourhood Main Streets.

- Well connected to multi-modal corridors to support active and carbon free travel.

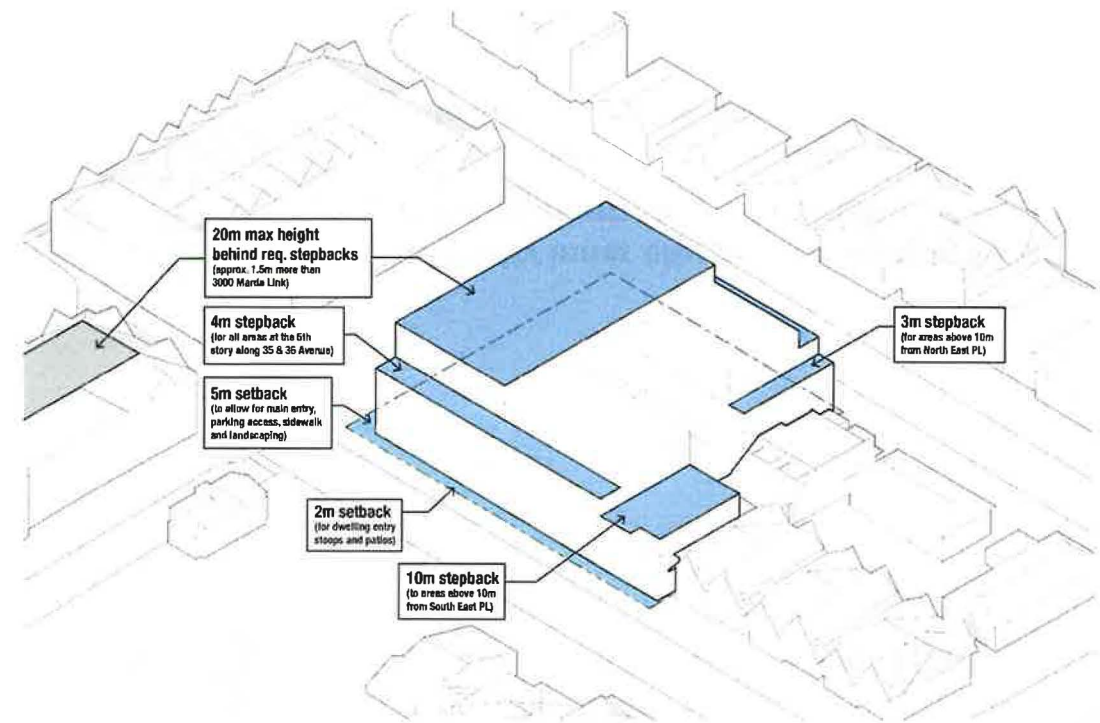
Original Application

Land Use



- Direct Control (based on M-H1)
- Maximum Height: 20.0 metres
- Maximum Density: 3.5 FAR
- Setbacks and Stepbacks embedded into DC

Potential Massing

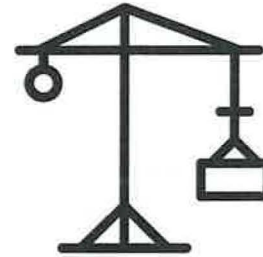


What We Heard

Community concerns primarily focused on the following themes:



Scale of Development



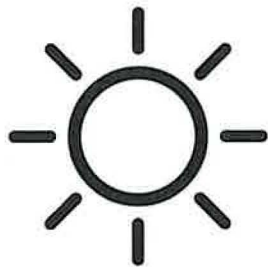
Construction Timing



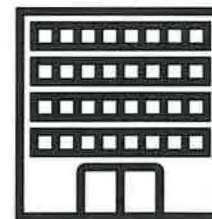
Parking and Traffic Congestion



Potential for Commercial Uses



Shadowing



Detailed Design Questions

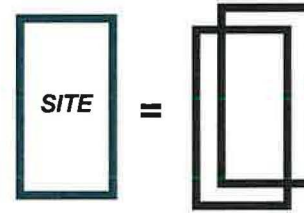
What We Changed

The following changes were made to the Original Application:



Reduced Building Height

- MAX HEIGHT: 16 METRES
(from 20 metres)



Reduced Scale of Development

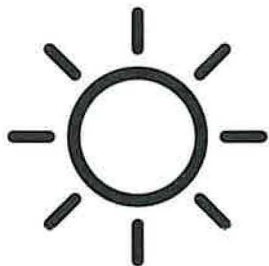
- MAX DENSITY: 2.5 FAR
(from 3.5 FAR)



Review/Revise Traffic Impact Assessment



New Residential only Land Use District



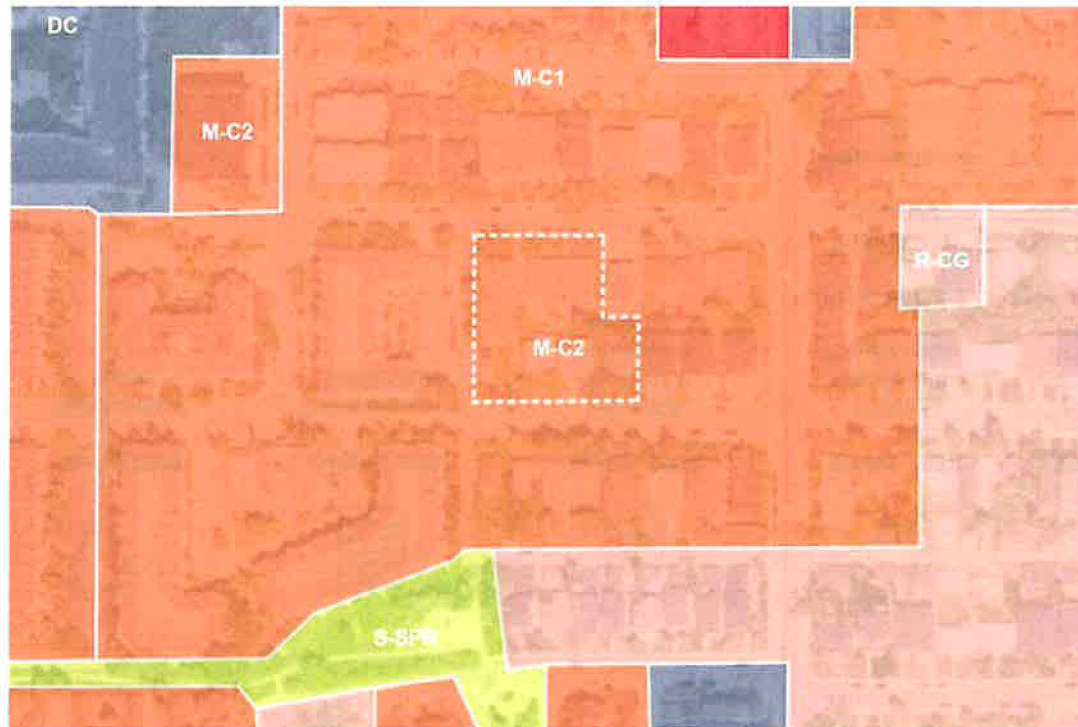
Reduced Height to minimize shadowing



Applied Community Feedback

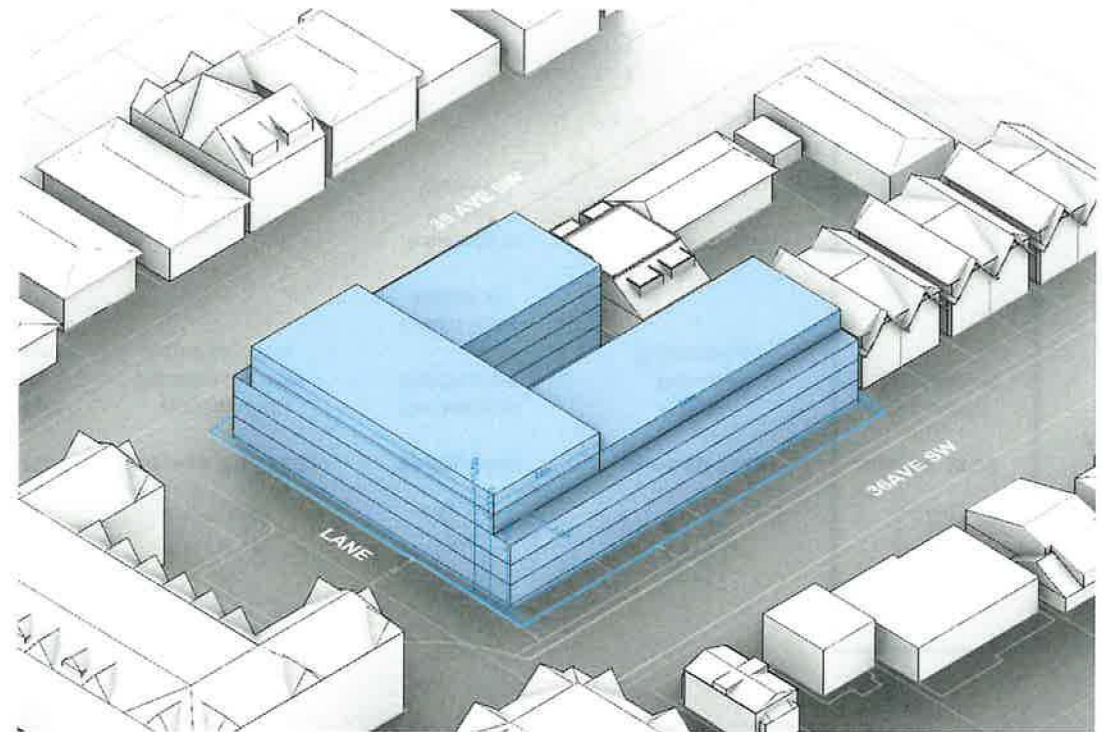
Revised Application

Land Use

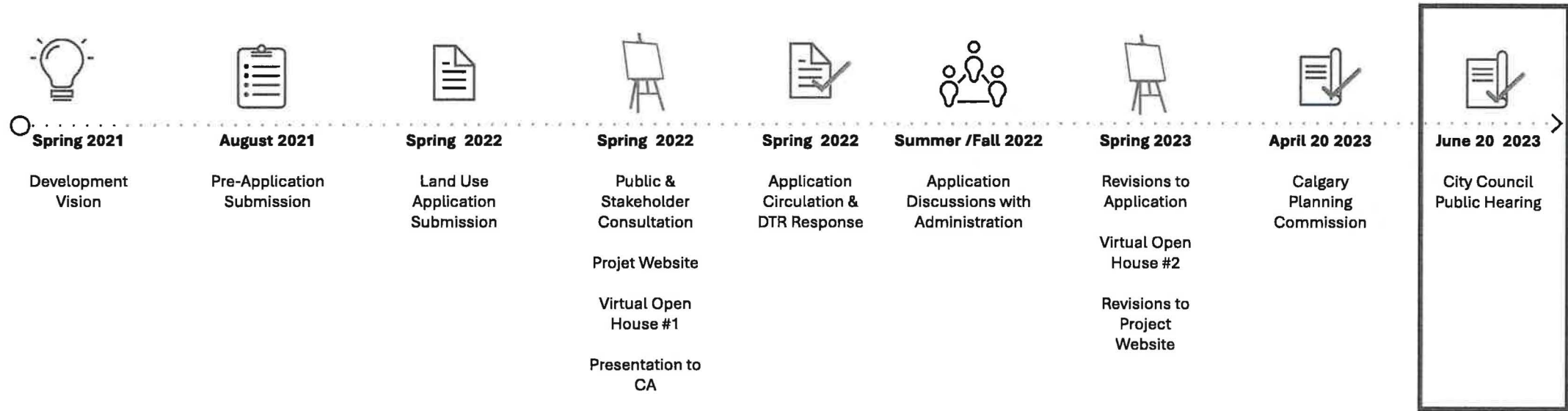


- Stock District MC-2 Multi-Residential - Contextual Medium Profile
- Maximum Height: 16 metres
- Maximum Density: 2.5 FAR

Potential Massing

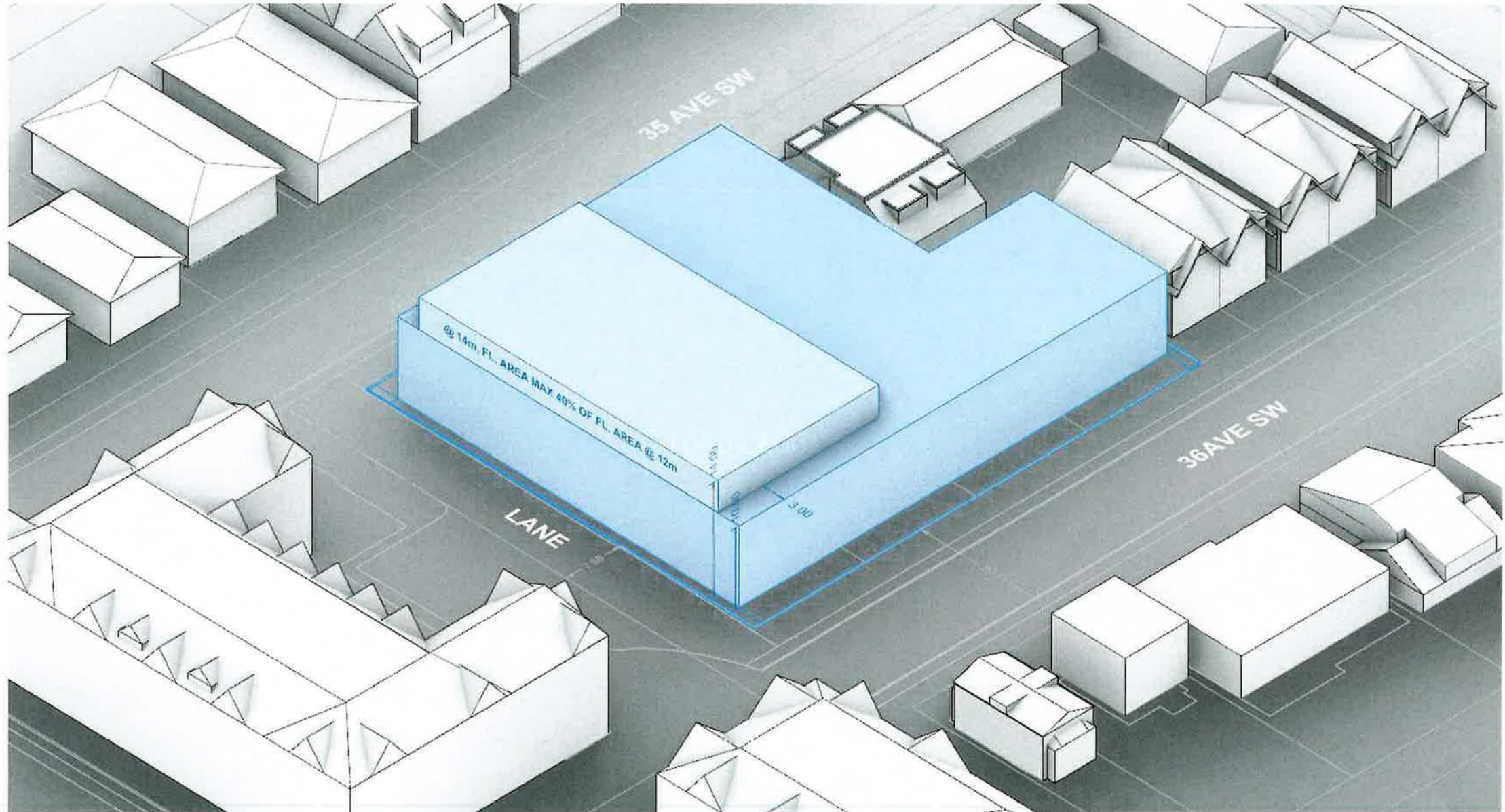


Engagement Summary

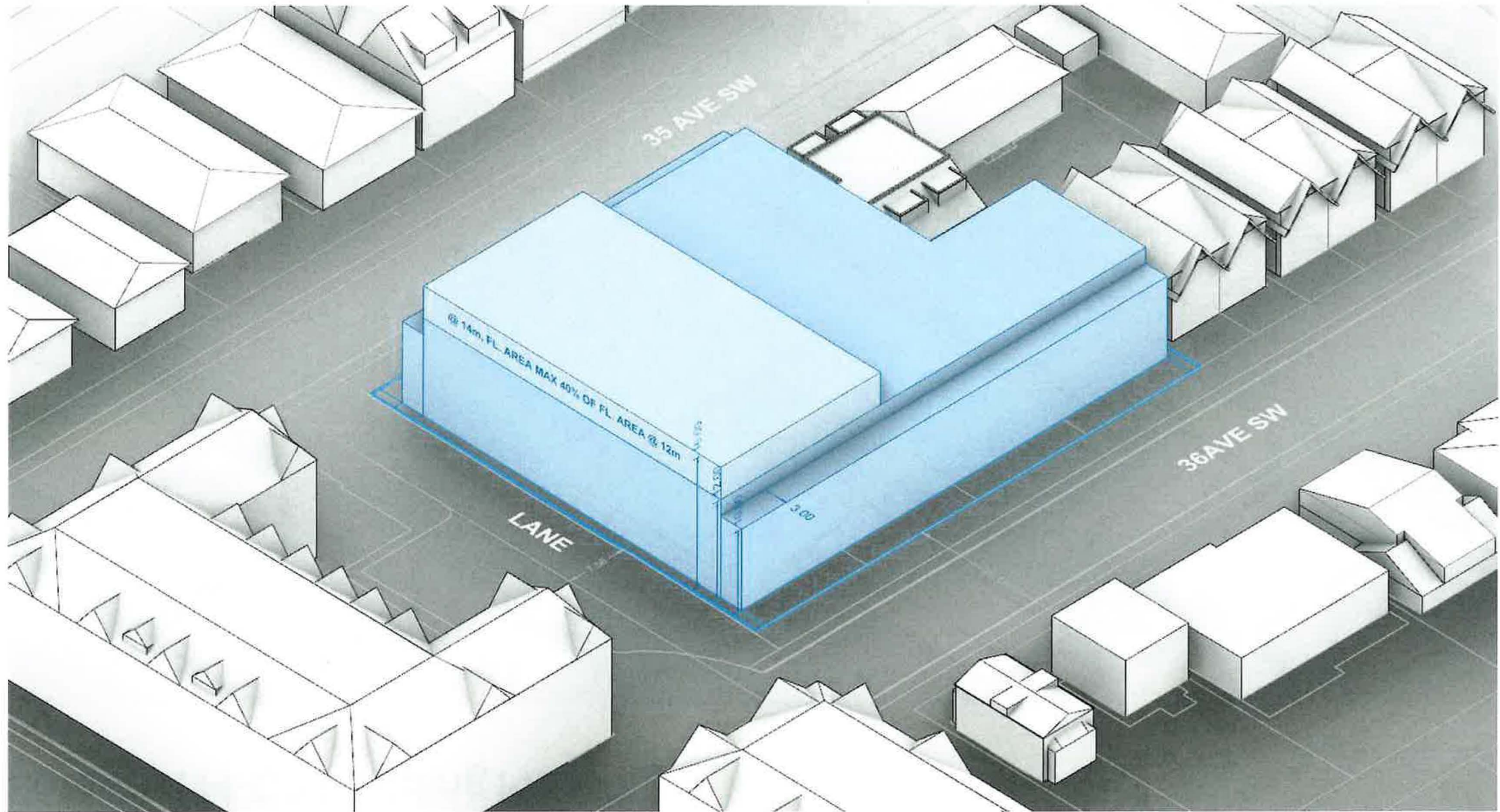


Thank you

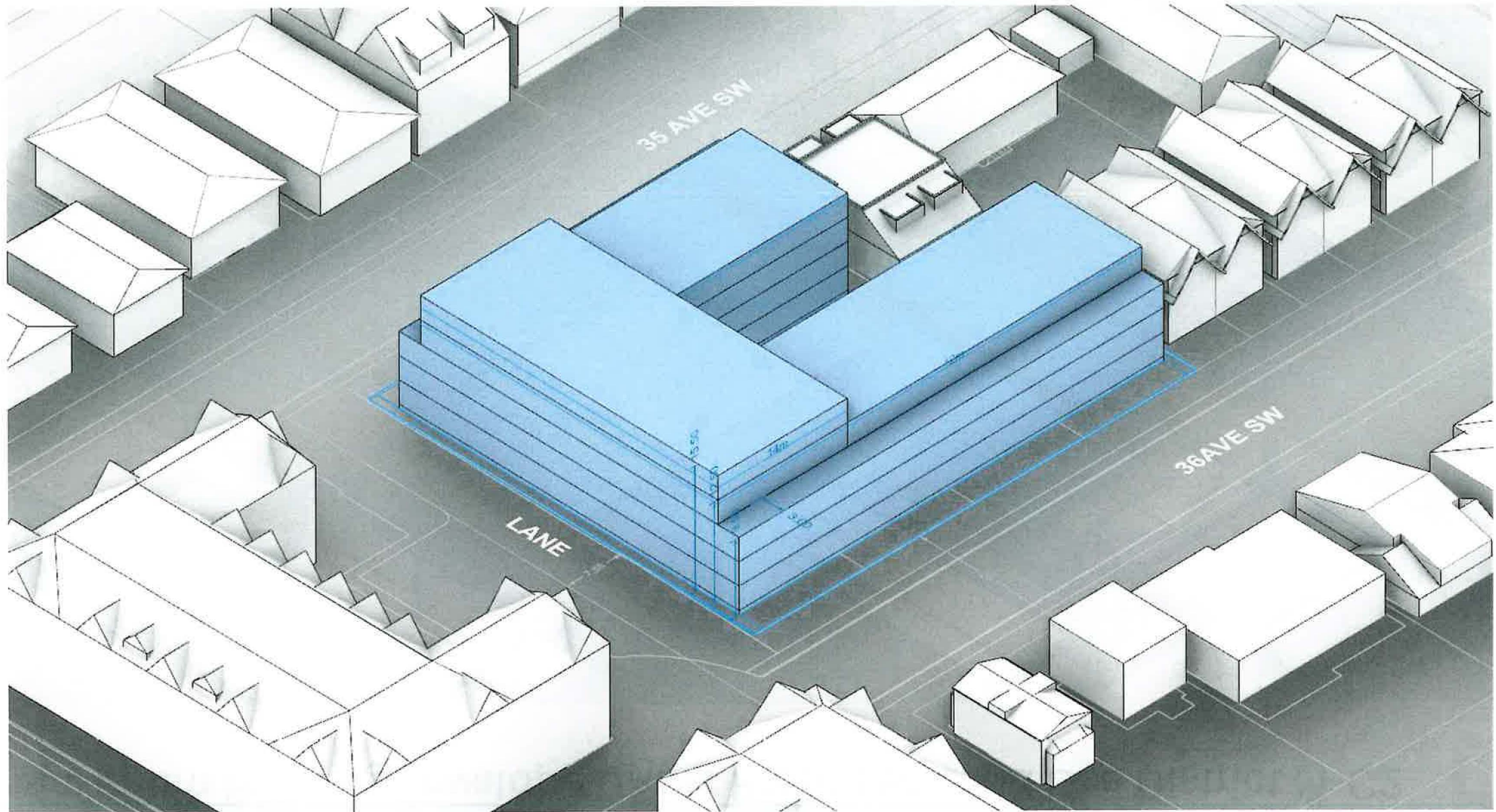
Maximum Buildable Envelope Under Current Land Use District M-C1



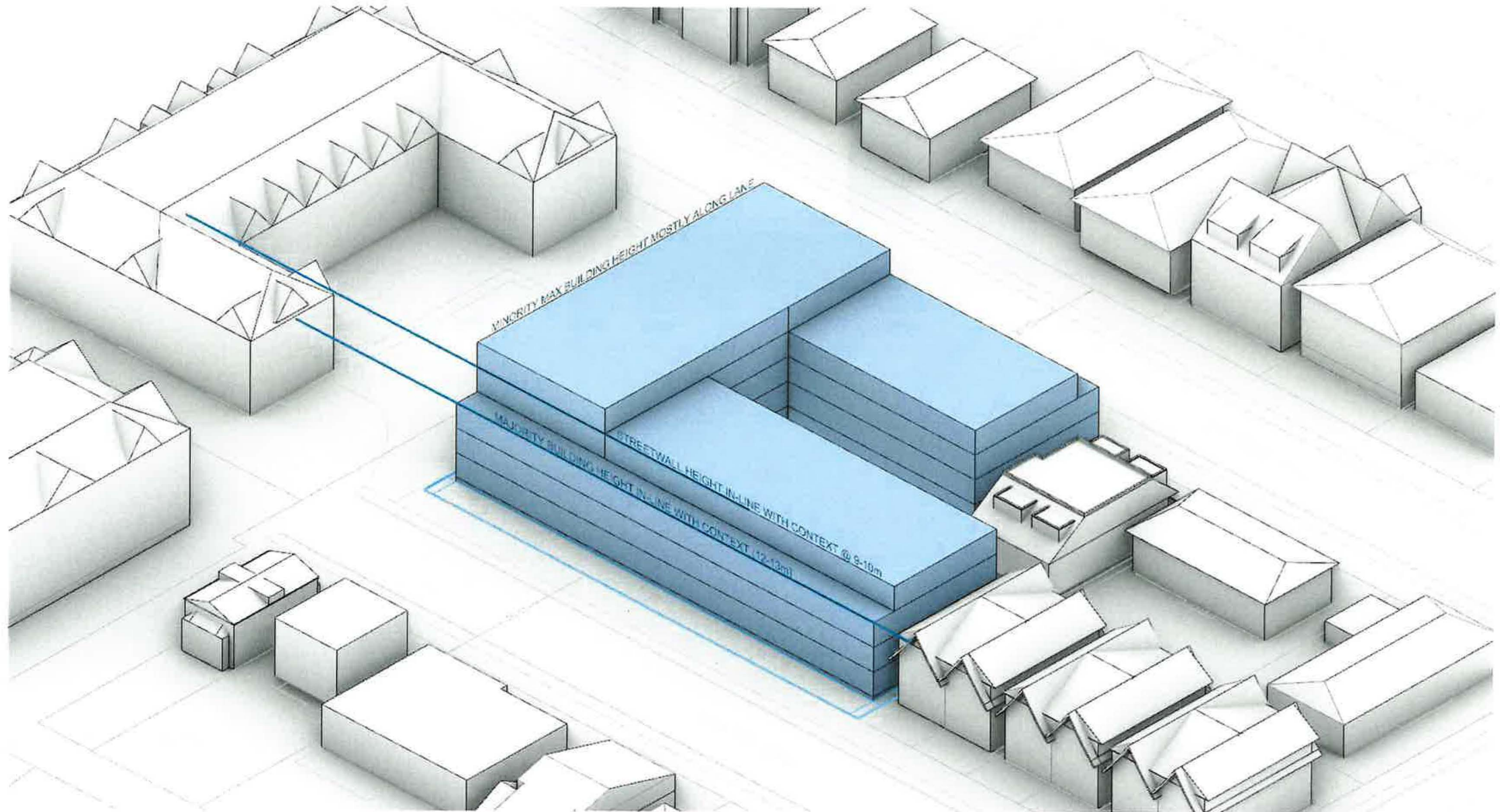
Maximum Building Envelope Under Proposed Land Use District M-C2



Potential M-C2 Building Massing

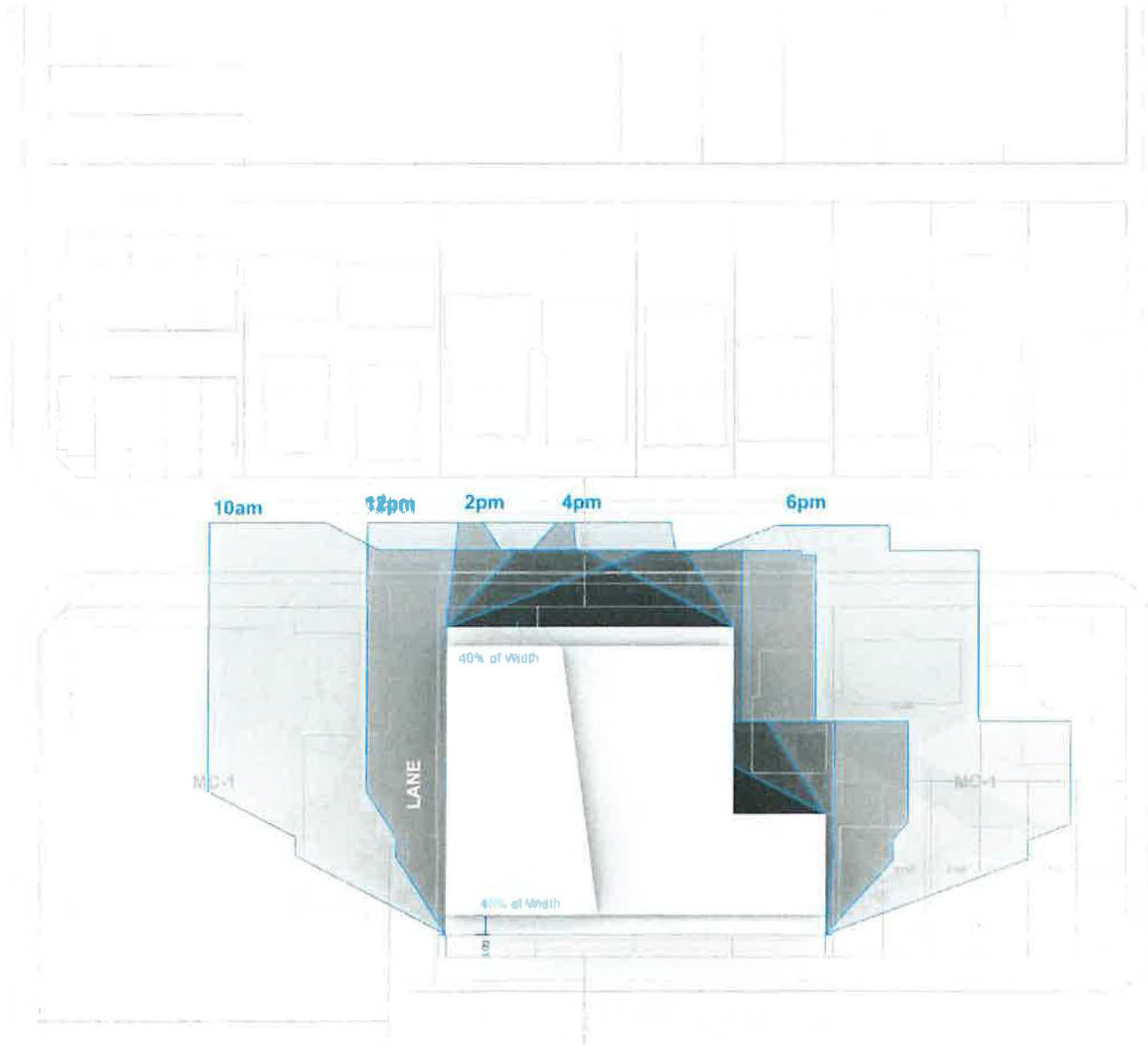


Contextual Alignment with Surrounding Parcels



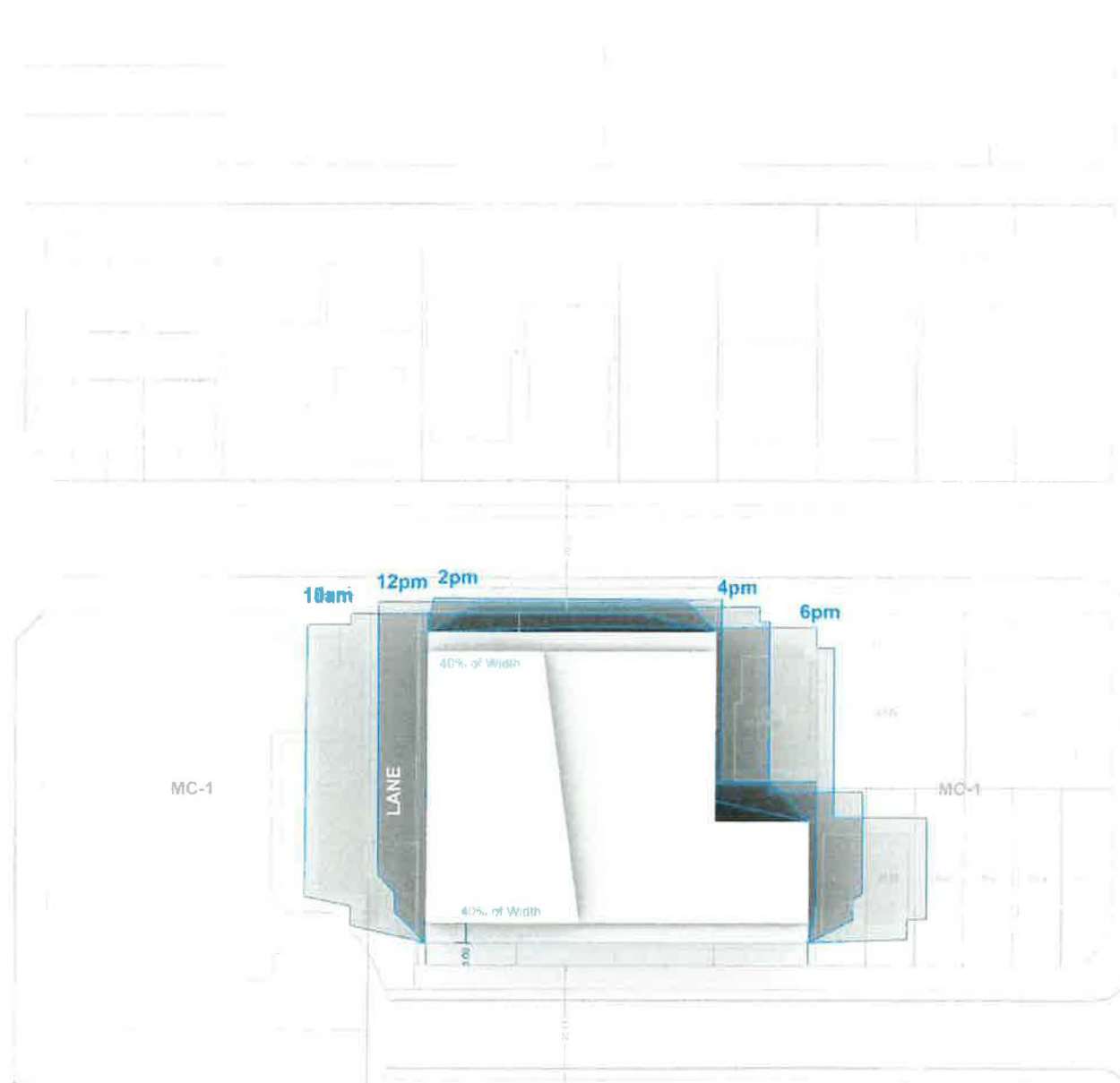
Shadow Study

Equinox - March 21



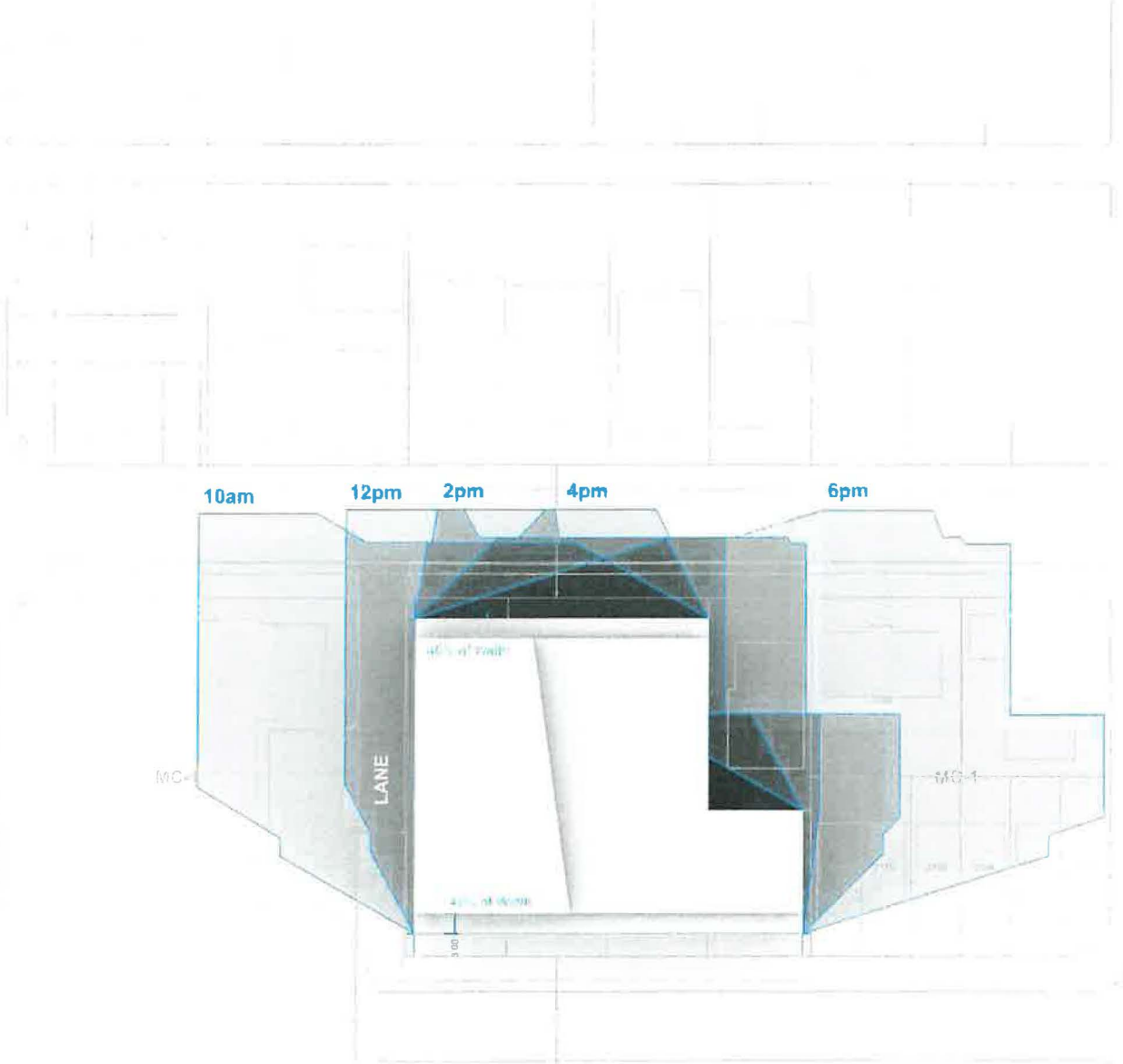
Shadow Study

Summer Solstice - June 21



Shadow Study

Solstice - September 21



Shadow Study

Winter Solstice - December 21

