



Public Hearing of Council

Agenda Item: 7.2.26



LOC2023-0334 / CPC2024-0340

Policy and Land Use Amendment

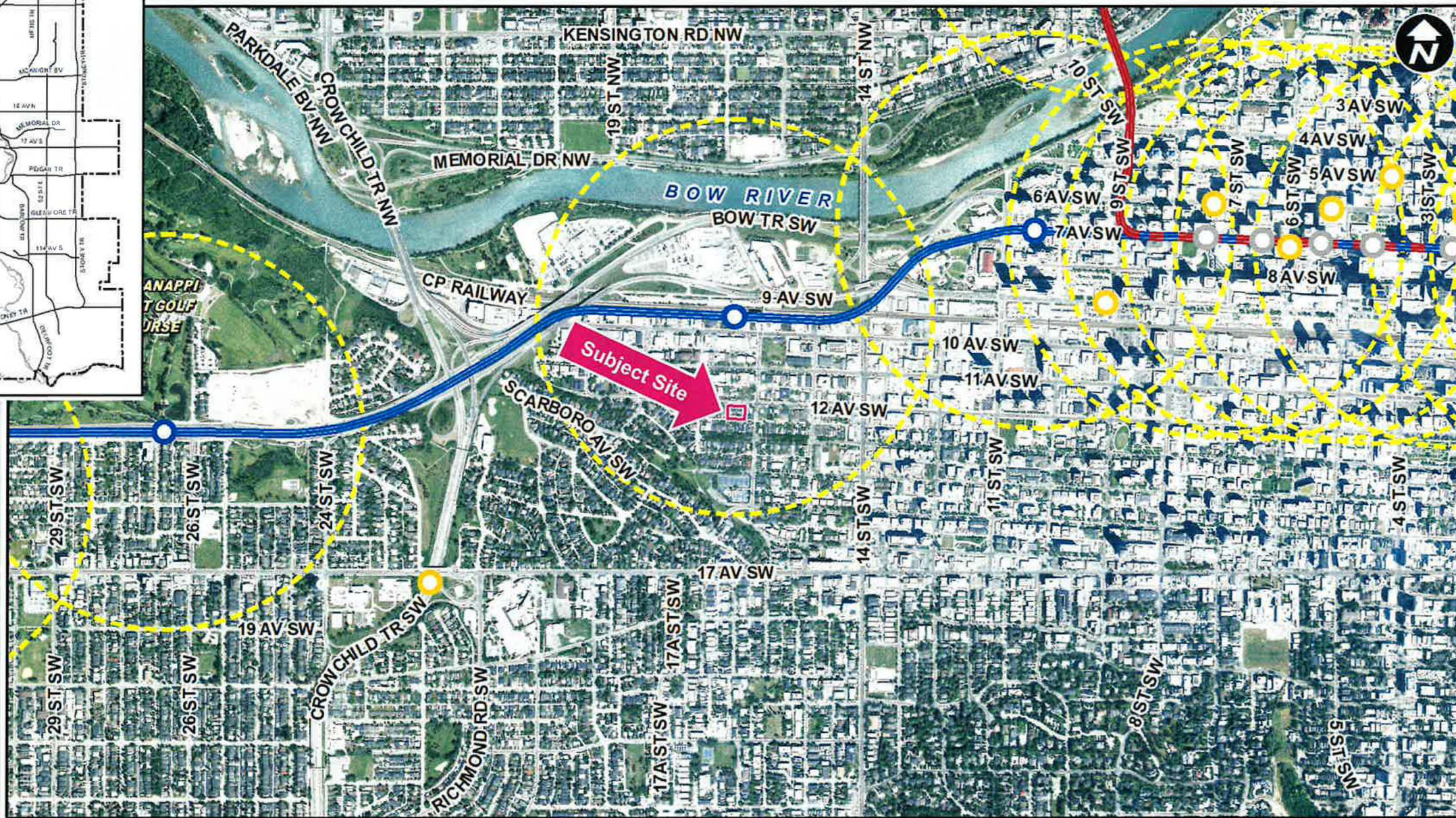
May 7, 2024

CITY OF CALGARY
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IN COUNCIL CHAMBER
MAY 07 2024
ITEM: 7.2.26 CPC2024-0340
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 32P2024** for the amendment to the Sunalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 148D2024** 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

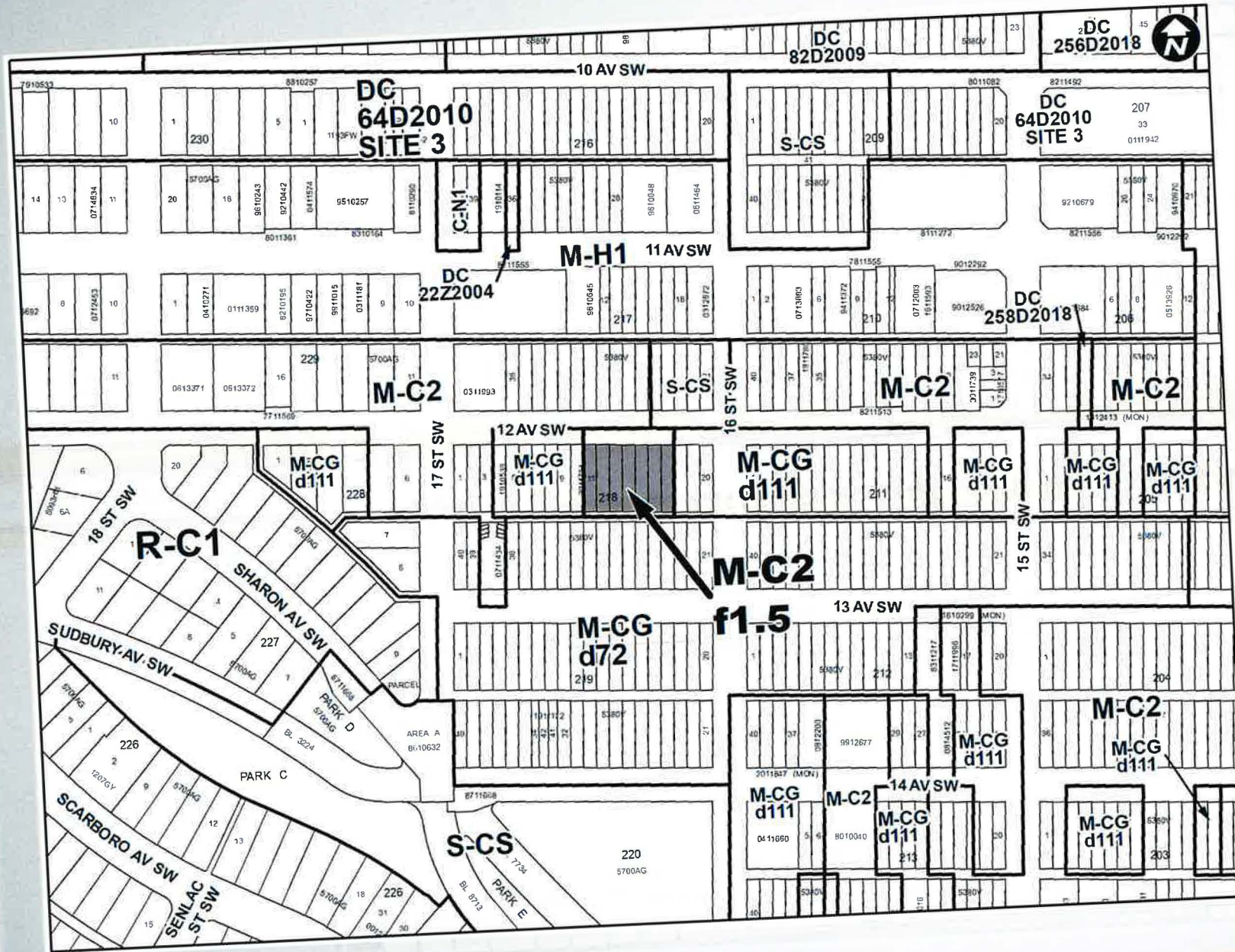
Parcel Size:

0.21 ha
53.3m x
37.5m

Surrounding Land Use

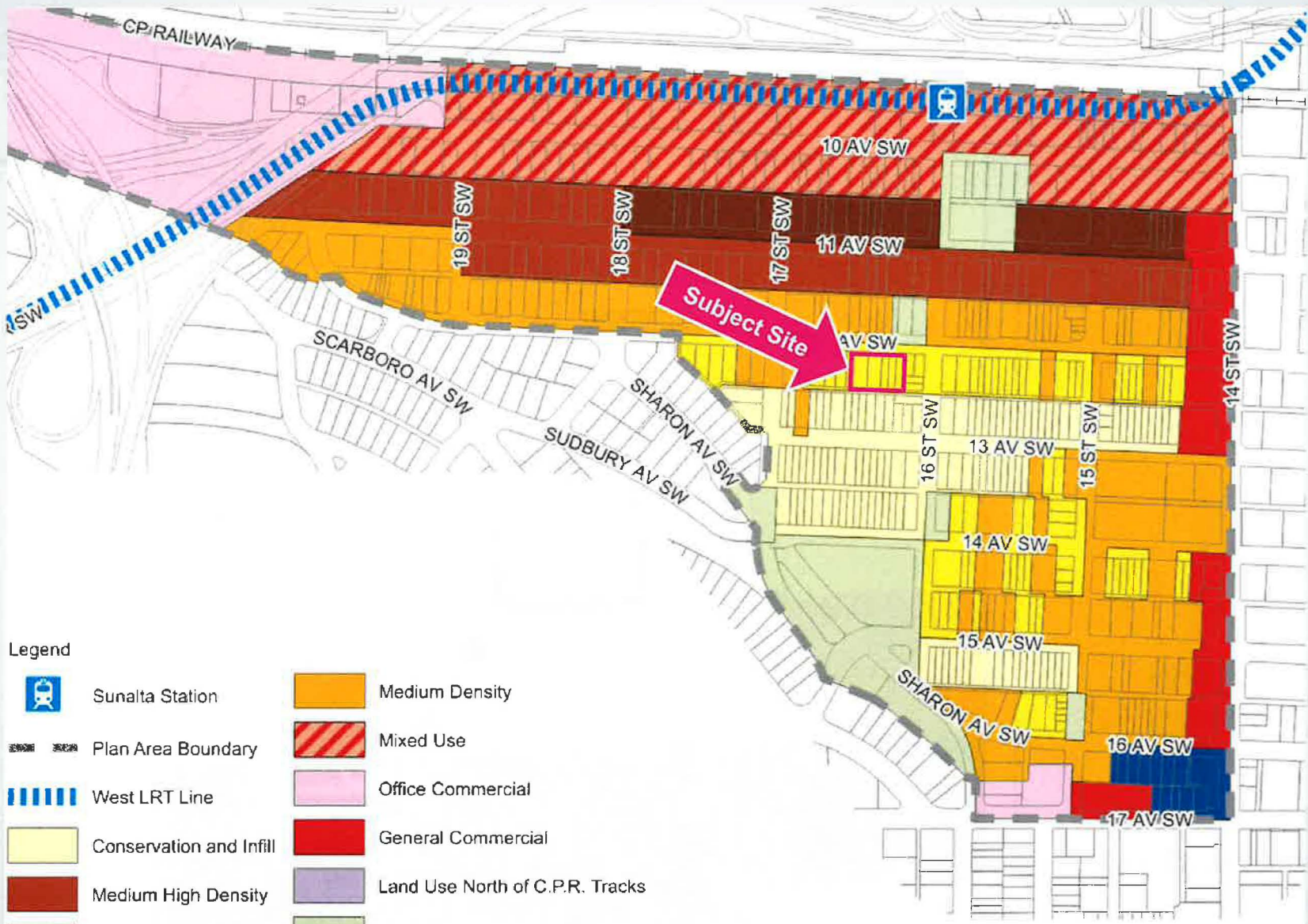
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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





Proposed Multi-Residential – Contextual Medium Profile (M-C2f1.5) District:

- Allows for multi-residential development of medium height and density
- Maximum height – 16 metres (with setback modifiers)
- Maximum floor area Ratio (FAR) – 1.5



- Legend
- Sunalta Station
 - Plan Area Boundary
 - West LRT Line
 - Conservation and Infill
 - Medium High Density
 - High Density
 - Medium Low Density
 - Mixed Use
 - Office Commercial
 - General Commercial
 - Land Use North of C.P.R. Tracks
 - Open Space
 - 17th Avenue AND 14th Street Gateway Mixed Use Development
 - Medium Density

Approved: 13P82

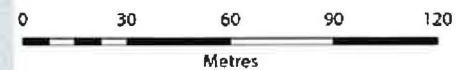
Sunalta Area Redevelopment Plan

Fig. 2

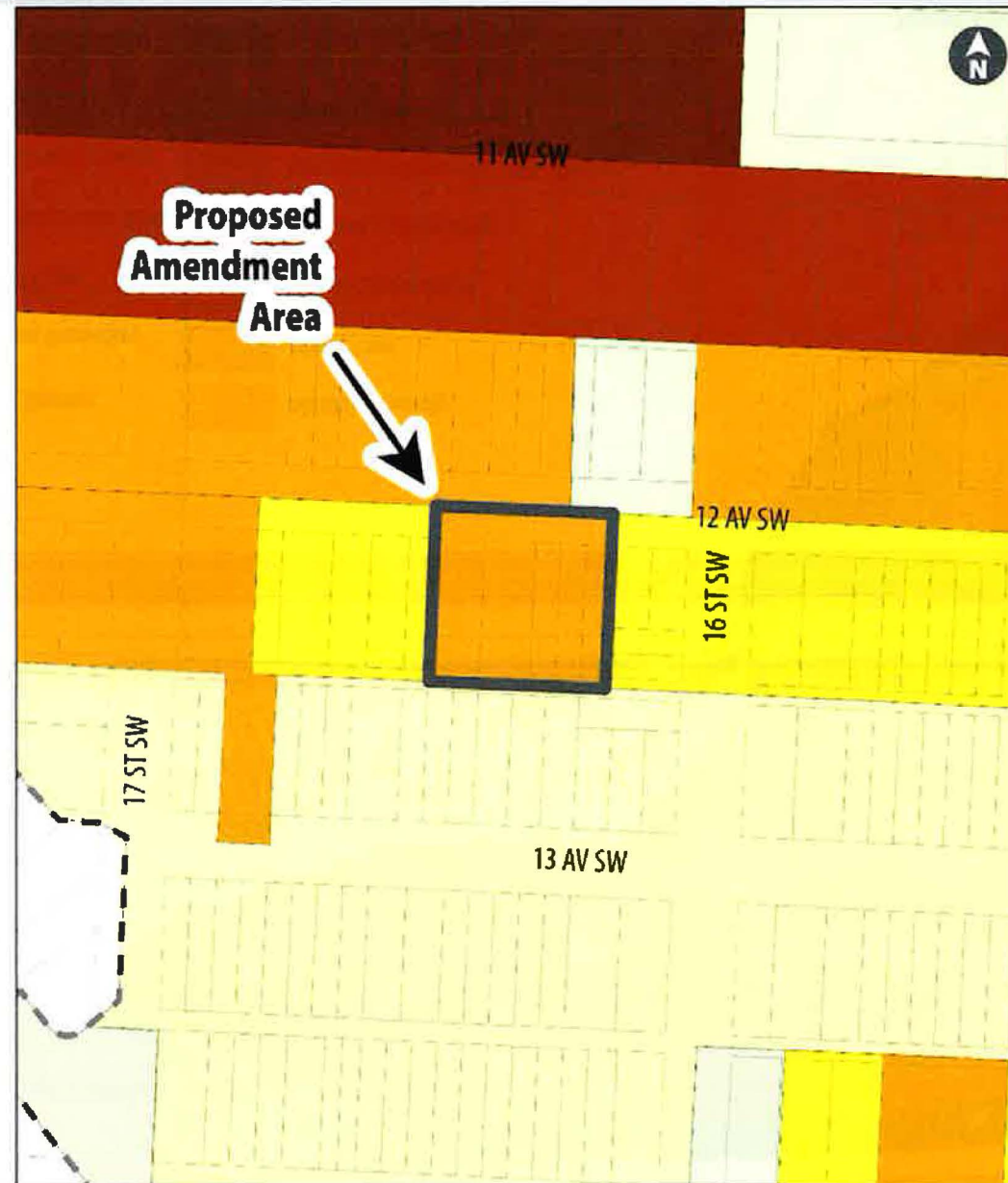
Land Use Policy

Legend

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



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



Proposed Amendment - Sunalta ARP:

- Change subject site to Medium Density

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Supplementary Slides











