



# Calgary Planning Commission

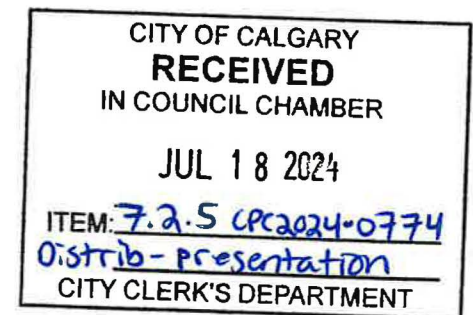
## Agenda Item: 7.2.5



## LOC2023-0394

## Policy & Land Use Amendment

July 18, 2024

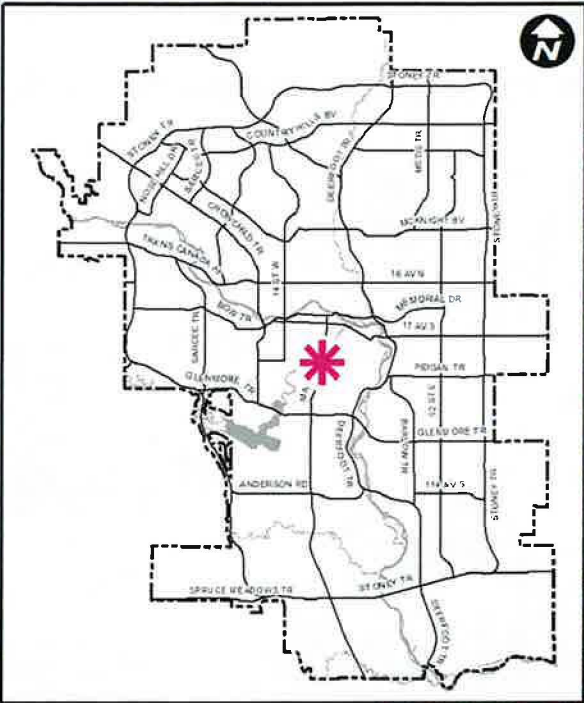


## RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

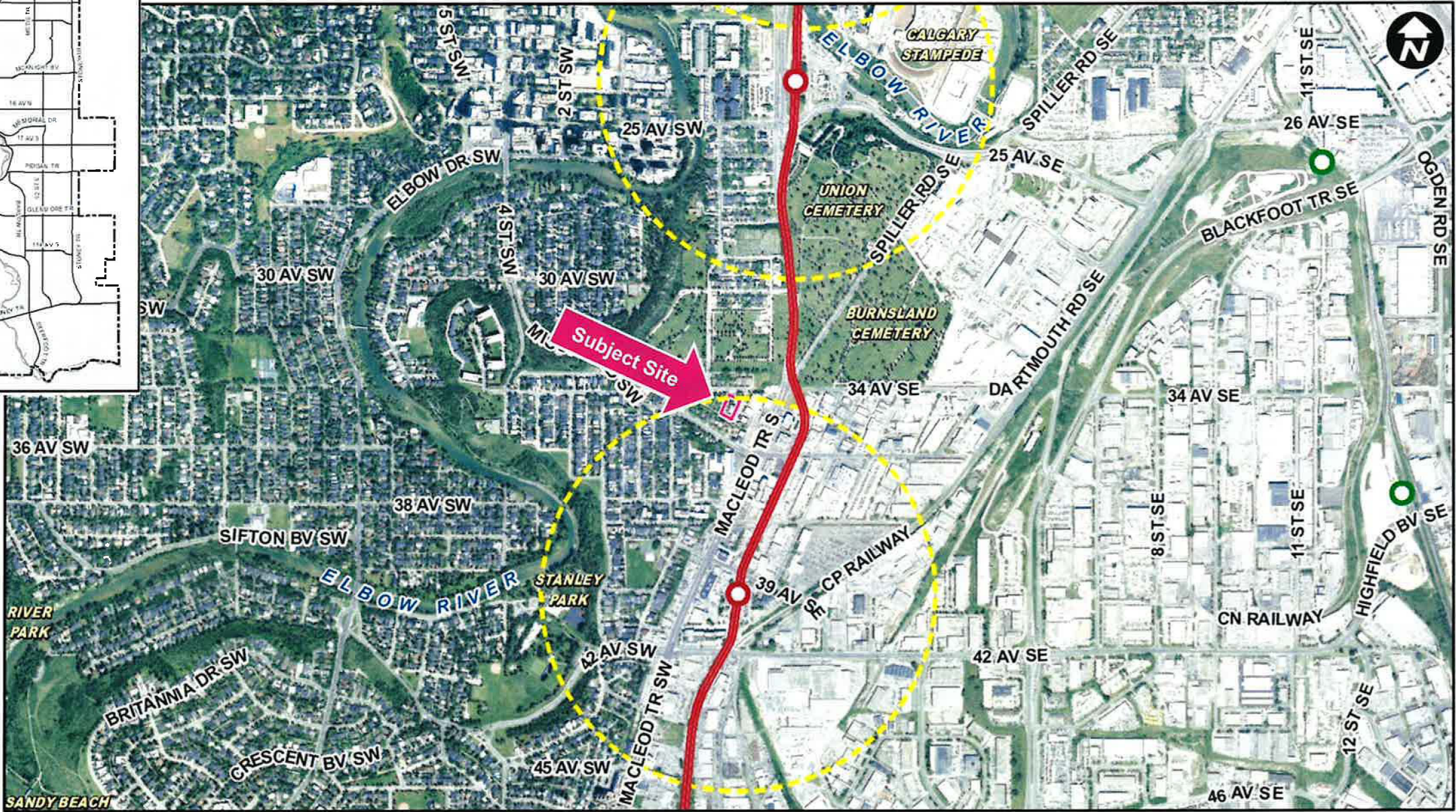
1. Give three readings to the proposed bylaw for the amendments to the Parkhill/ Stanley Park Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.24 hectares  $\pm$  (0.59 acres  $\pm$ ) located at 3615, 3623 and 3627 Erlton Court SW (Lots 42-49; Block 7; Plan 5793U) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) 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





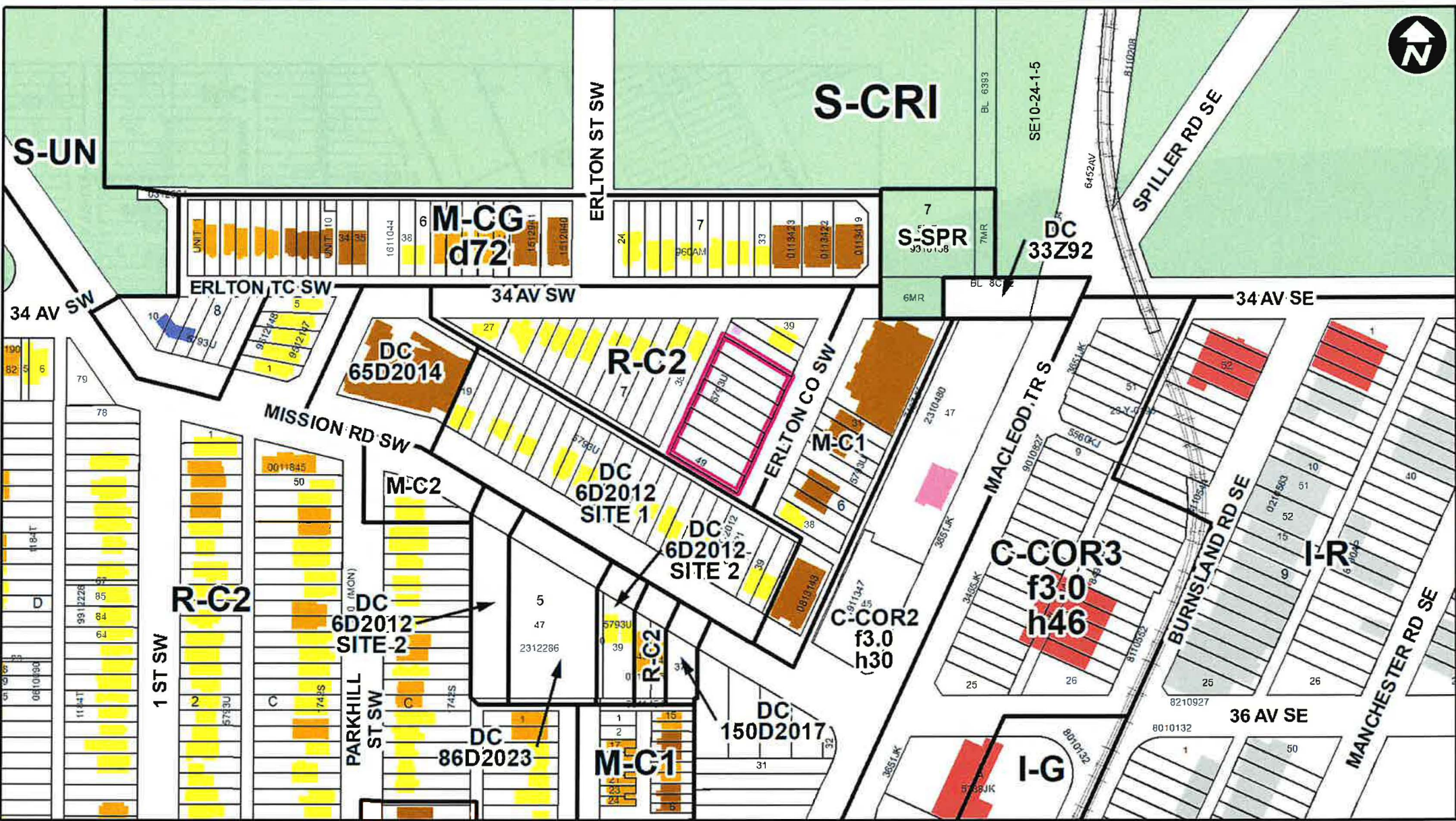
**Total Size of  
Parcels:**

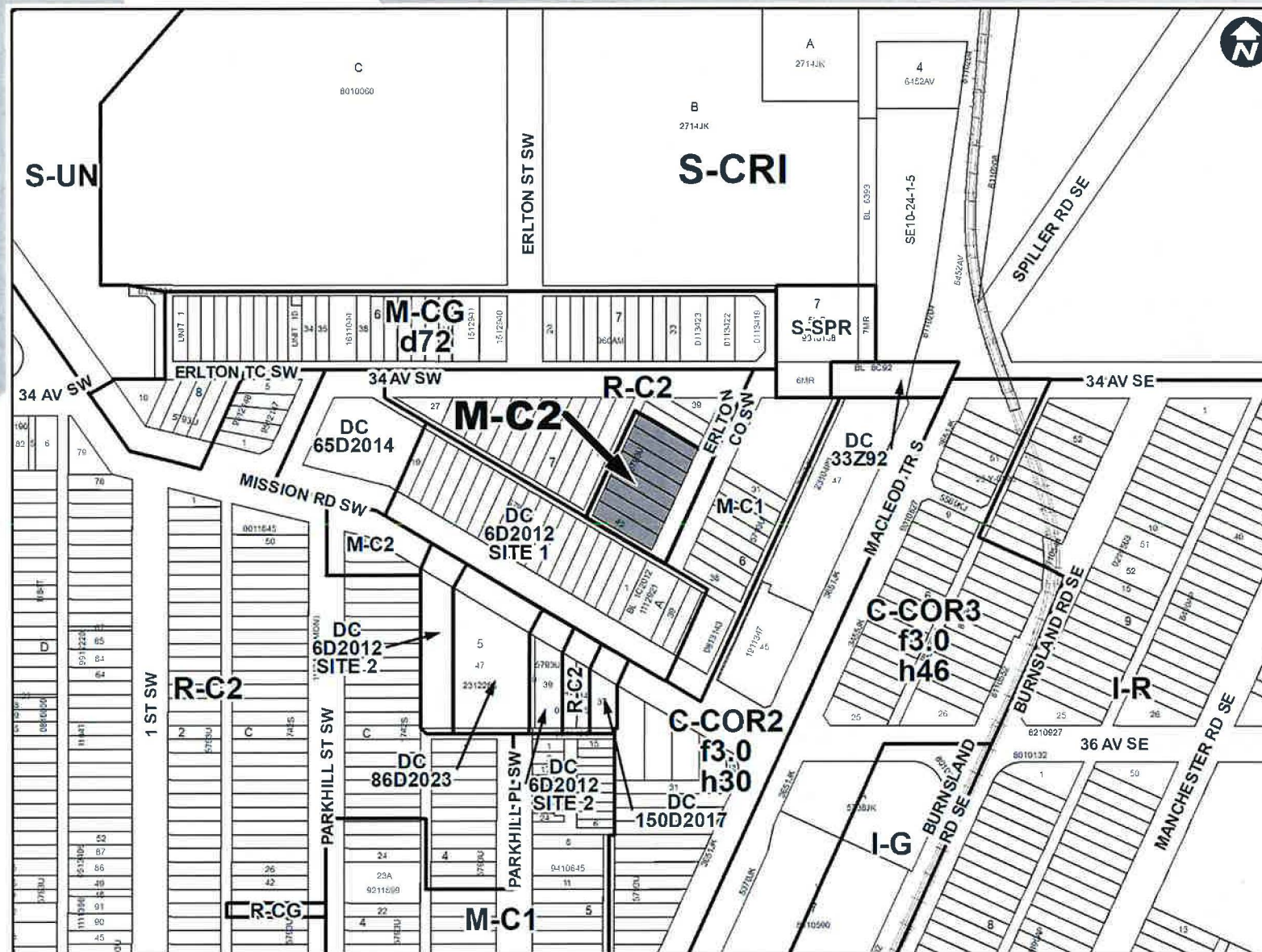
0.24 ha<sub>±</sub>  
(0.59 ac<sub>±</sub>)





- 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

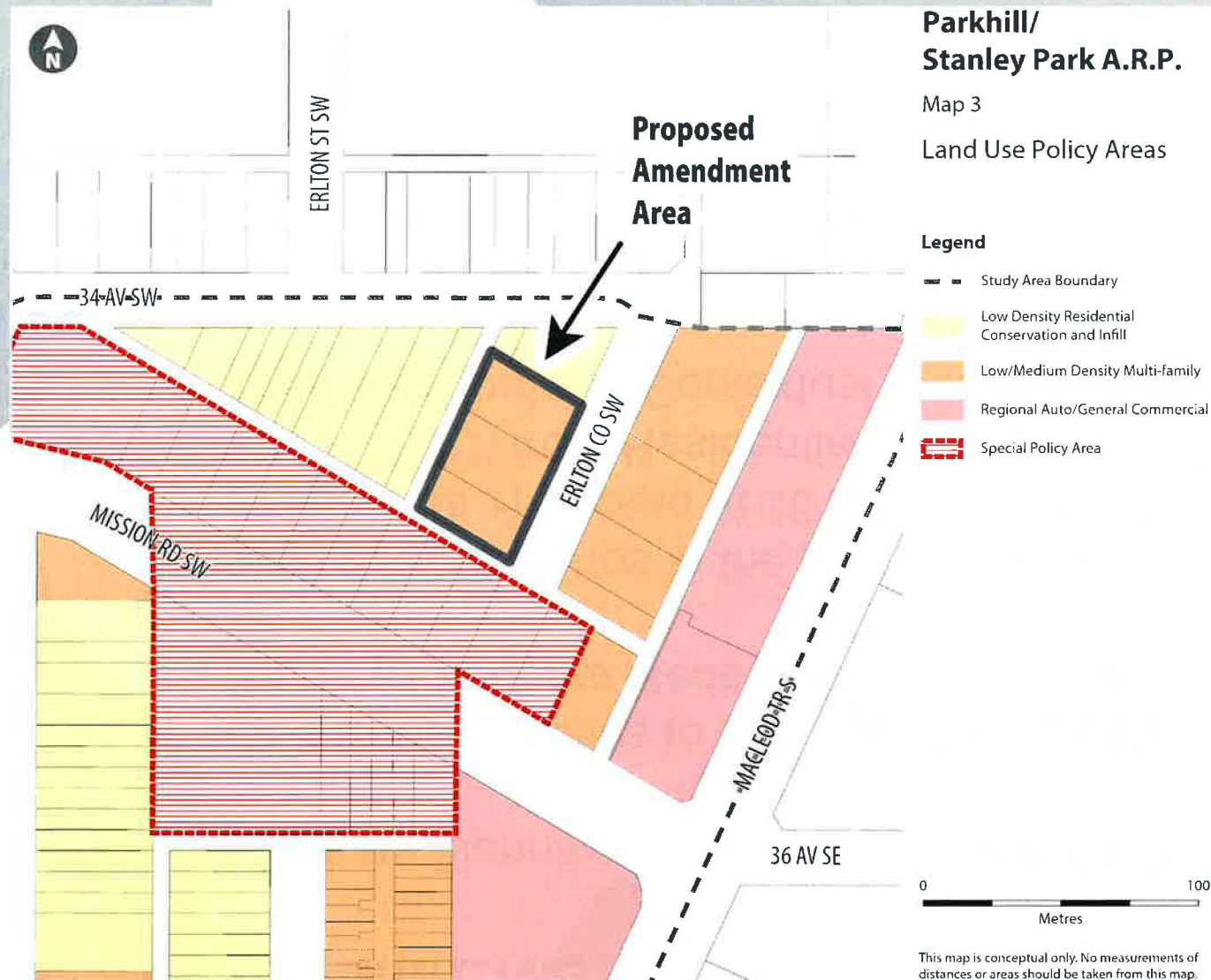




## Proposed M-C2 District:

- Allows for multi-residential development in the form of apartment buildings
- Maximum building height of 16 metres
- Maximum floor area ratio (F.A.R.) of 2.5., no maximum density

Map 3: Land Use Policy Areas



## Proposed Amendment:

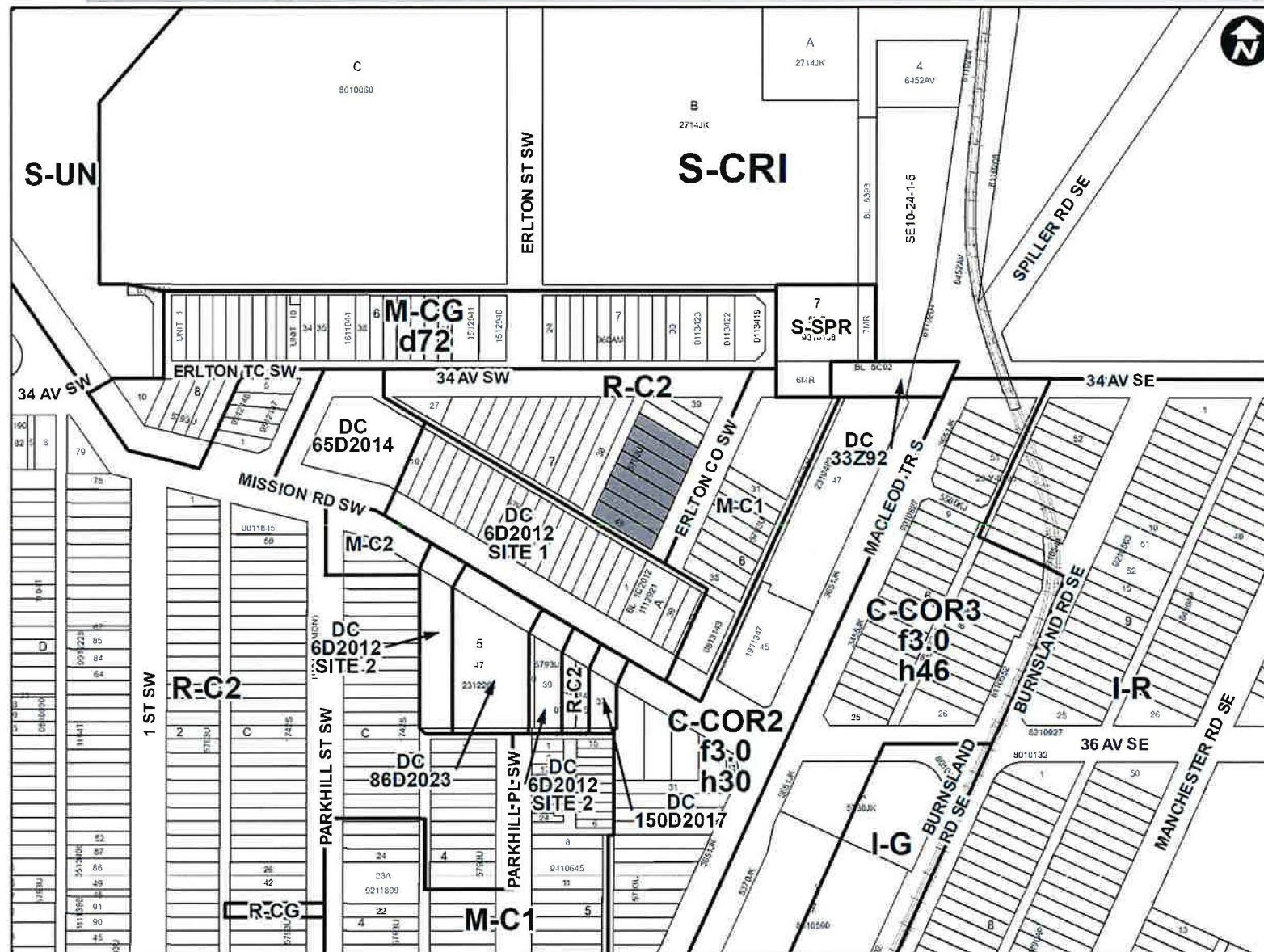
- Changing 0.24 hectares  $\pm$  (0.59 acres  $\pm$ ) located at 3615, 3623 and 3627 Erlton Court SW (Plan 5793U, Block 7, Lots 42 to 49) **from** 'Low Density Residential Conservation and Infill' **to** 'Low/Medium Density Multi-family'.

## RECOMMENDATIONS:

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2. Give three readings to the proposed bylaw for the redesignation of 0.24 hectares  $\pm$  (0.59 acres  $\pm$ ) located at 3615, 3623 and 3627 Erlton Court SW (Lots 42-49; Block 7; Plan 5793U) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

## Supplementary Slides



CONCERN	OUTCOME
Capacity of Erlton Court SW and road network to support additional traffic and parking.	Assessed as part of a Transportation Impact Assessment (TIA). Lane paving was the only upgrade required.
Shadowing and loss of sunlight (especially given slope of site).	Shadow Study completed and Urban Design satisfied that shadowing can be addressed at the Development Permit stage (shadowing shown to extend minimally beyond those of existing development).
Capacity of servicing infrastructure to support additional demand on the system.	Confirmed through technical engineering review that the water, wastewater, and stormwater systems have capacity to support the maximum allowable density of the M-C2 district.







