



Public Hearing of Council

Agenda Item: 7.2.18



LOC2023-0394 / CPC2024-0774

Policy & Land Use Amendment

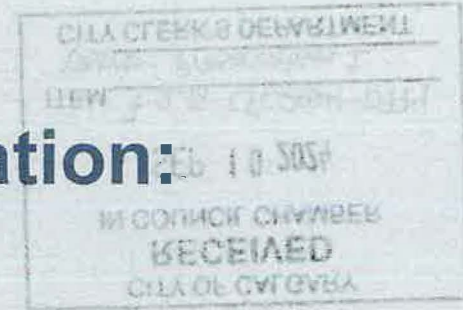
September 10, 2024

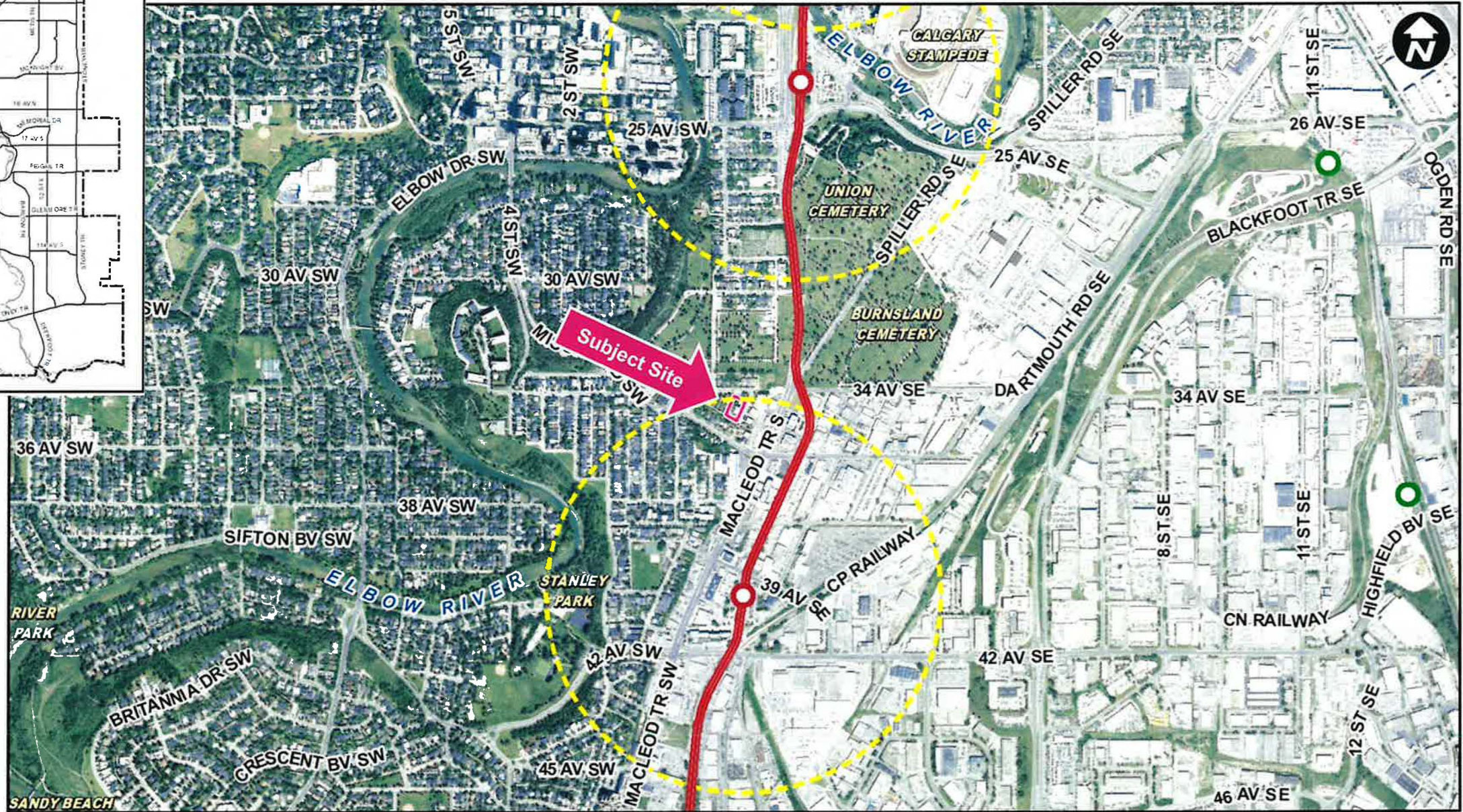
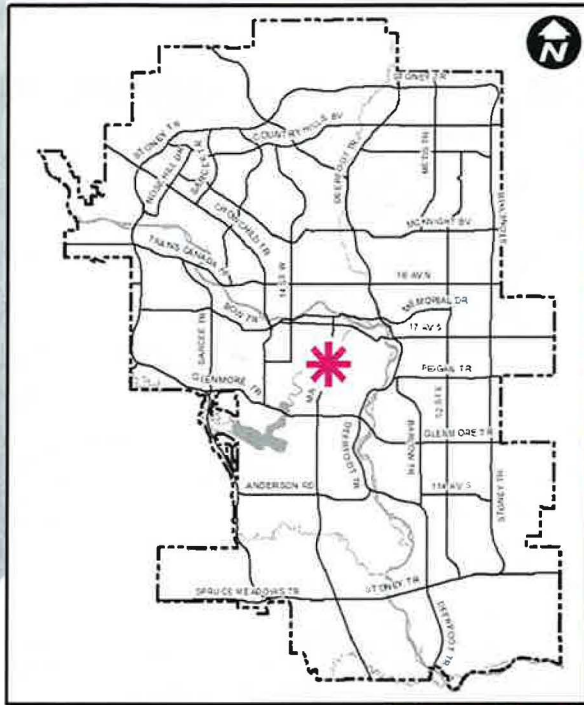
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 10 2024
ITEM: 7.2.18 CPC2024-0774
Distrib- Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 73P2024** for the amendment to the Parkhill/ Stanley Park Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 247D2024** for the redesignation of 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 Residential – Grade-Oriented Infill (R-CG) 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



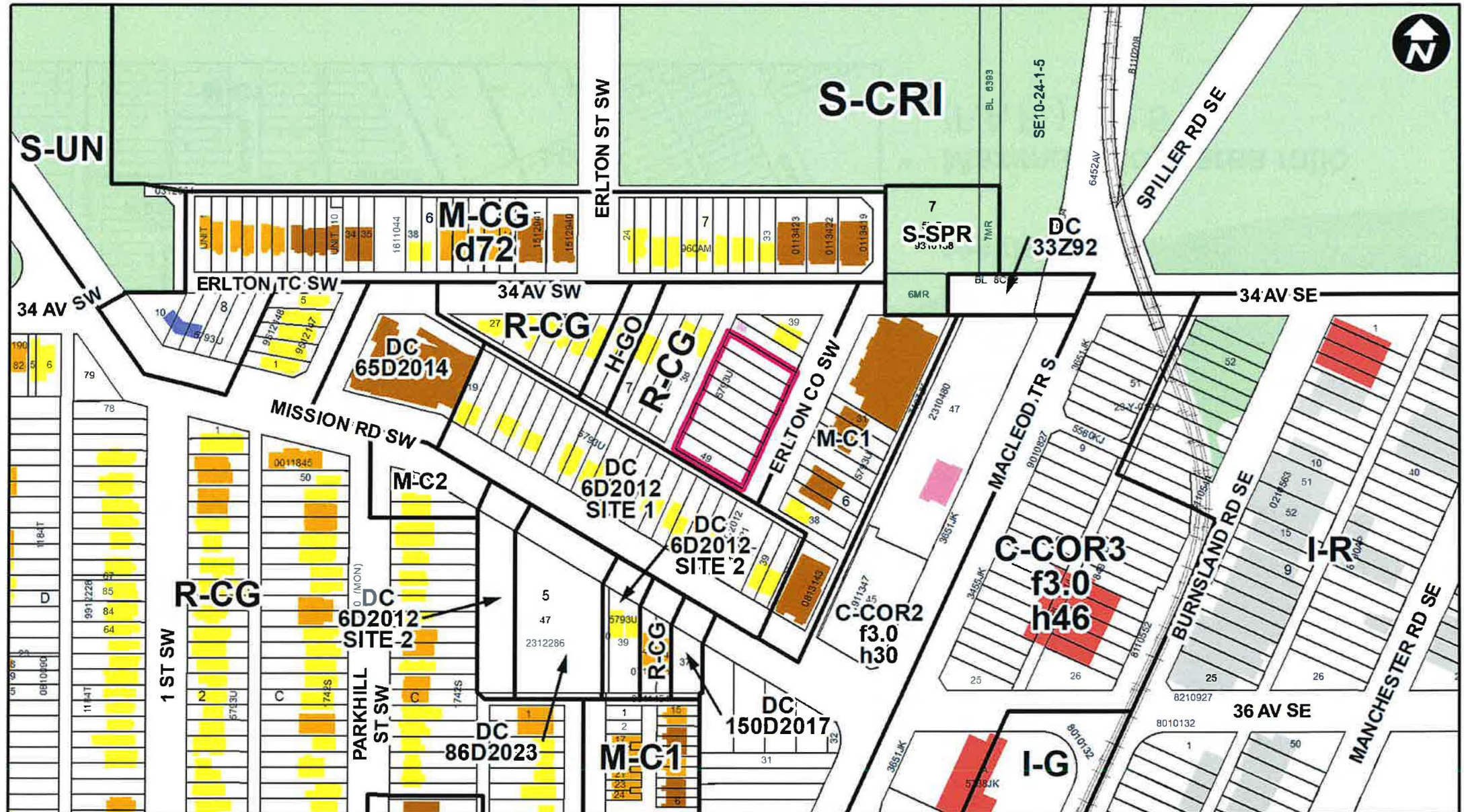
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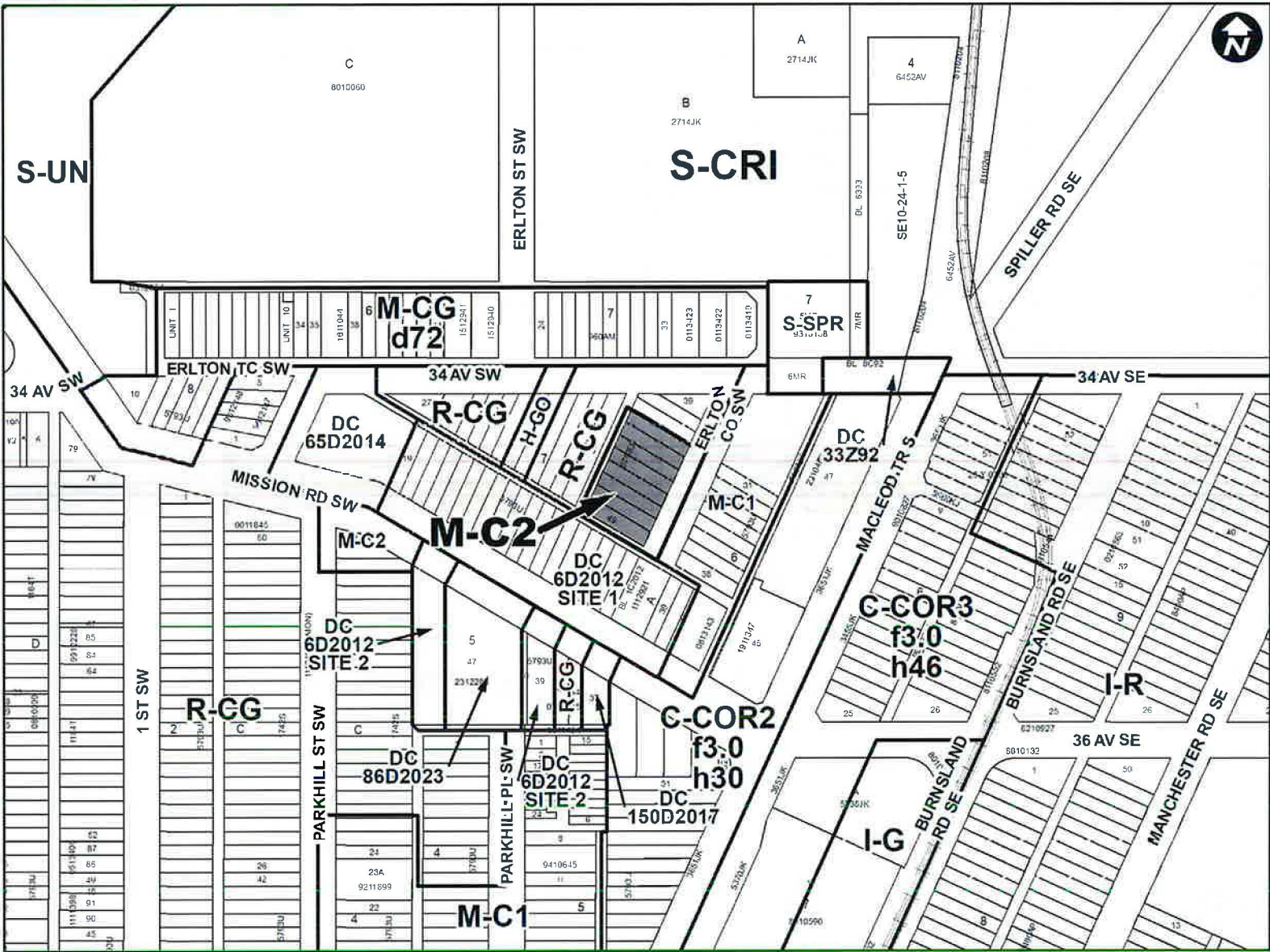
0.24 ha \pm
(0.59 ac \pm)

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



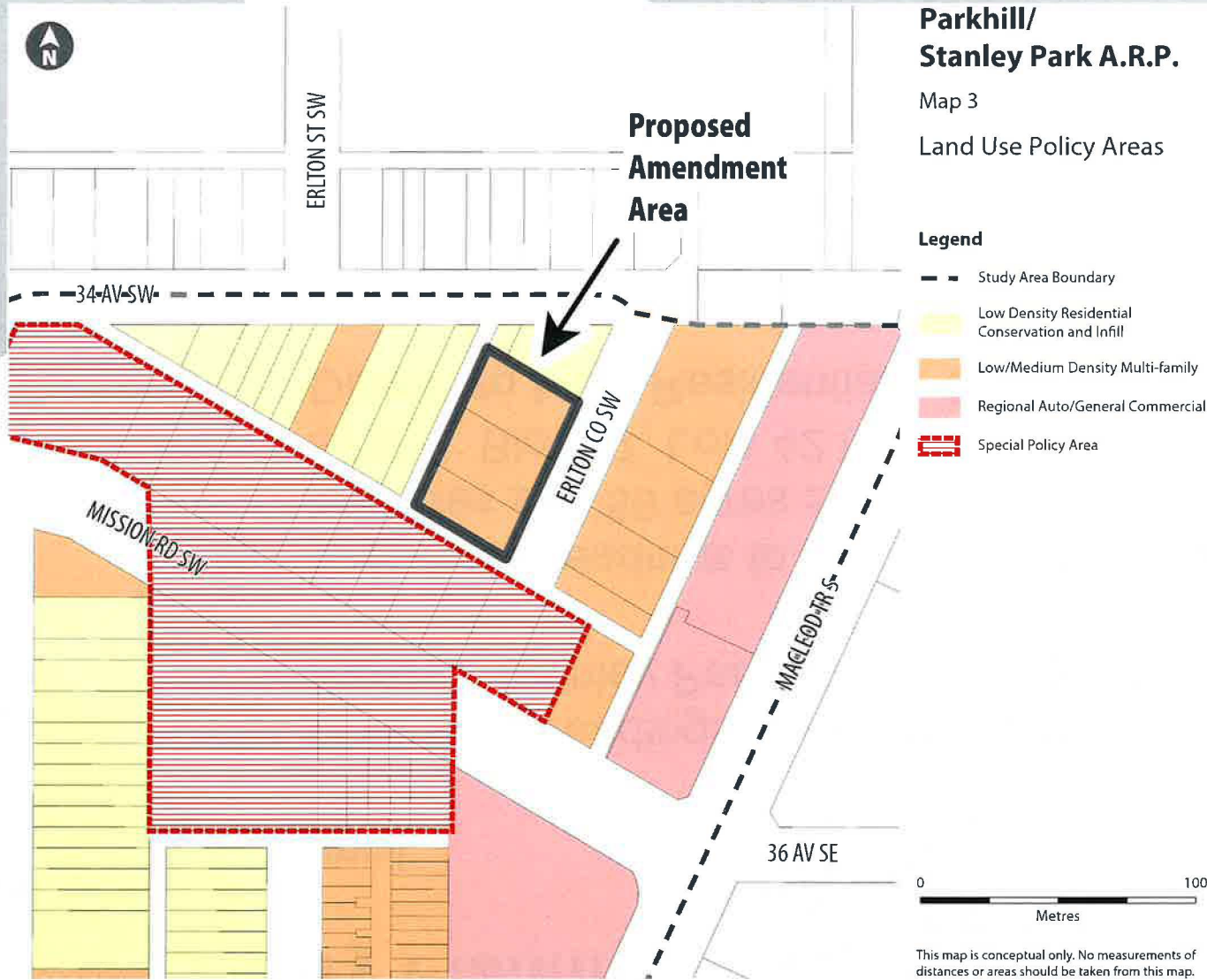


Proposed Multi-Residential – Contextual Medium Profile (M-C2) District:

- Allows for multi-residential development in a variety of forms
- Maximum building height of 16 metres with a side setback chamfer next to low density residential parcels
- Maximum floor area ratio (F.A.R.) of 2.5

Amendment to the Parkhill/Stanley Park Area Redevelopment Plan

Map 3: Land Use Policy Areas



Proposed Amendment:

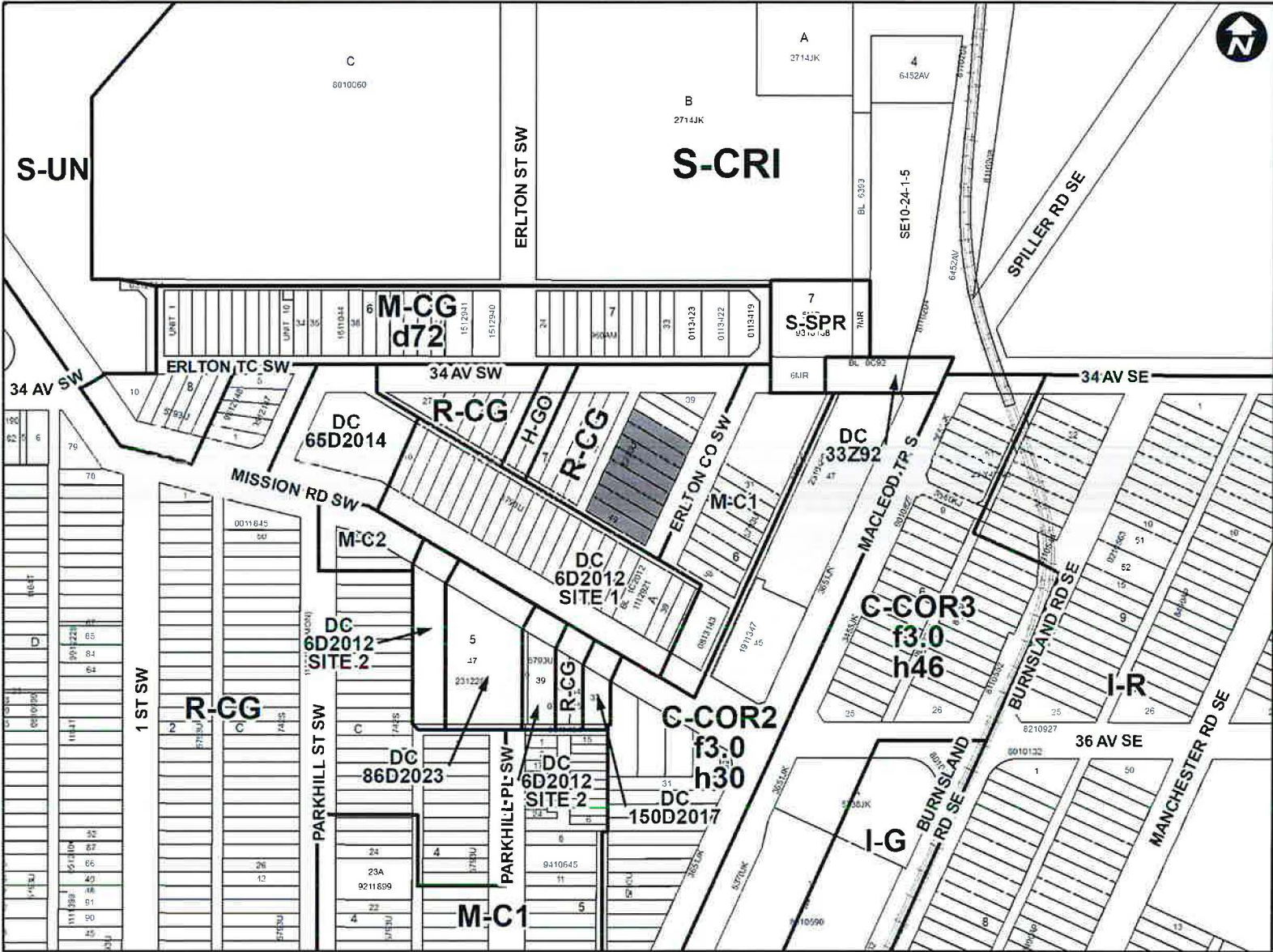
- Changing 0.24 hectares ± (0.59 acres ±) located at 3615, 3623 and 3627 Erlton Court SW (Plan 5793U, Block 7, Lots 42 to 49) from 'Low Density Residential Conservation and Infill' to 'Low/Medium Density Multi-family'.

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Supplementary Slides

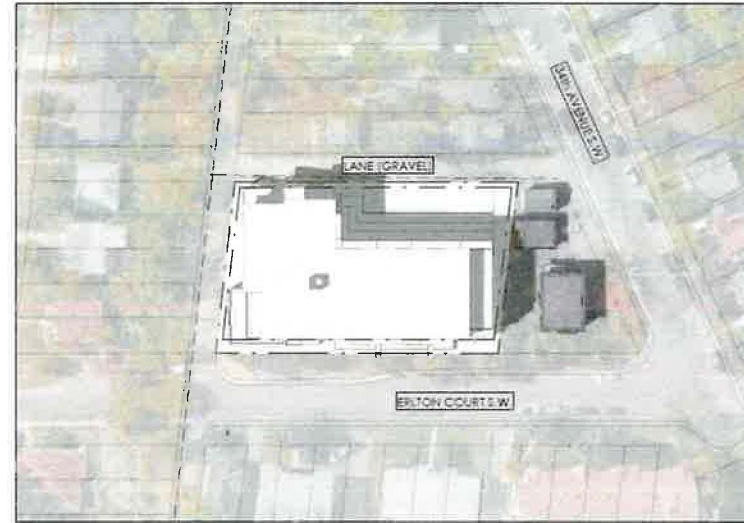


CONCERN	OUTCOME
<p>Capacity of Erlton Court SW and road network to support additional traffic and parking.</p>	<p>Assessed as part of a Transportation Impact Assessment (TIA). Lane paving was the only upgrade required.</p>
<p>Shadowing and loss of sunlight (especially given slope of site).</p>	<p>Shadow 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).</p>
<p>Capacity of servicing infrastructure to support additional demand on the system.</p>	<p>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.</p>



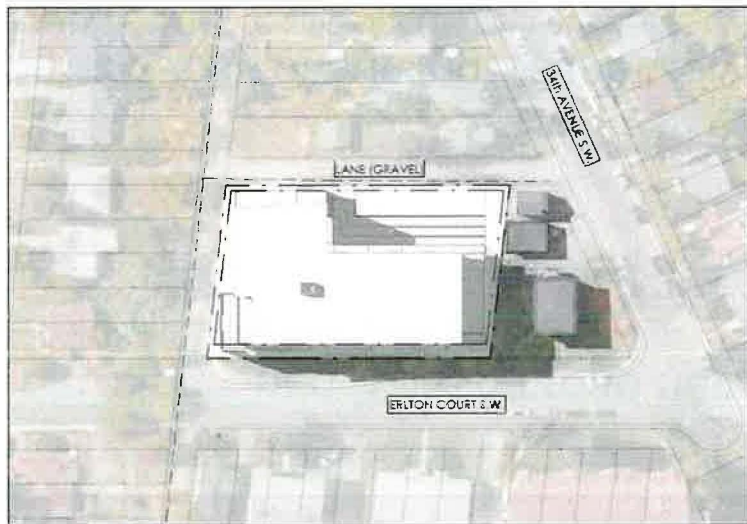
SEPTEMBER 21 AT 9 AM

1" = 50'-0"



SEPTEMBER 21 AT 12 PM

1" = 50'-0"



SEPTEMBER 21 AT 3 PM

SEPTEMBER FALL EQUINOX SHADOW STUDY

NOTE:

Shadow studies are for discussion purpose only. All images shown are an approximate estimation of the potential shadows that could be casted on the proposed design. Design is subject to further development, accurate site survey and services. Shadow studies are created using industry standard software.





