

MPI

O2



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# Mancal Properties Inc.

Land Use and Area Redevelopment Plan Amendment

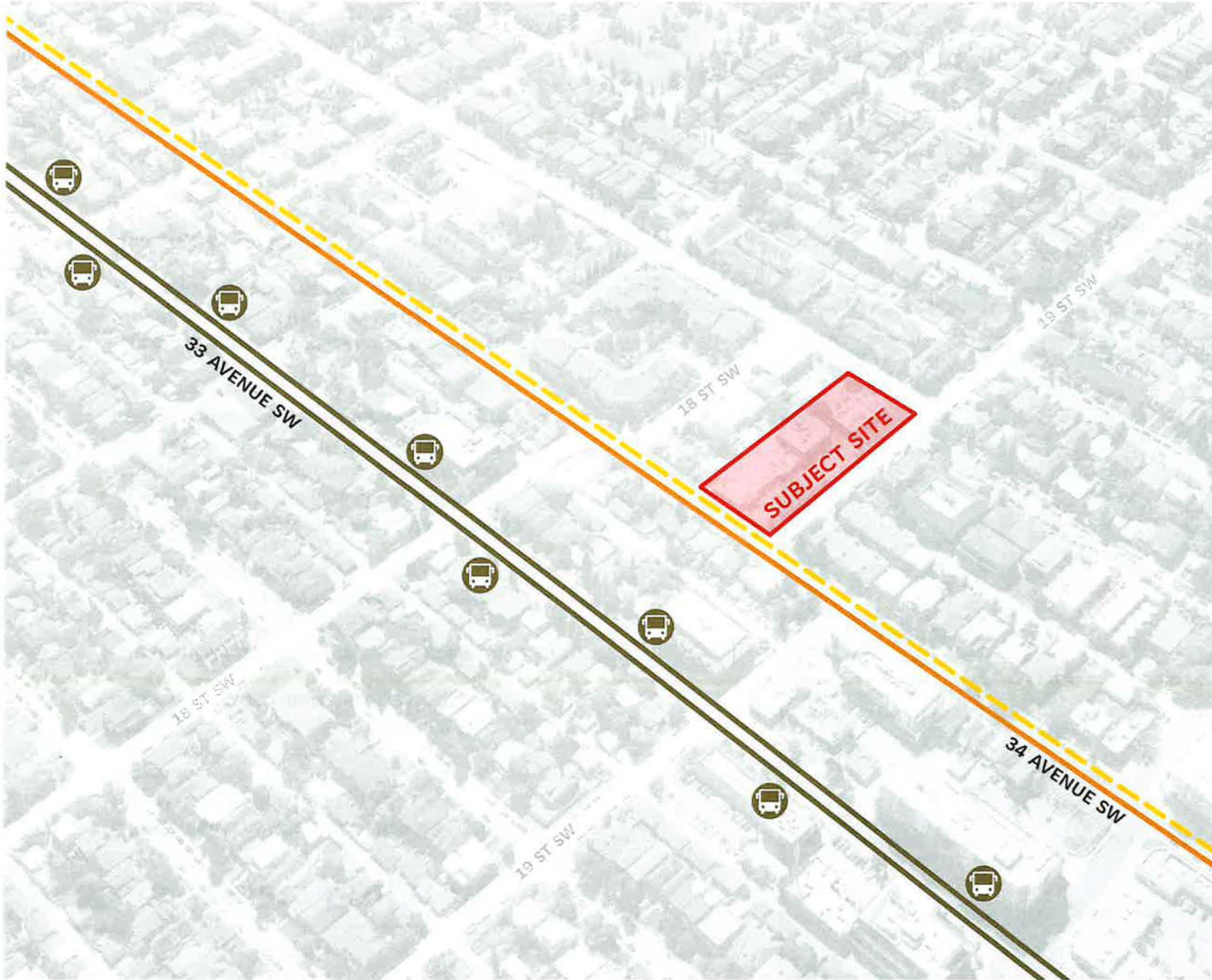
LOC2023-0149 Council Presentation - 12/05/2023

# Site Context

- Site is currently occupied by a low density commercial plaza and a two-storey multi-residential building.
- Surrounding area is characterized by a mix of commercial development to the north and east, three-storey multi-residential development to the south and west and 6 storey multi-residential development northwest and west of the site.

 Subject Site  
 Local 6 Storey Developments  
 Local Landmarks





## Mobility and Connectivity

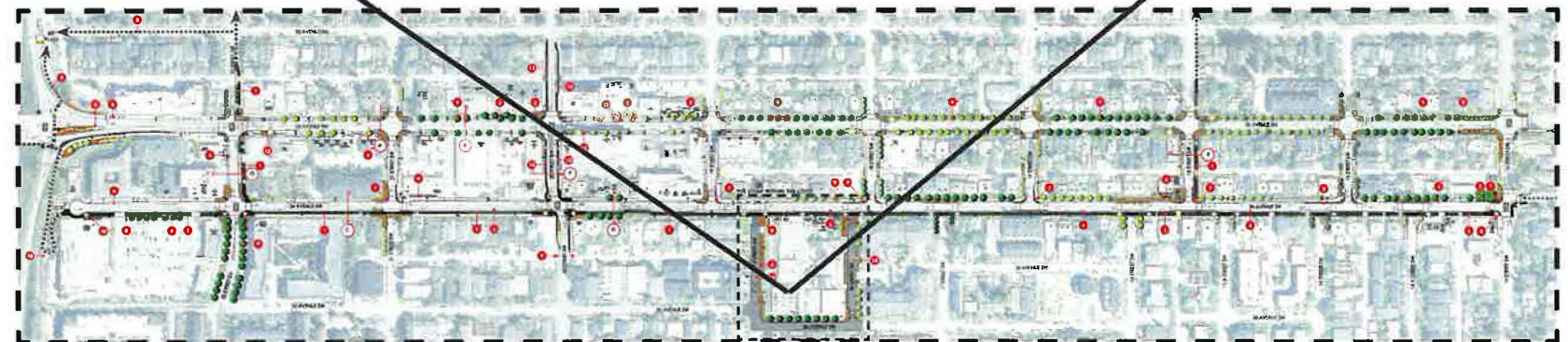
- Site is well-positioned on a designated Neighbourhood Main Street of 34 Avenue, located 100 metres from the Neighbourhood Main Street of 33 Avenue.
- Convenient bus connections are available on 33 Avenue (100m) to support modal choice and broader connections to the Max BRT Marda Loop Station.
- Active transportation connections along 20 Street SW and 34 Avenue SW supporting non-motorized trips to access day amenities.

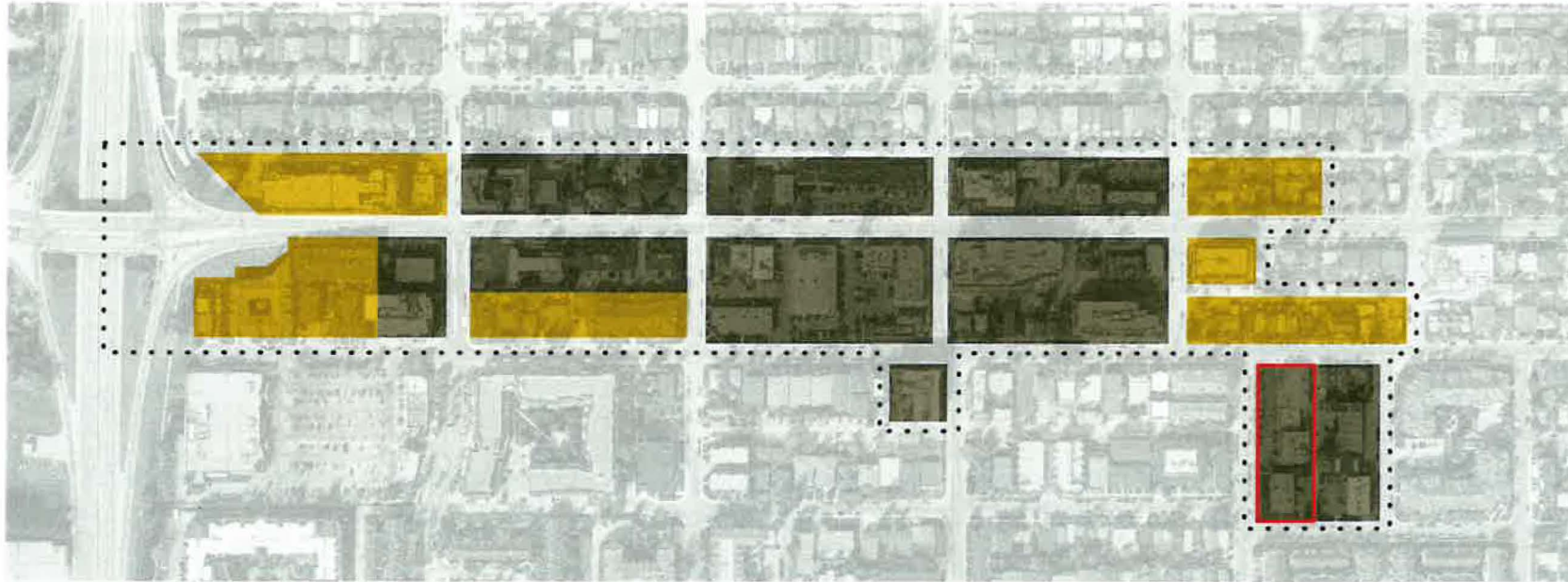
CITY OF CALGARY  
 RECEIVED  
 IN COUNCIL CHAMBER  
 DEC 05 2023  
 ITEM: 7.2.18 CPC 2023-1079  
 Distrib - Presentation 2  
 CITY CLERK'S DEPARTMENT

- Subject Site
- On-Road Bike Pathway
- - Future Multi-Use Pathway
- 🚌 Bus Route/ Stops

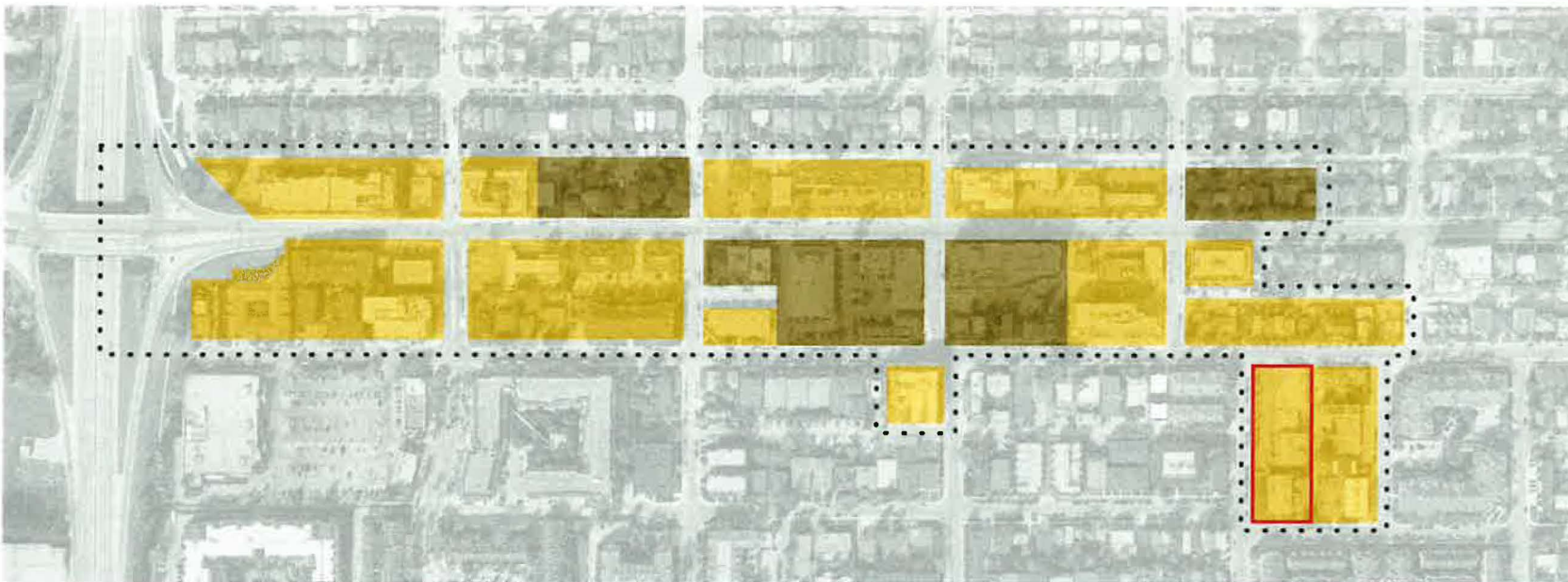
## Main Streets Program

- Site identified as 'the loop within the loop', part of the City-Initiated Main Streets Program.
- Proposed market area planned along 19 Street adjacent to the subject property.
- Future mixed use development in this area will be supported by future public realm improvements to enhance the 34 Avenue corridor for residents and visitors.
- New mixed-use development in this location will strengthen street activation within the loop with direct at-grade access for future residents and visitors of this area, increasing natural surveillance and adding vibrancy to the public realm.
- Mancal has actively engaged with the Main Streets program to integrate the development vision with the Main Streets vision.
- Construction underway





Land Use Policy Areas (Map 3.1)



Maximum Building Heights (Map 4.2)

## Existing Marda Loop Area Redevelopment Plan (ARP)

### Land Use Policy Areas (Map 3.1)

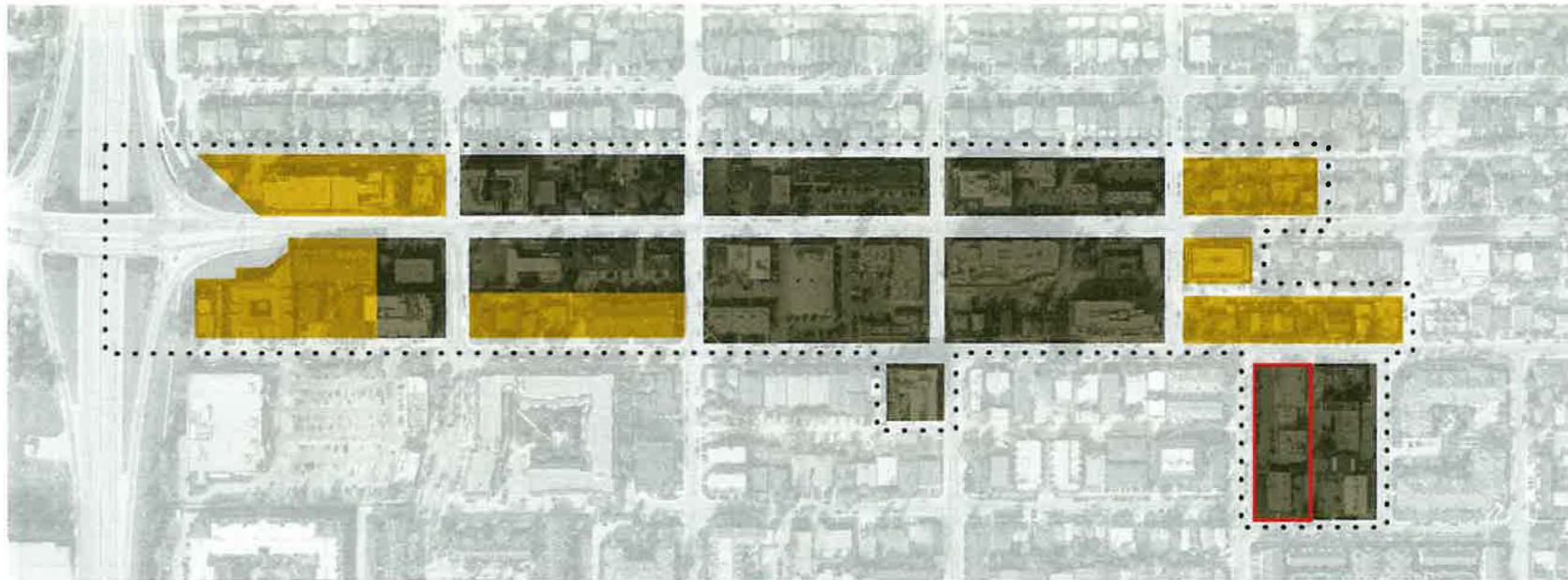
- Site is designated 'Commercial Mixed - Use Area in the Marda Loop Area Redevelopment Plan.
- Designation is planned to accommodate a mixture of ground floor retail commercial with residential or office uses above.

Commercial Mixed-use Area
  Residential/Retail Area
  Plan Area Boundary

### Maximum Building Heights (Map 4.2)

- Site is planned to accommodate a maximum of 4 storeys in 16 metres of height.
- An amendment to the Marda Loop ARP is required to increase maximum density and building height on the site.

4 Storeys in 16 metres
  6 Storeys in 23 meters
  Plan Area Boundary

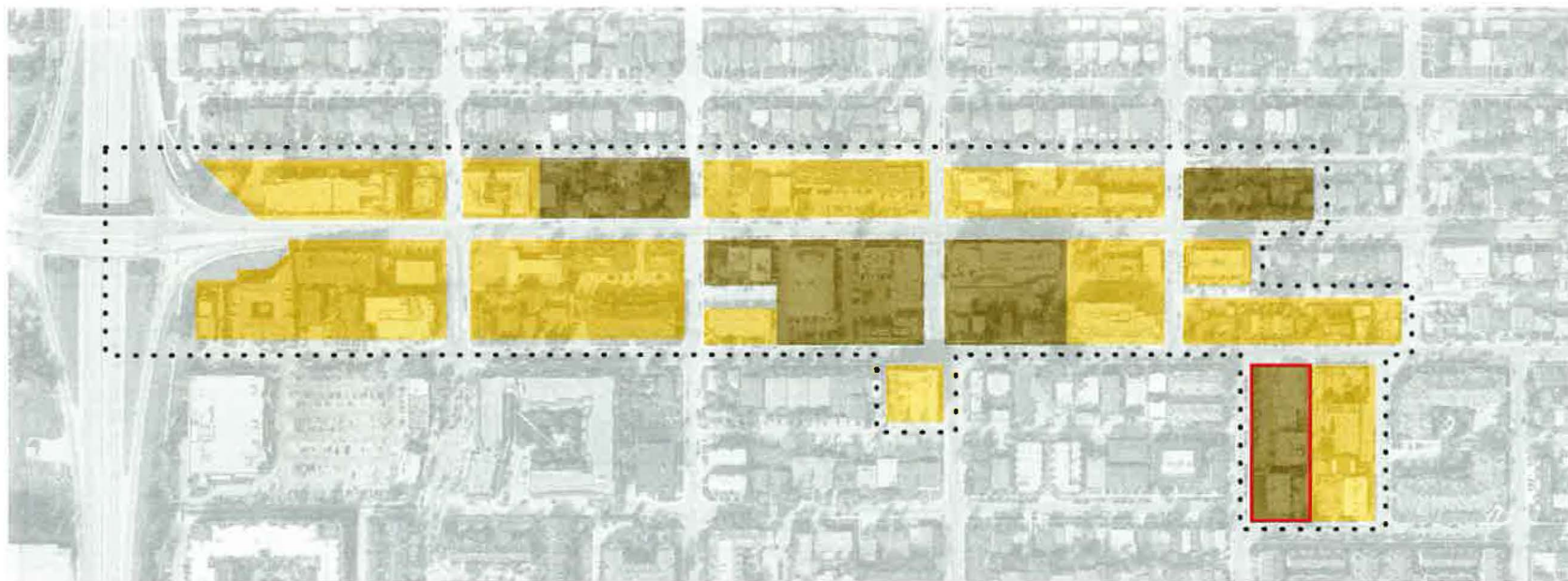


Land Use Policy Areas (Map 3.1)

# Proposed Marda Loop Area Redevelopment Plan (ARP)

## Land Use Policy Areas (Map 3.1)

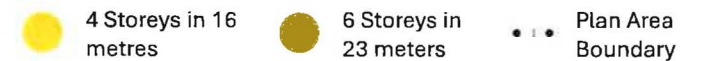
- The site maintains the spirit and intent of the 'Commercial Mixed - Use Area' designation so Map 3.1 has not been amended.



Maximum Building Heights (Map 4.2)

## Maximum Building Heights (Map 4.2)

- Map 4.2 has been amended to increase the building height of the site to 6 storeys in 23 metres.









**Existing Land Use**

**Mixed Use - Active Frontage (MU-2)**

- Supports mixed - use development with at grade commercial/retail
- Maximum Building Height: 16 metres
- Maximum Density : 3.0 FAR

-  Mixed Use- Frontage District (MU-2)
-  Mixed Use - General District (MU-1)
-  Multi-Residential - Contextual Low Profile (M-C1)
-  Residential - Contextual One/Two Dwelling (R-C2)

**Proposed Land Use**

**North: Mixed Use - Active Frontage (MU-2)**

- Supports mixed - use development with at grade commercial/retail
- Maximum Building Height: 23 metres
- Maximum Density: 4.0 FAR

**South: Mixed Use - General (MU-1)**

- Maximum Building Height: 23 metres
- Maximum Density: 3.5 FAR

# Engagement Strategy

## Tactics



Project Website



Community Information Session



Postcard Circulation



On Site Signage

## Timeline



FEBRUARY 2023  
Pre-Application



MAY 2023  
Community Association & Business Improvement Association Engagement



MAY 2023  
Receive/Review Feedback from the Community Association & Business Improvement Association



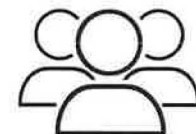
MAY 2023  
Submit Formal Land Use Application



JUNE 28 2023  
Community Open House



OCTOBER 5 2023  
Calgary Planning Commission



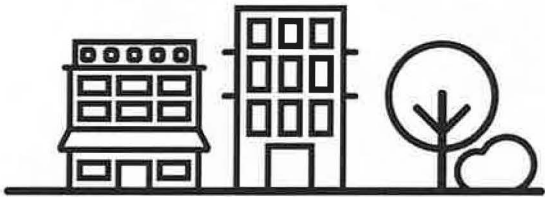
DECEMBER 5 2023  
City Council Public Hearing



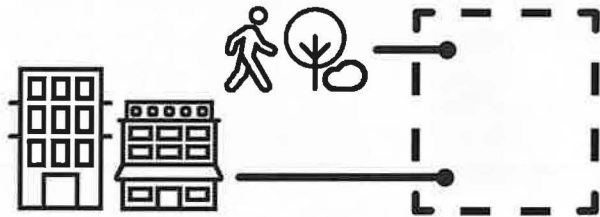
## Application Summary



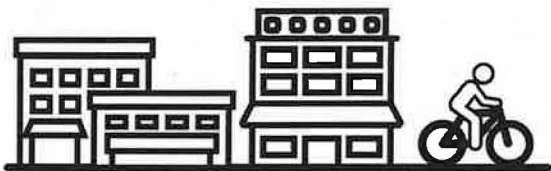
Locating density on a designated Neighbourhood Main Street.



New housing units in a desirable, inner city neighbourhood



Revitalization of an under-utilized parcel of land located in “the loop within the loop”



Enhancing street activation with pedestrian-centered mixed-use retail and residential with at-grade entrances.

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**Thank you**

# — Supplemental Slides

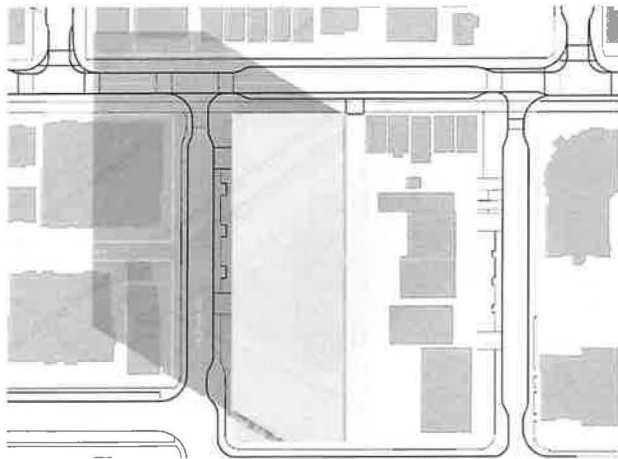
# Design Precedents



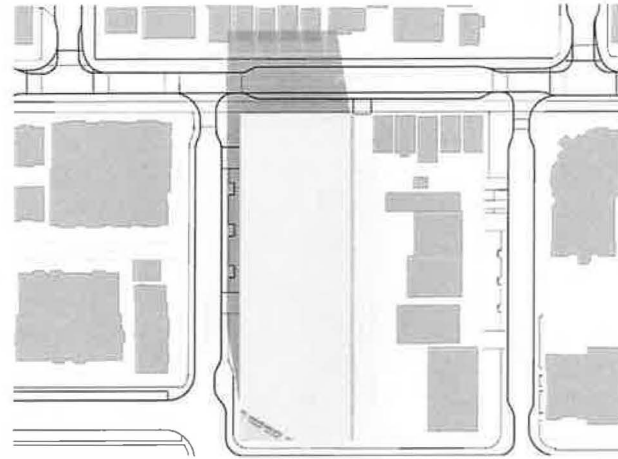
# Shadow Impact - Max Shadow Envelope Based on MU-2 and MU-1 District

## Maximum Envelope Under MU-2 & MU-1 Bylaw

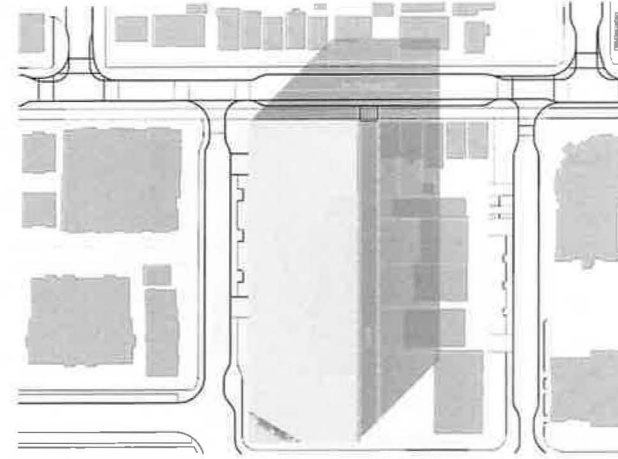
Sept. 21: 10am



Sept. 21: 1pm

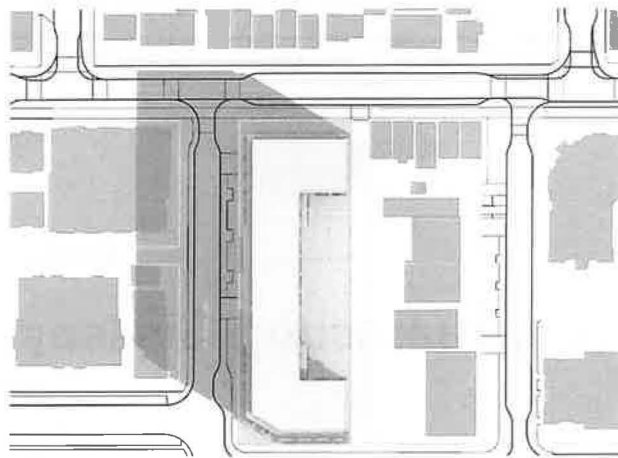


Sept. 21: 4pm

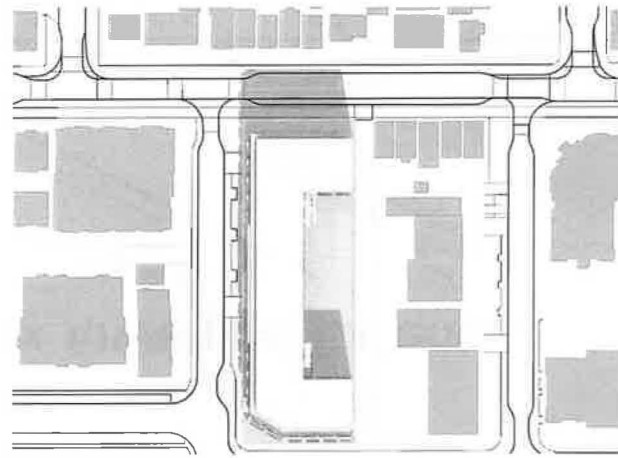


## Shadow Impact of Potential Massing

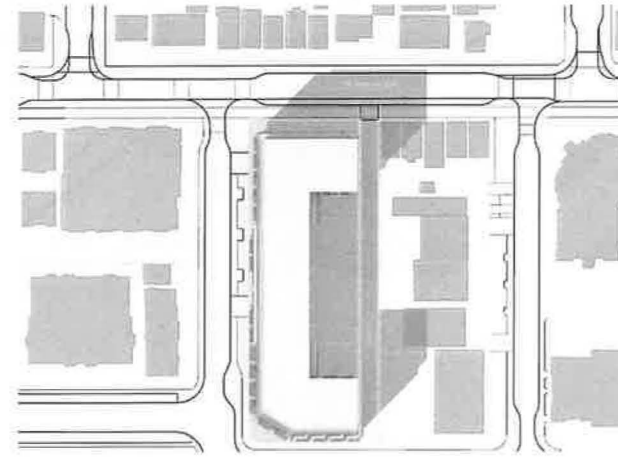
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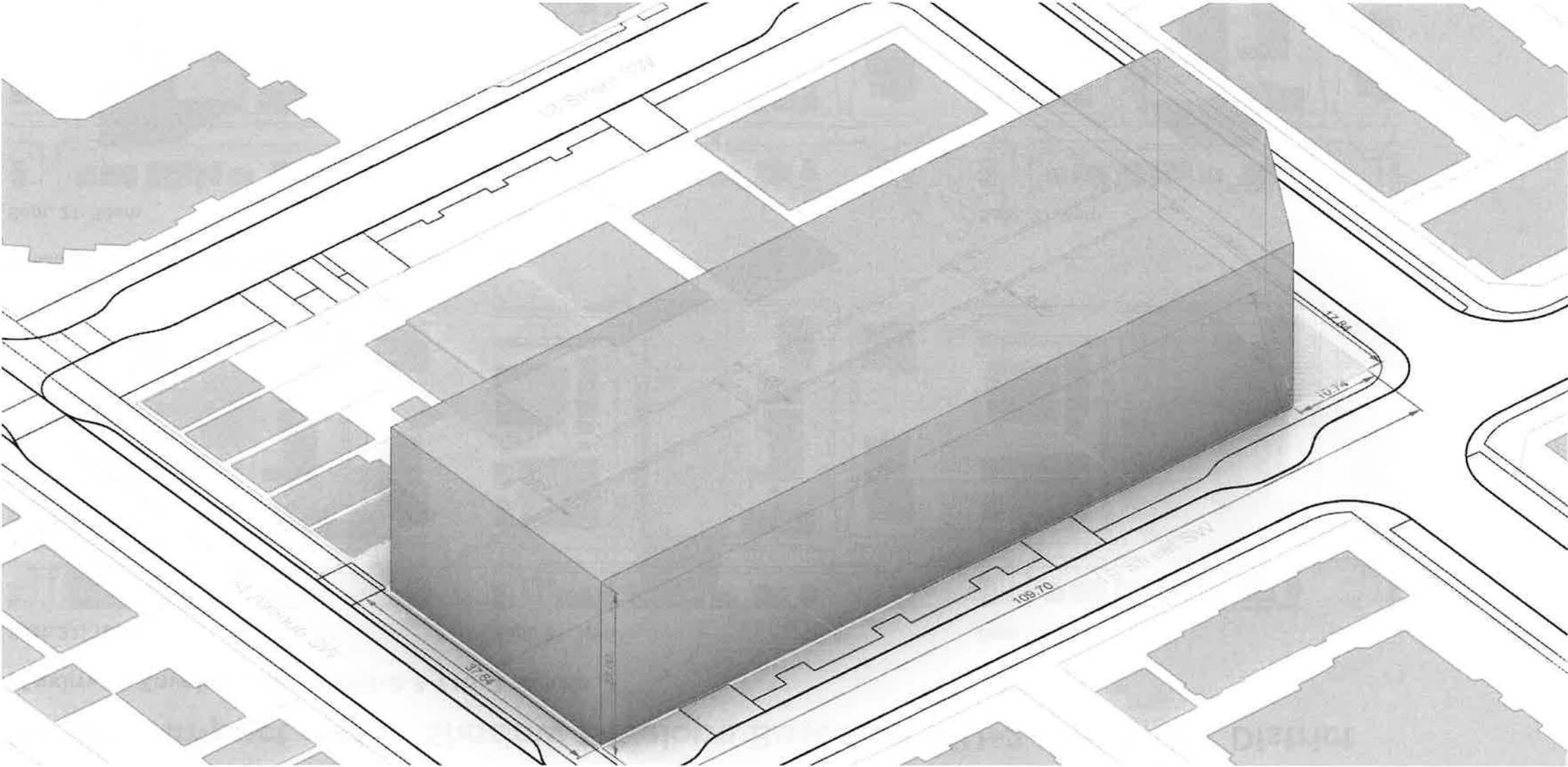
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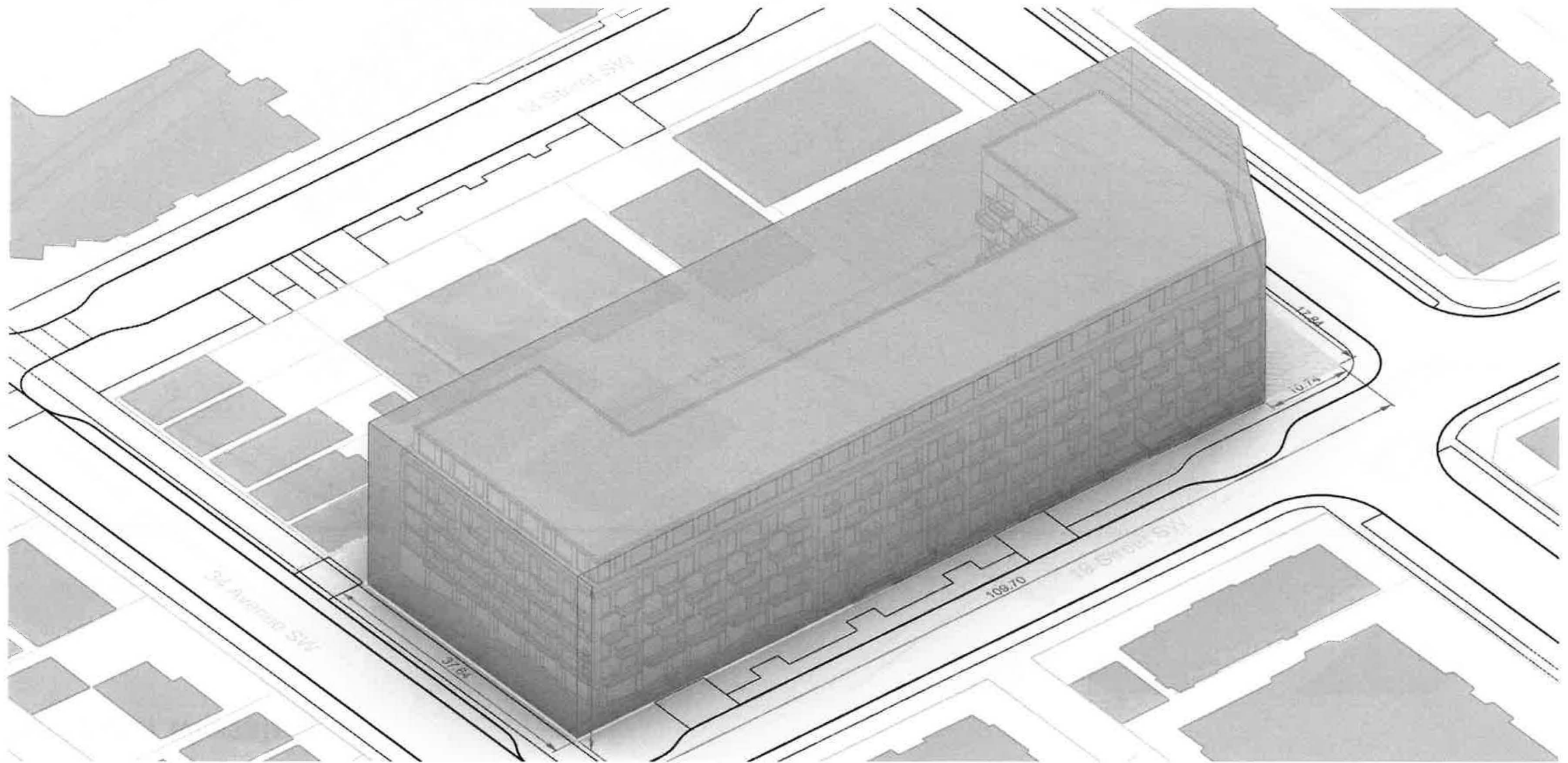
Sept. 21: 4pm



# Massing Considerations Max Envelope Extents



# Max Envelope Extents + Potential Massing



# Potential Massing

