

Process timeline

Planning framework



Municipal Development Plan vol. 1 & Calgary Transportation Plan

Contains policy that will shape how Calgary develops over the next 30 to 60 years.



Centre City Plan

Long term vision for Calgary's Centre City



Sunalta Area Redevelopment Plan

Provides a vision for the community, including land use and building character.



Land Use Bylaw

A tool that outlines rules and regulations for development and the decision making process for development permit applications.



Development permit

A process that allows for proposed developments to be reviewed in detail as to their impact on neighbouring properties and the community.



Building permit and construction

*An applicant can submit an application and begin the review process for a Development Permit prior to Council's decision on the land use amendment, however, no decision on the Development Permit can be made without approval of the land use amendment.

Amendment process

The process through which amendments are considered



ARP amendment

Changes the existing policy to help shape a certain type of development and mitigate potential impacts to the community.



Land use amendment

Changes the existing land use designation to accommodate a certain type of development.



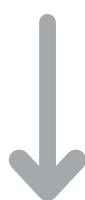
Process timeline



Land use redesignation and ARP amendment(s) submitted and reviewed by The City.



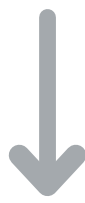
The City collects public input. Feedback and technical input is shared with the applicant.



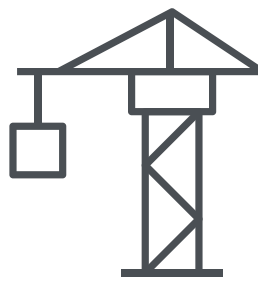
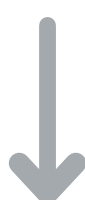
Applicant submits amended application.



Application is presented to Calgary Planning Commission (CPC) and then to City Council.



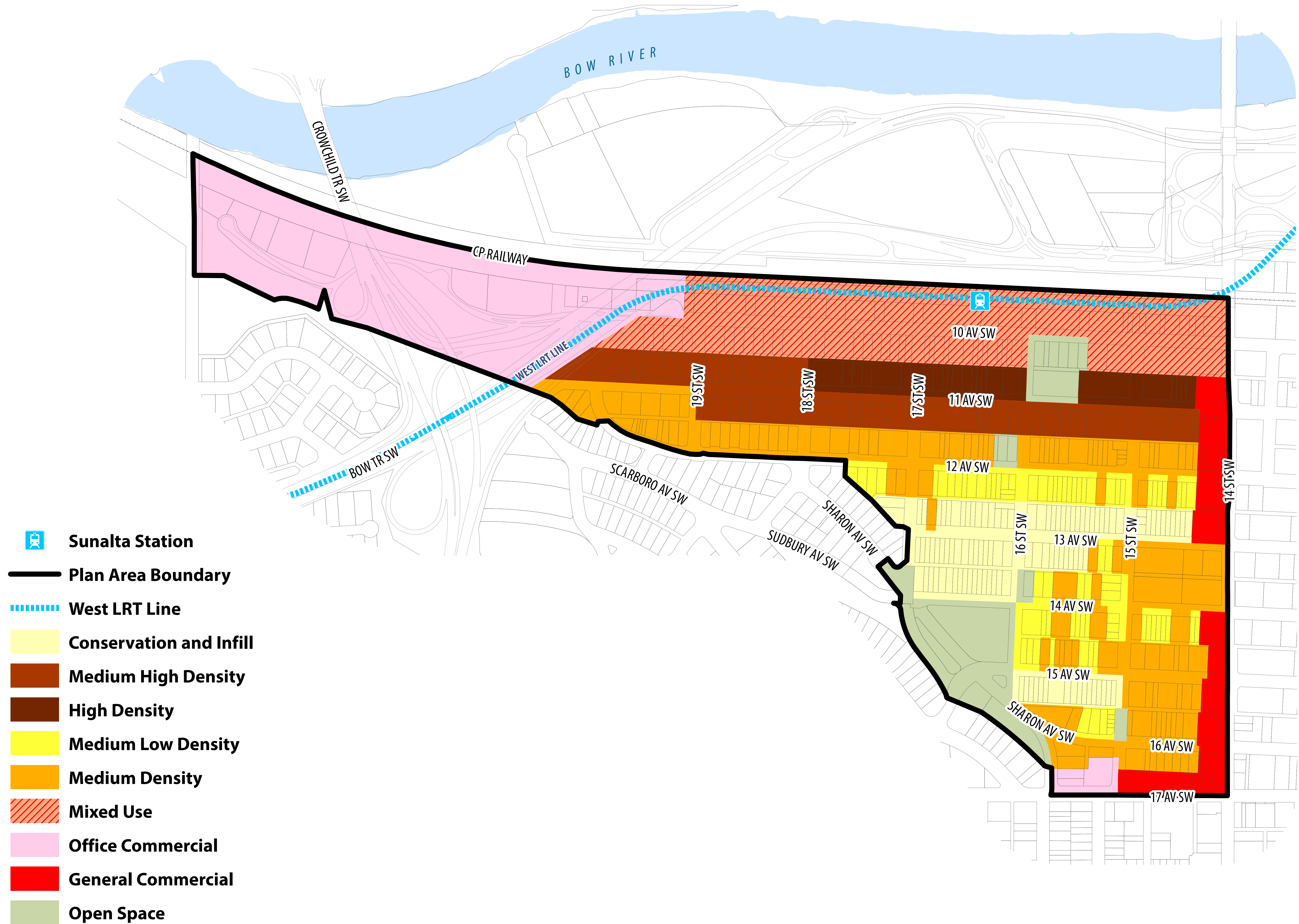
If approved, the applicant will seek input from the public to inform the development permit.



Development permit submitted to The City and may be presented to CPC and then to City Council. For development permit applications requesting a discretionary use, the public is invited to submit feedback directly to The City as part of the review process.

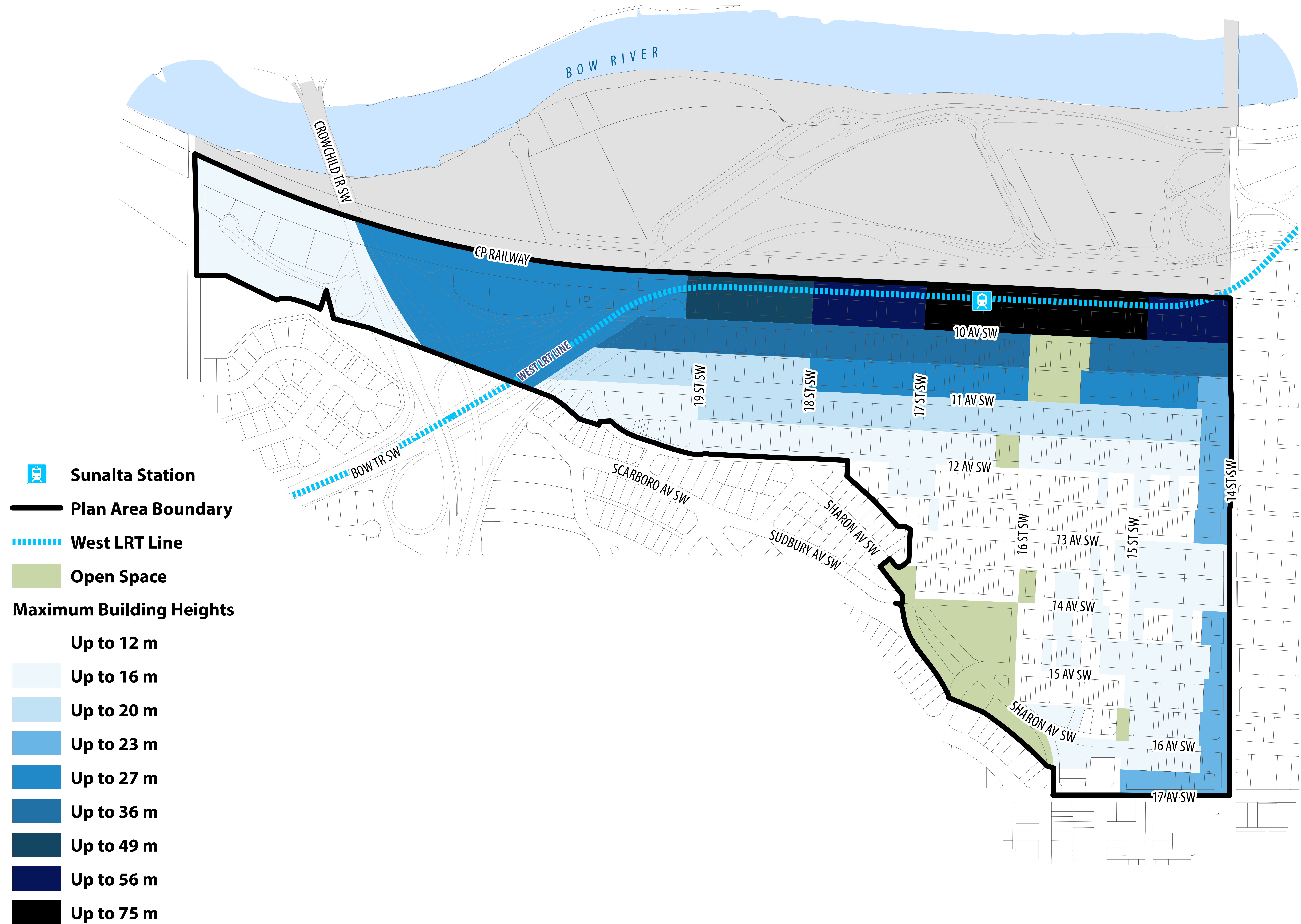
Existing Sunalta Area Redevelopment Plan

Current allowable land use



Existing Sunalta Area Redevelopment Plan

Current allowable height



Proposed changes to Sunalta Area Redevelopment Plan

Based on the applications submitted, amendments to the Sunalta Area Redevelopment Plan (ARP) would be required to support each of the development proposals. While Administration is responsible for making a recommendation, the decision on whether or not the land use and policy amendments are supported is ultimately made by City Council.

If approved, amendments would include:

Map amendments

- To accommodate increased building height and increased density.*

Text amendments

- To accommodate specific rules for each application including additional uses, location and size of the uses, building form and massing, and may include alternative methods of providing community benefit.

*Density is calculated using Floor Area Ratio (FAR). Floor Area Ratio means the amount of total gross floor area of all buildings on a parcel divided by the area of the parcel.

Next steps

Calgary Planning Commission

The City will share the public input that was gathered with the applicant. Public feedback, along with the planning and technical merits of the application, will be used by Administration to make a recommendation to Calgary Planning Commission (CPC).

CPC is not the approving authority, however, it can either request further changes to the application or forward the report, along with its recommendation, to City Council.

City Council

Council will then hold a Public Hearing and make the final decision on the application. The dates for CPC and City Council have not been set.

Updates

Visit calgary.ca/sunalta to provide your input for 17 Project on what types of private and public uses would be beneficial to your community, and to share your comments on Housing One.

Housing One

Proposed land use amendment

A land use application has been submitted to the City for six parcels along the north side of 10th Ave S.W., west of 14th St. S.W. An Area Redevelopment Plan (ARP) amendment will be required to achieve the development vision proposed for this site. The decision on whether or not this land use is supported is ultimately made by City Council.

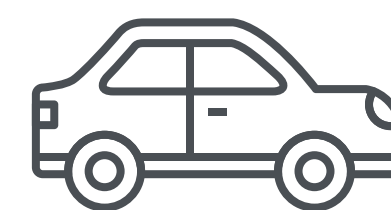
The proposal is for a mixed-use development that would include:



Ground level retail

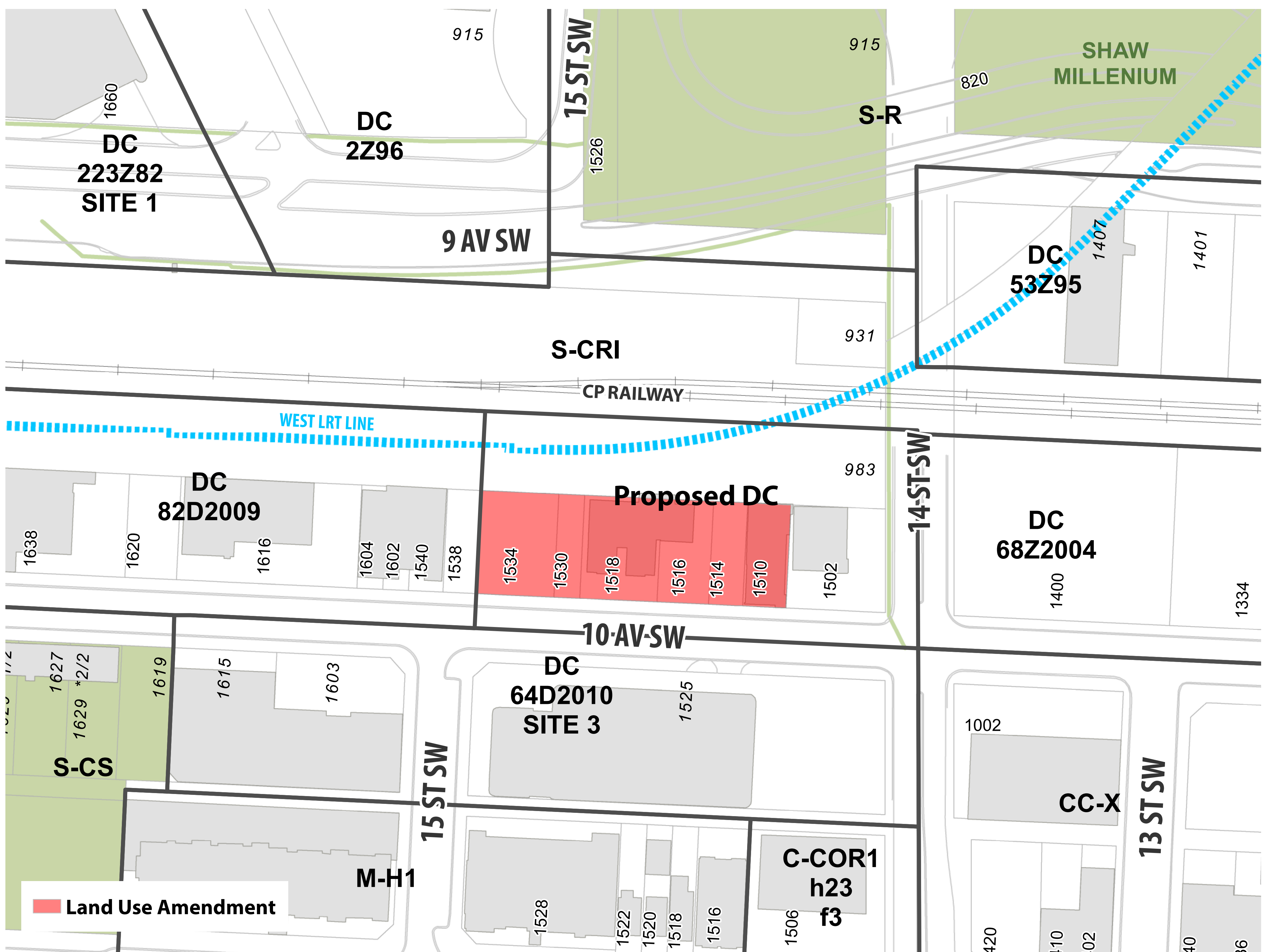


One or two residential towers above



Underground parking

The applicant is proposing an increase in density and building height to accommodate this proposed development.



Housing One

Surrounding policy context

Policies in place for the surrounding area:

Municipal Development Plan (MDP)

The MDP contains policies that will shape how Calgary grows and develops over the next 30 to 60 years.

- The MDP supports intensification on this site.

Centre City Plan

Provides a comprehensive long-term vision for the future of Calgary's Centre City, promoting a livable, thriving and caring place.

- The plan identifies this site as framing a gateway to the Centre City. Therefore, a high quality of design and a great pedestrian experience at grade is anticipated for this site.

Sunalta Area Redevelopment Plan (ARP)

A long-range planning document with area-specific policies that provides a vision for the community and guides future land use decisions by promoting logical and sustainable development.

- The ARP review will look at the scale of intensification, how it aligns with existing policy, and what the impacts of the proposed change would be on adjacent properties, as well as the community as a whole.

Housing One

Proposed changes to Sunalta Area Redevelopment Plan

Based on the application submitted, the following amendments would be required to support the development proposal located on the north side of 10th Ave S.W., near 14th St. S.W.

Map amendments

- Increased building height from 56 m to an unlimited height.

Special policy

Land use

- Same land uses.

Density

- Above grade parking structures to be excluded from the overall calculation of floor area ratio.
- Increased density (FAR*) from maximum density of 5 FAR with the potential for additional 2 FAR using bonus density, to a maximum density of 11 FAR with the potential for additional 2 FAR using bonus density options.

Building form

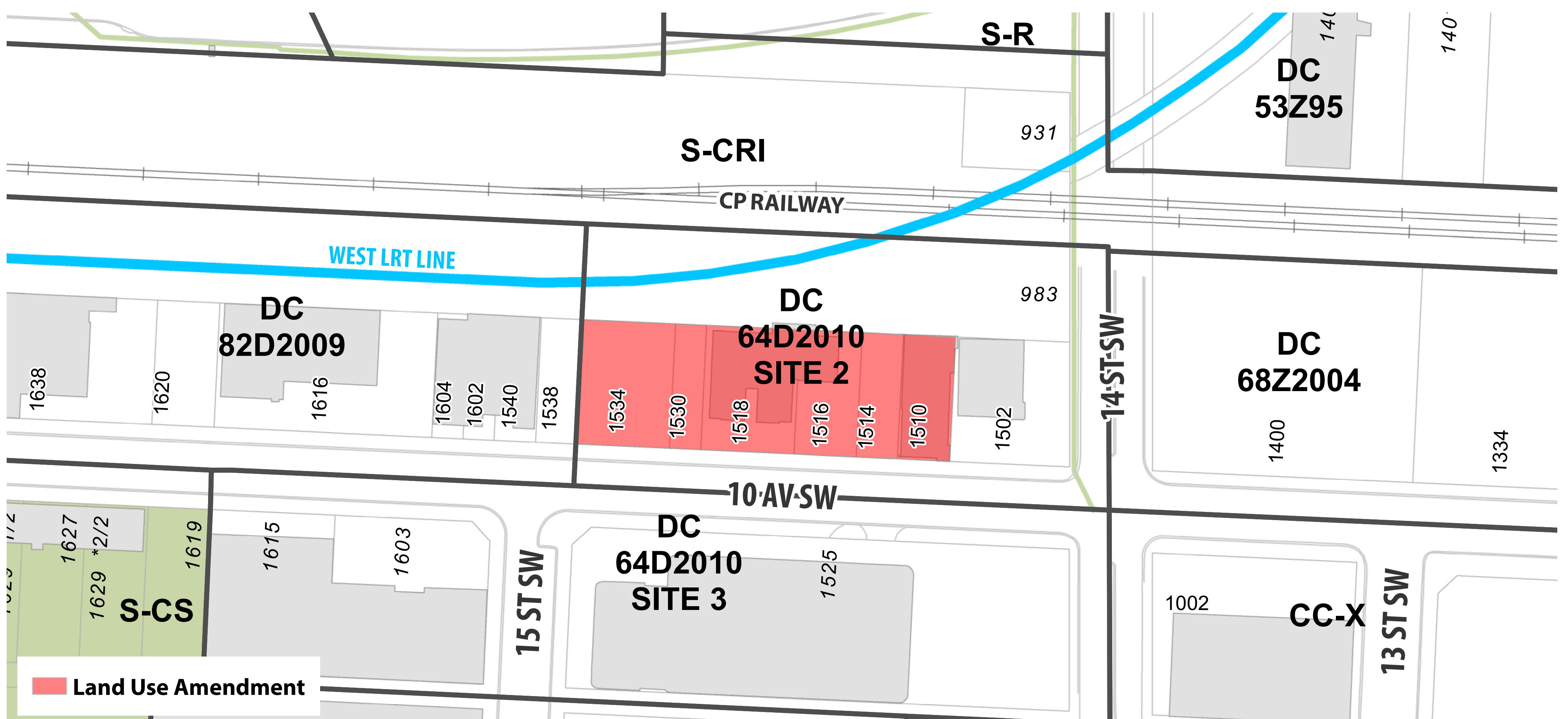
- Smaller separation distance between towers (e.g. minimum 18 m between towers).
- No maximum building height.
- Increase the number of above grade parking levels from two to three.

*Density is calculated using Floor Area Ratio (FAR). Floor Area Ratio means the amount of total gross floor area of all buildings on a parcel divided by the area of the parcel.

Housing One

Specifics of the application

To accommodate the mixed use development envisioned, the application for land use proposes to create a new Direct Control (DC) District based on the Centre City Mixed Use District (CC-X) – the same base district used for the current DC district that is on the subject site. A DC District is a customized land use designation that outlines rules specific to a particular property or development.



Existing	Proposed
Direct Control (DC) District	Direct Control (DC) District
DC based on Centre City Mixed Use District (CC-X) The intent of the CC-X District is to provide for a mix of residential, commercial and a limited range of light industrial uses that are sensitive to adjacent districts that allow for residential uses. This district provides a maximum base density and allows for bonus density to achieve a mix of commercial-residential uses, public benefit and amenities within the community.	DC based on Centre City Mixed Use District (CC-X) The same intent is proposed for this DC district.
Land Use: Supports a variety of residential and commercial uses as well as a limited range of light industrial uses.	Land Use: No change to proposed land uses.
Maximum Density: : 5 FAR on the north side of 10th Ave S.W., with the potential of 7 FAR using bonus density options including: <ul style="list-style-type: none"> • Provision of indoor community amenity space. • Publically accessible private open space. • Contribution to a community investment fund. 	Maximum base density: 11 FAR on the subject site, with the potential of 13 FAR using bonus density options including: <ul style="list-style-type: none"> • Provision of indoor community amenity space. • Publically accessible private open space. • Contribution to a community investment fund. All above-grade parking structures to be excluded in the overall FAR calculation.
Maximum Height: Maximum of 56 m.	Maximum Height: No maximum building height.
Front setback requirements: A minimum depth of 1 m and a maximum depth of 4 m.	Front setback requirements: No minimum depth for the front setback and a maximum depth of 4 m.