



Calgary Planning Commission

Agenda Item: 7.2.10



LOC2023-0334 Policy and Land Use Amendment

March 21, 2024

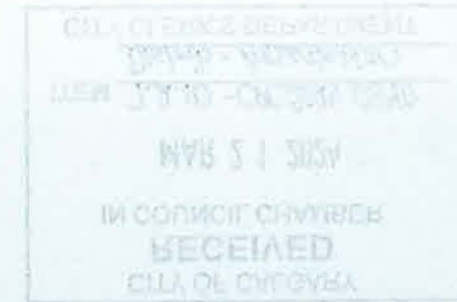
CITY OF CALGARY
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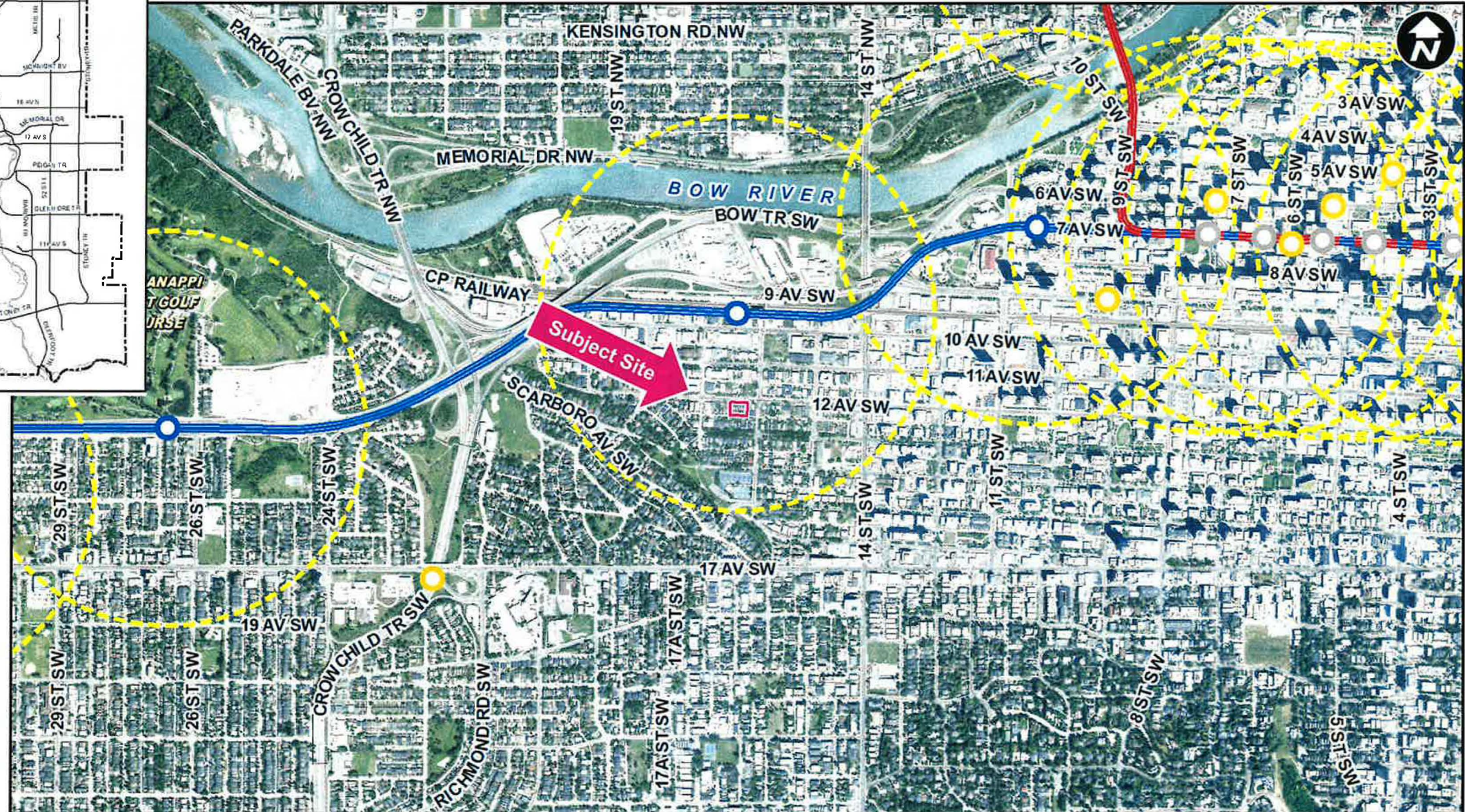
MAR 21 2024
ITEM: 7.2.10 - CPC 2024 0340
Distrib - Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Sunalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.21 hectares \pm (0.52 acres \pm) located at 1707, 1709, 1711, 1713 and 1717 – 12 Avenue SW (Plan 5380V, Block 218, Lots 11 to 17) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District **to** Multi-Residential – Contextual Medium Profile (M-C2f1.5) District.





- 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

Parcel Size:

0.21 ha
53.3m x
37.5m





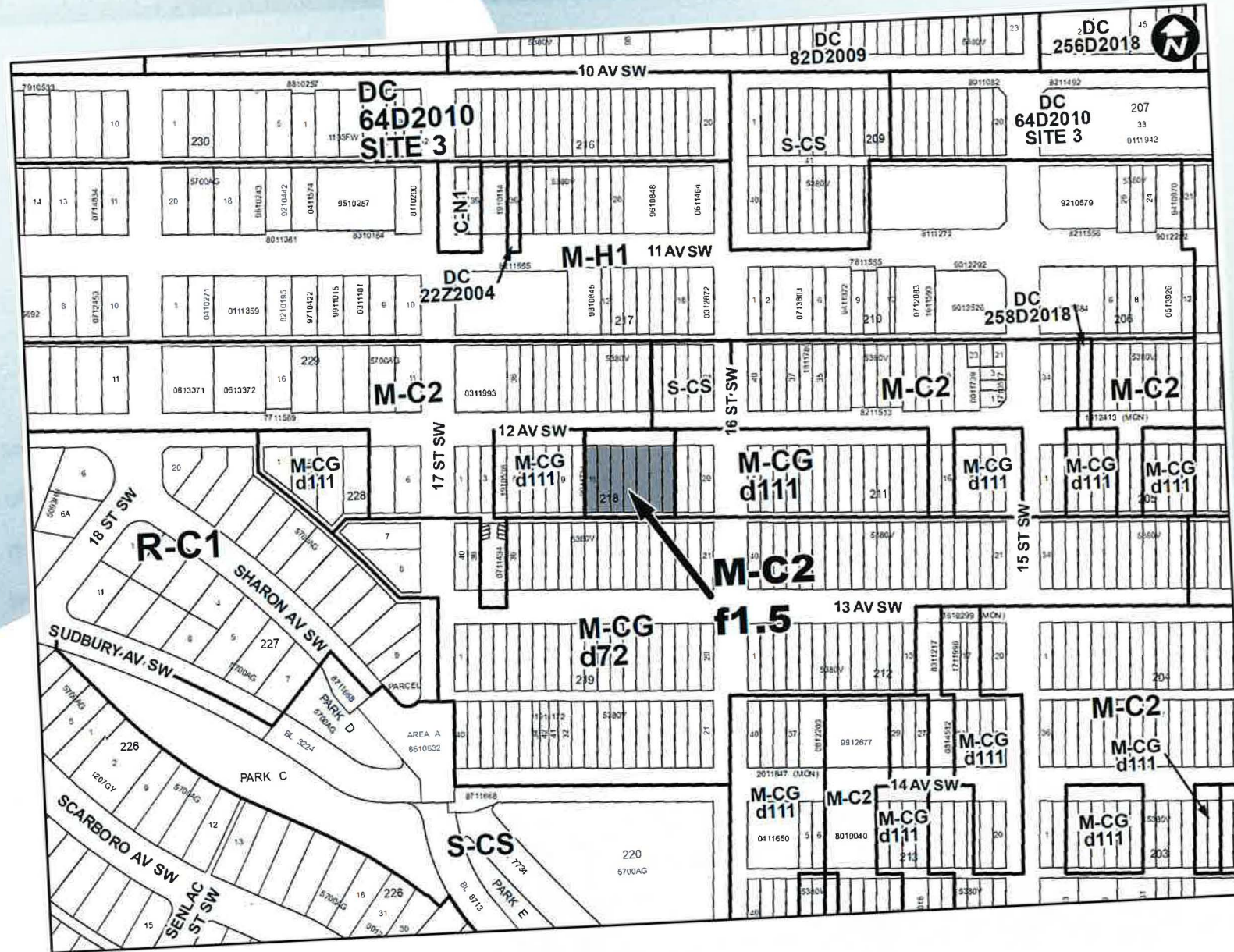


Surrounding Land Use

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Proposed Land Use Map










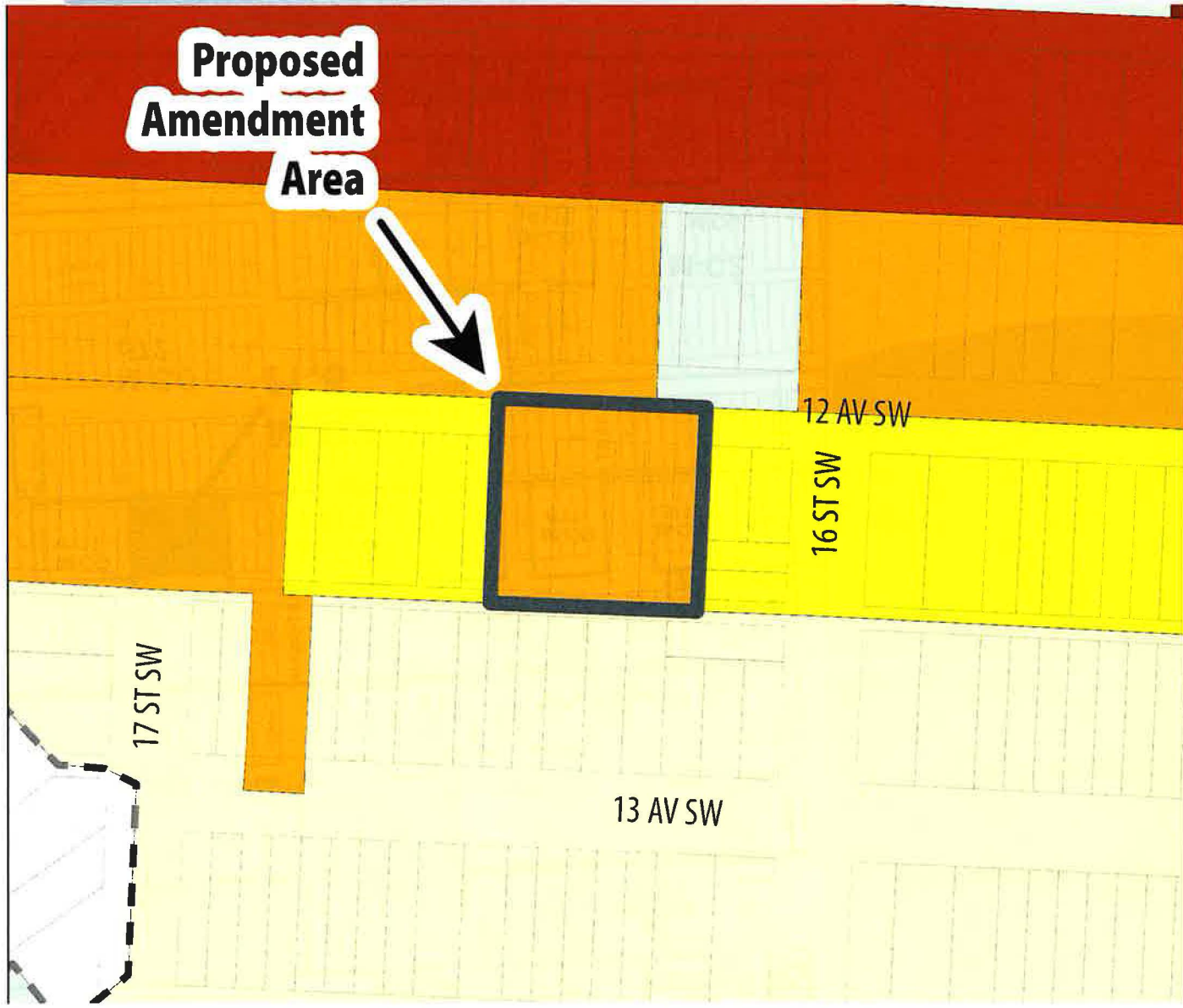
Proposed M-C2 f1.5 District:

- FAR modifier of 1.5

Land Use Policy

Legend

-  Conservation and Infill
-  Medium High Density
-  High Density
-  Medium Low Density
-  Medium Density
-  Open Space
-  Plan Area Boundary



Proposed Amendment - Sunalta ARP:

- Change subject site to Medium Density

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Supplementary Slides

