



# Public Hearing of Council

Agenda Item: 7.2.16



## LOC2024-0050 / CPC2024-0802 Policy and Land Use Amendment

September 10, 2024

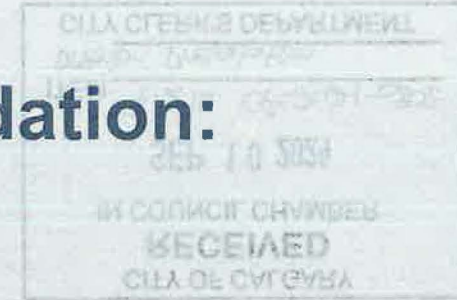
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
SEP 10 2024  
ITEM: 7.2.16 CPC2024-0802  
Distrib- Presentation  
CITY CLERK'S DEPARTMENT



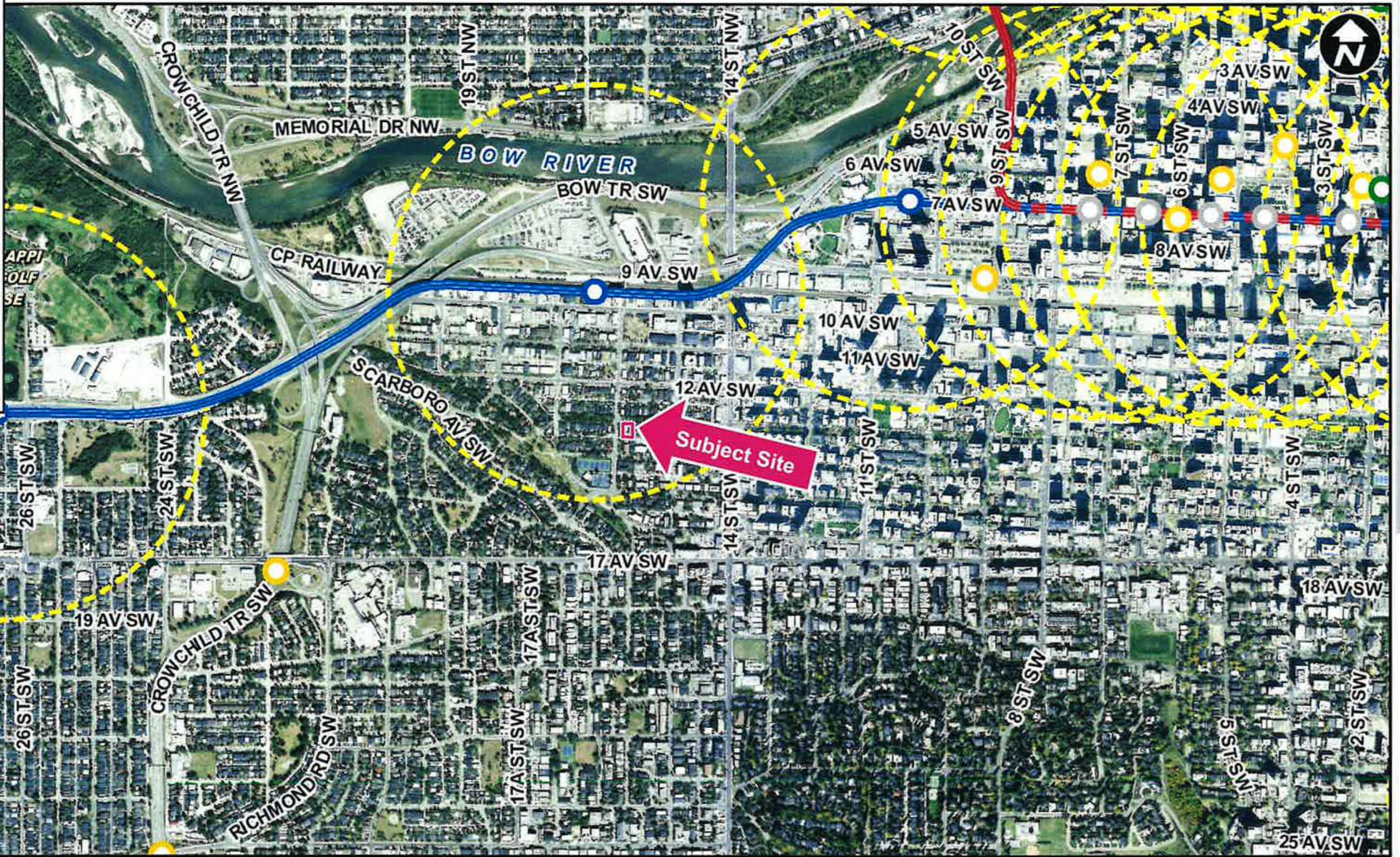
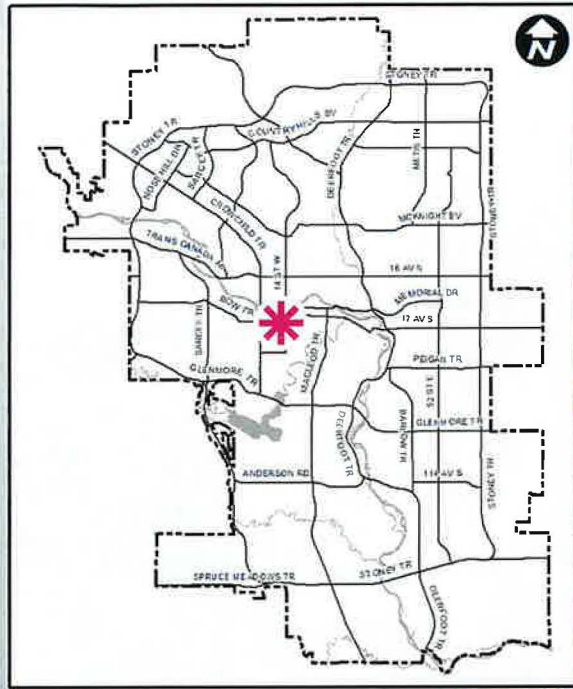
## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 71P2024** for the amendment to the Sunalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 245D2024** for the redesignation of 0.11 hectares  $\pm$  (0.26 acres  $\pm$ ) located at 1633 and 1635 – 13 Avenue SW (Plan 5380V, Block 212, Lots 3 to 5 and a portion of Lot 2) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Housing – Grade Oriented (H-GO) District.



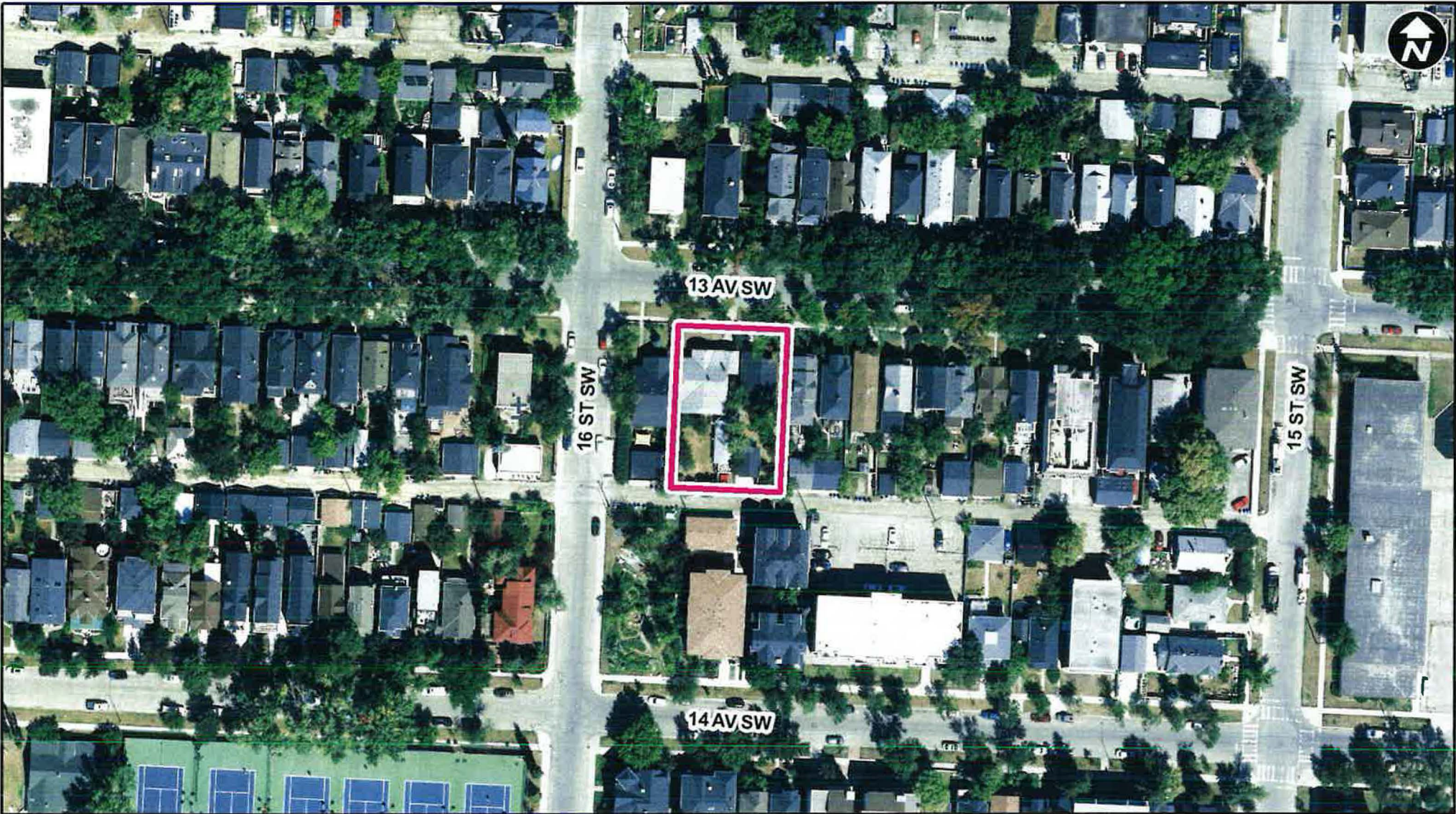




### LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



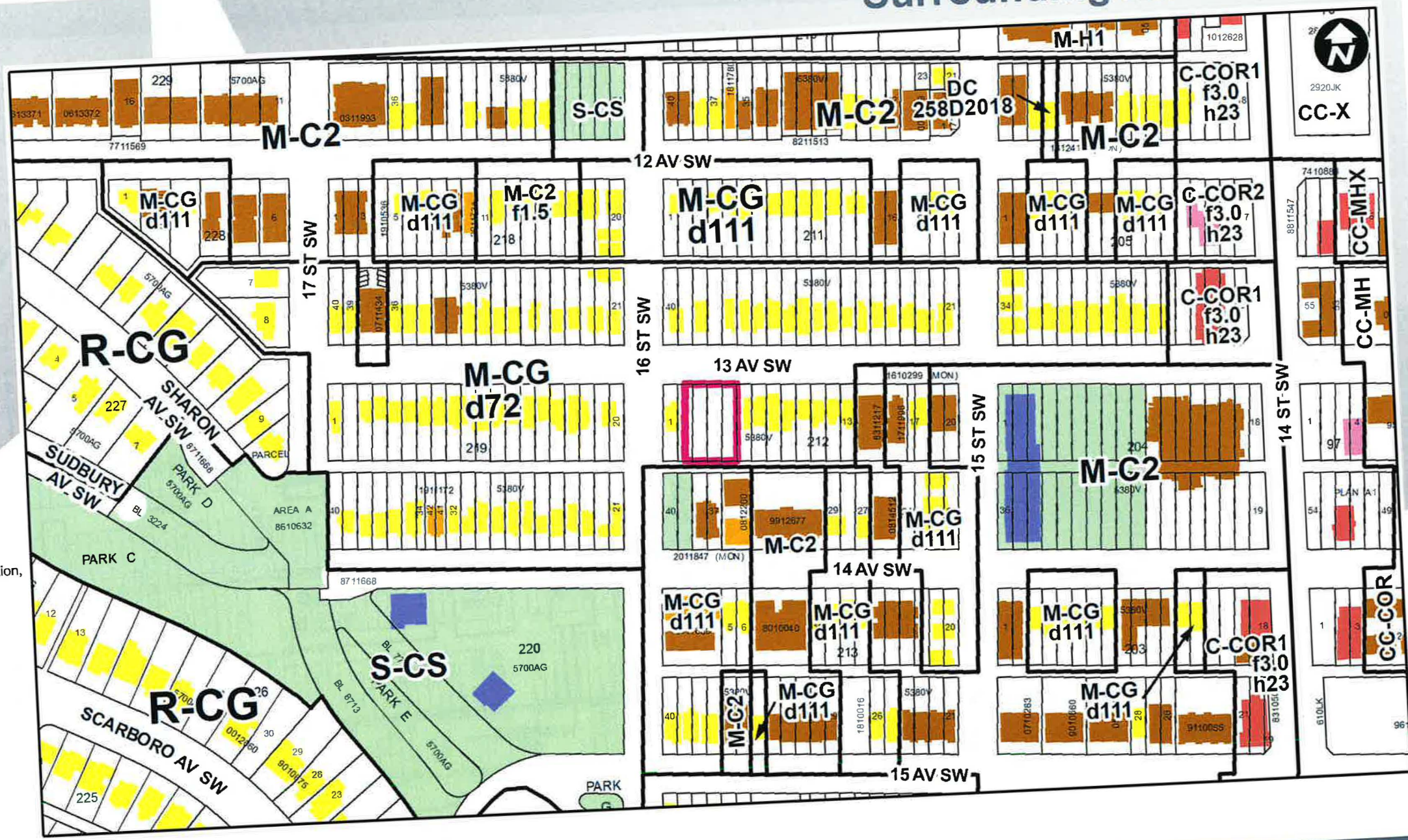


**Parcel Size:**  
**0.11 hectares**  
**27m x 40m**



# 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



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# Proposed Land Use Map



## Proposed Housing – Grade Oriented (H-GO) District:

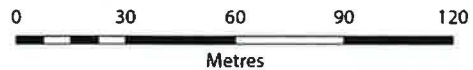
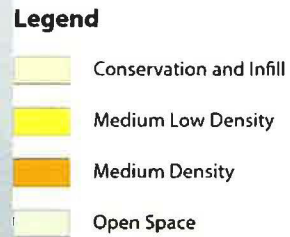
- Allows for a variety of grade-oriented housing forms
- Maximum floor area ratio (FAR) of 1.5
- Maximum building height of 12.0 metres
- Minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and secondary suite

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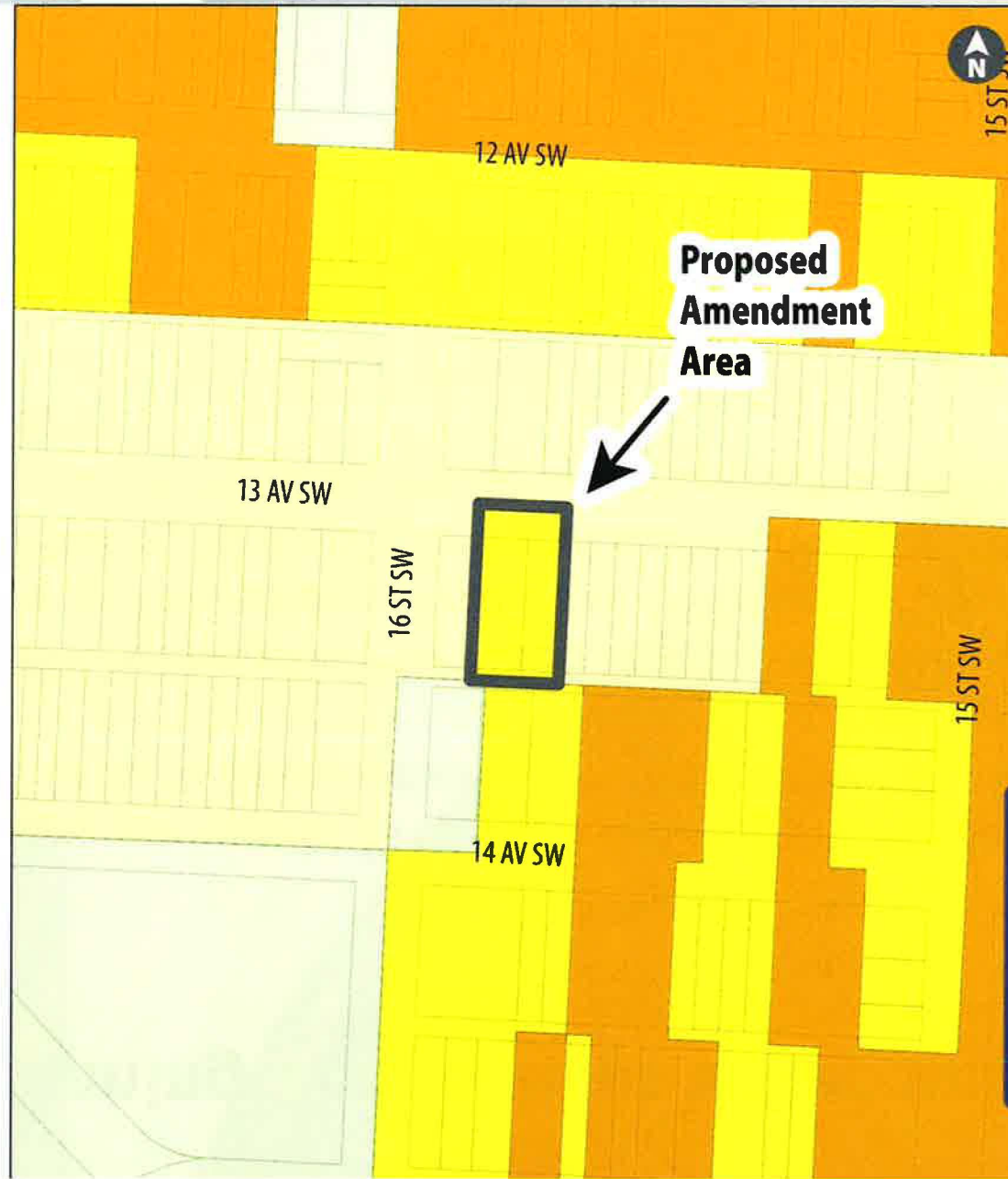


## Sunalta Area Redevelopment Plan

Fig. 2  
Land Use Policy



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



### Proposed Amendment to Sunalta Area Redevelopment Plan (ARP):

- To change land use classification of the subject site from 'Conservation and Infill' to 'Medium Low Density'



## Calgary Planning Commission's Recommendation:

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## Supplementary Slides









View from  
13 Avenue SW  
looking  
southbound onto  
parcels





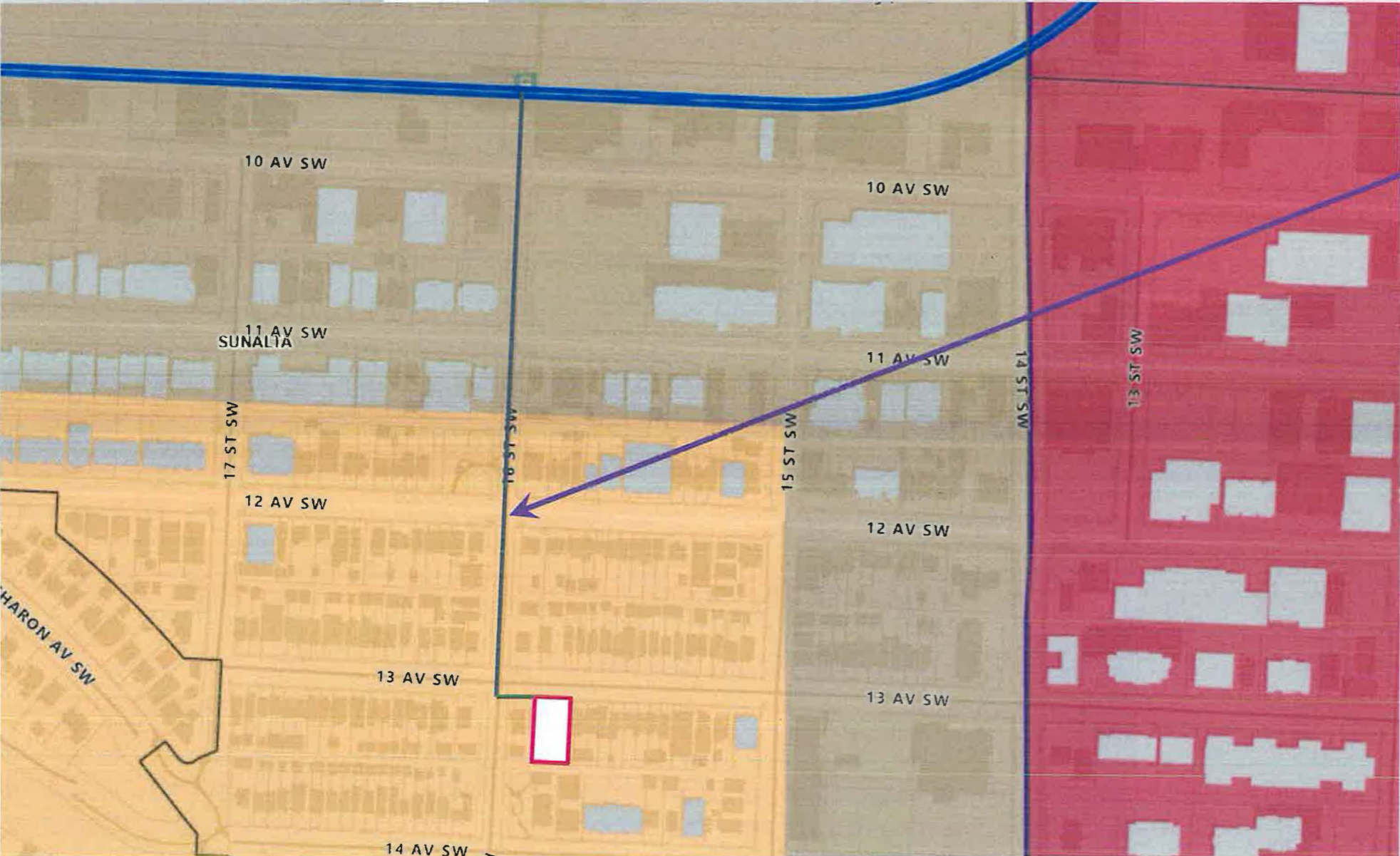
View from the 16 Street SW from the west showing parcel frontages.





View from rear lane looking north/eastbound, depicting the two existing parcels adjacent to corner lot (left side of image)





**LEGEND (CALGARY MDP)**

- Residential Established
- Neighbourhood Main Street
- City Centre
- Land Use Site Boundary

± 375 metres

- The subject site meets the Land Use Bylaw criteria for a H-GO site being within 600 metres of an LRT station



