

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.



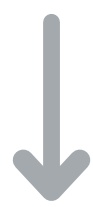
Process timeline



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.



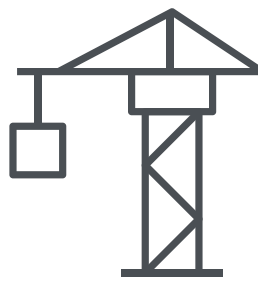
Applicant submits amended application.



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



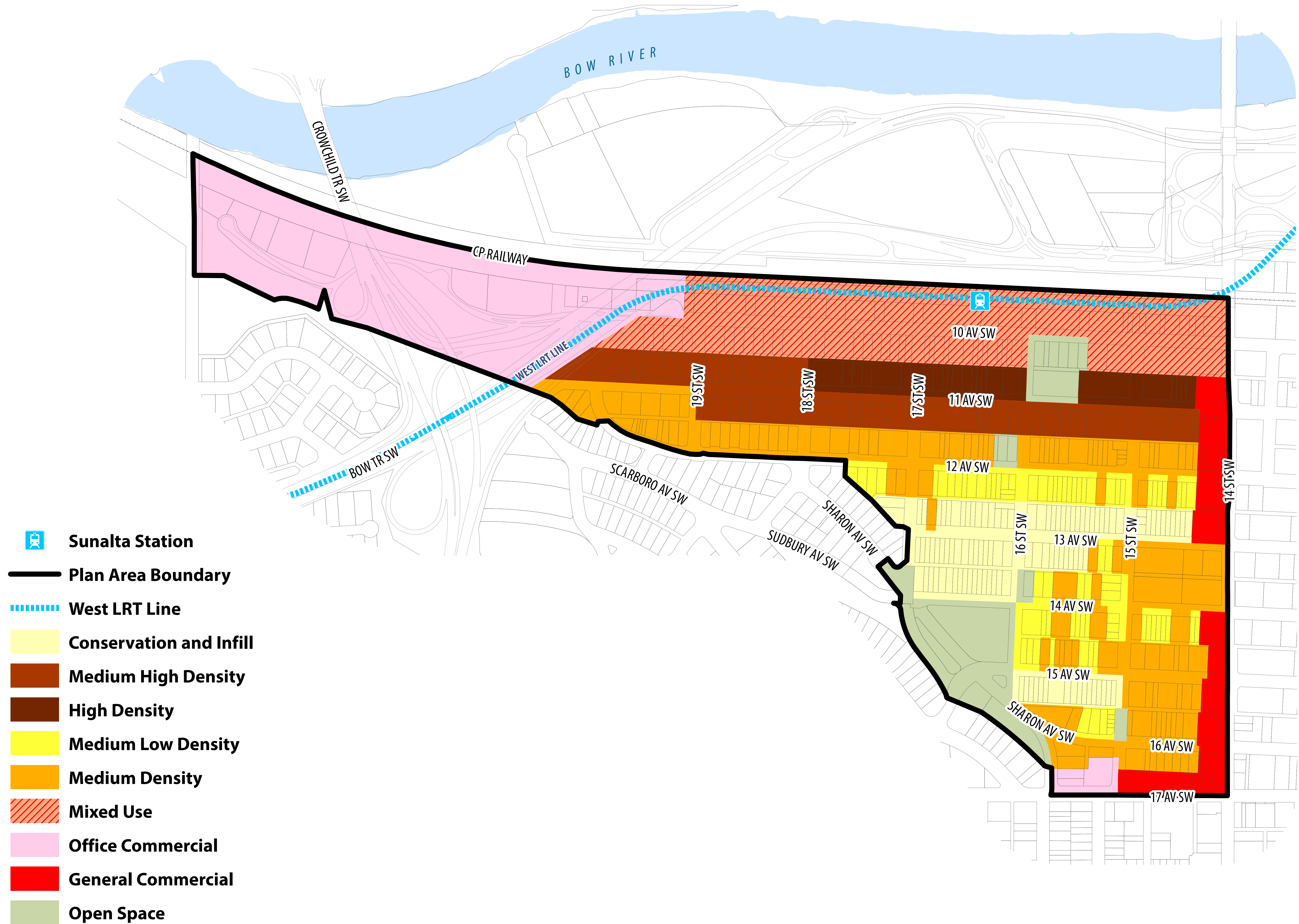
If approved, the applicant will seek input from the public to inform the development permit.



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.

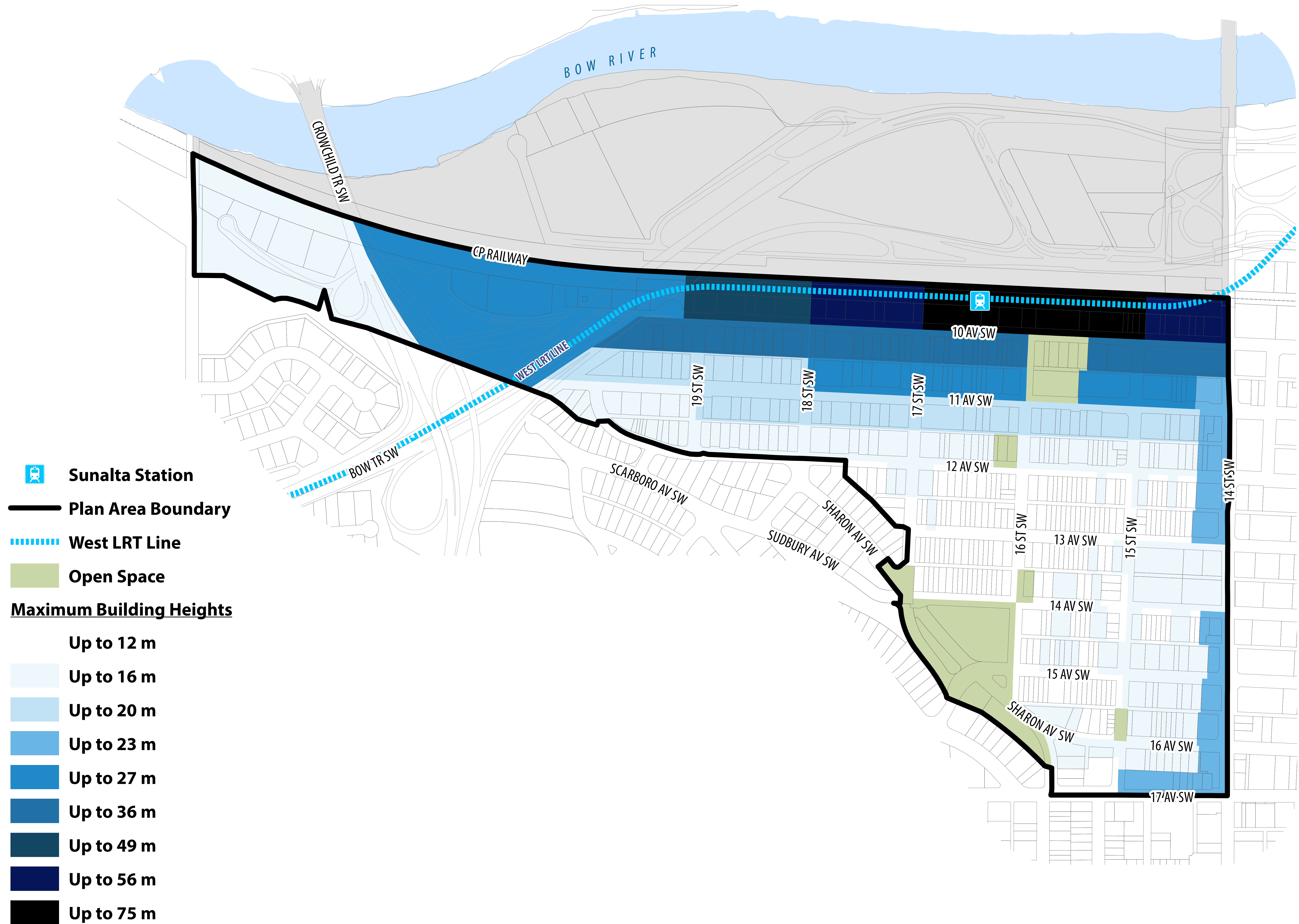
Existing Sunalta Area Redevelopment Plan

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.

17 Project

Proposed land use amendment

A land use application has been submitted to The City for 14 parcels located at the northwest corner of 17th Ave S.W., west of 14th St. S.W. A land use redesignation is an application to change the land use district of a property to allow for a particular development.

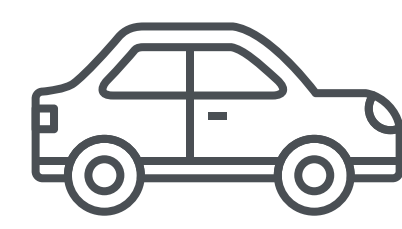
The proposal is for a mixed-use development that would include:



Ground level retail or educational uses



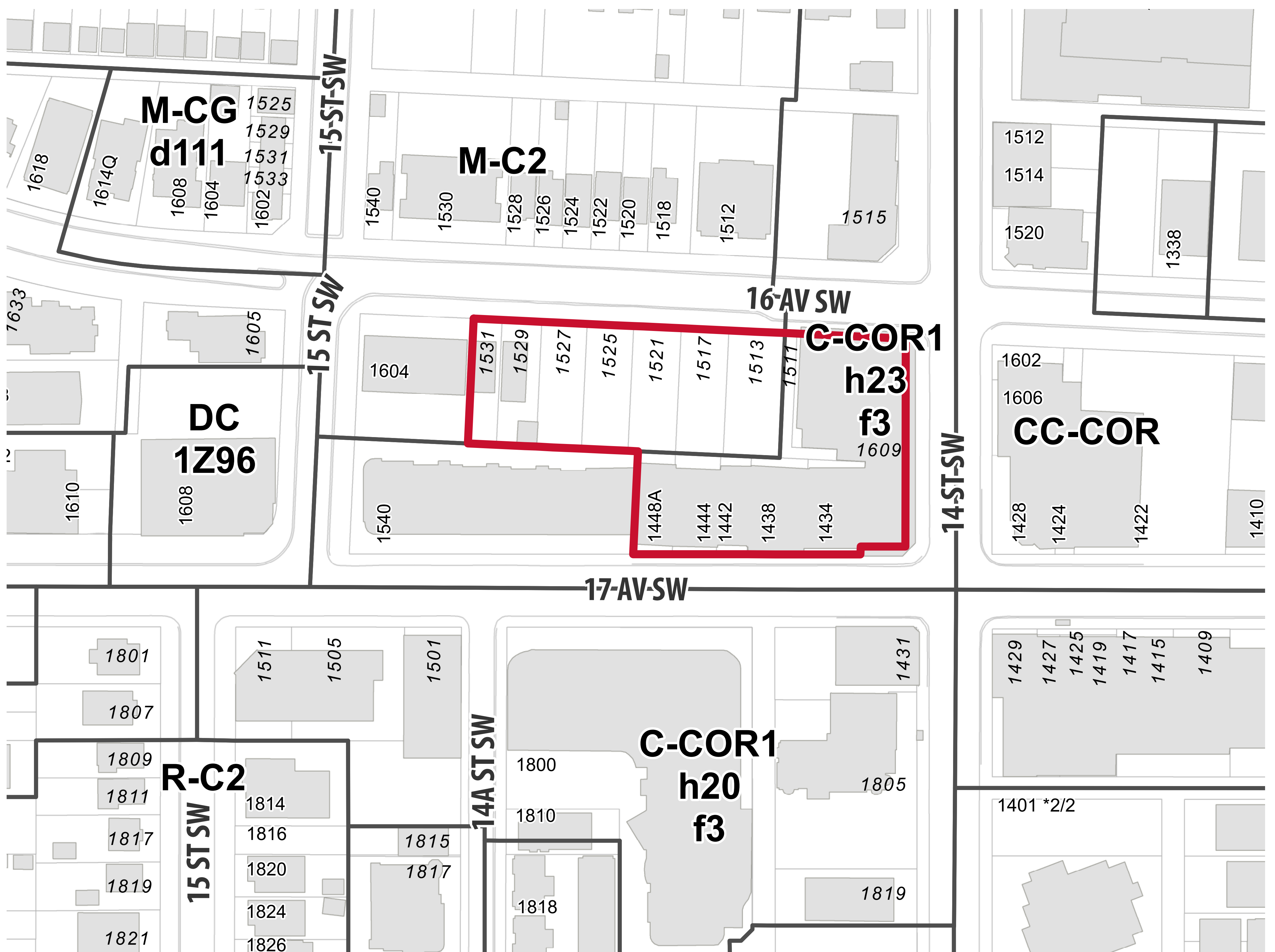
Residential units above



Underground parking

The base of the building would allow for a variety of uses, focusing on retail, including an urban supermarket, or on education and learning.

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



17 Project

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.

Main Streets Initiative

Main streets are ideal places for mixed-use development, including residential, commercial and retail development.

- This site is located at the intersection of two main streets, 17th Ave S.W. and 14th St. S.W.

Centre City Plan

A long-term vision for the future of Calgary's Centre City. The Centre City Plan is currently being reviewed and policy updates are anticipated for early 2019.

- The plan identifies this site as a gateway to the Centre City and anticipates a high quality design solution and a great pedestrian experience at grade.

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.

- The application review will look at the scale of intensification, how the proposed development aligns with existing policies of the ARP, and what the impacts of the proposed change would be on adjacent properties, as well as the community as a whole.
- The Sunalta ARP has an established bonus density system for parcels in close proximity to the LRT station. Opportunities for increasing density in exchange for community benefit are being considered during the application review.

NOTE: An amendment to the Sunalta ARP will be required to achieve the development vision proposed for this site.

17 Project

Proposed changes to Sunalta Area Redevelopment Plan

Based on the application submitted, the following amendments would be required to support the development proposal located at 17th Ave S.W. and 14th St. S.W.

Map amendments

- Increased building height from 23 m to 90 m.
- Increased density* (FAR) from maximum 3 FAR to maximum of 5 FAR with the potential for an additional 3 FAR where density is provided in the form of residential units or institutional uses.

Special policy

Land use

- Additional discretionary uses (e.g. Large Licensed Restaurant).
- Larger use area for Supermarket.
- No size limit for Outdoor Patio when located above ground level.
- Flexibility to locate less active uses on the ground level facing the street (e.g. Instructional Facility, Post-Secondary Learning Institution, Dwelling Unit).

Community benefit

- Opportunities for additional community benefit are being explored.

Building form

- Smaller separation distance between towers (e.g. minimum 20 m between towers).
- Smaller building setbacks from property lines (e.g. no side or rear yard setback).
- Potential for taller podium (e.g. maximum 39 m).

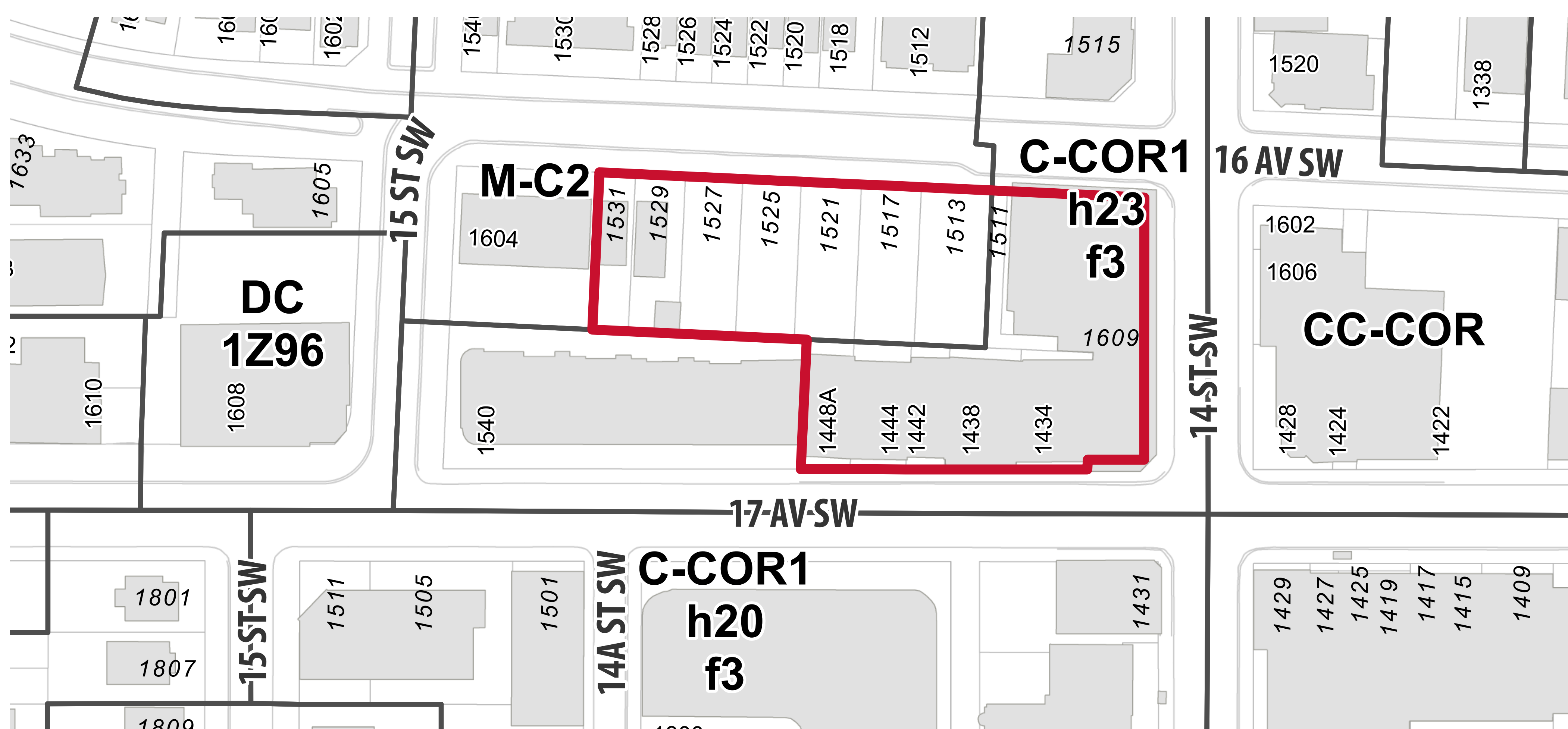
*Density is calculated using Floor Area Ratio (FAR). Floor Area Ratio means the amount of total gross floor area of all buildings on a parcel divided by the area of the parcel.

17 Project

Specifics of the application

The proposal is for a mixed-use development that would include a building base (uses to be determined), residential units above and underground parking. The application accommodates more than one potential outcome for the building base that could be either:

- a variety of retail uses including an urban supermarket, or
- education, culture and learning uses.



Existing		Proposed
M-C2	C-COR1	CC-COR
Multi-Residential – Contextual Medium Profile (M-C2) District: Accommodates medium height, medium density multi-residential development in a variety of forms.	Commercial – Corridor 1 (C-COR1) District: Is largely a commercial district requiring continuous storefronts and parcel access from rear lanes.	DC Bylaw based on Centre City Commercial Corridor (CC-COR) District: Accommodates a greater mix of uses, includes rules for towers and contemplates potential for additional density.
Land Use: Supports a range of residential and community support uses (not commercial uses).	Land Use: Accommodates commercial uses on the ground floor with residential/office above and requires that min. 20% of total area must be commercial uses.	Land Use: Supports a variety of residential and commercial uses, including the mix of uses proposed.
Maximum Density: 2.5 FAR	Maximum Density: 3 FAR	Maximum base density: 5 FAR* <i>*With potential for up to 8 FAR where density is provided in the form of residential units or institutional uses.</i>
Maximum Height: 16 metres*	Maximum Height: 23 metres*	Maximum Height: Maximum 90 metres (approximately 28 storeys).
Building form: Contextual setback rules support sensitive transitions to other residential development.	Building form: Maximum setbacks for commercial frontages and rules to support sensitive transitions to residential districts (low density or multi).	Building form: Tower and podium building form with no side or rear setbacks proposed.

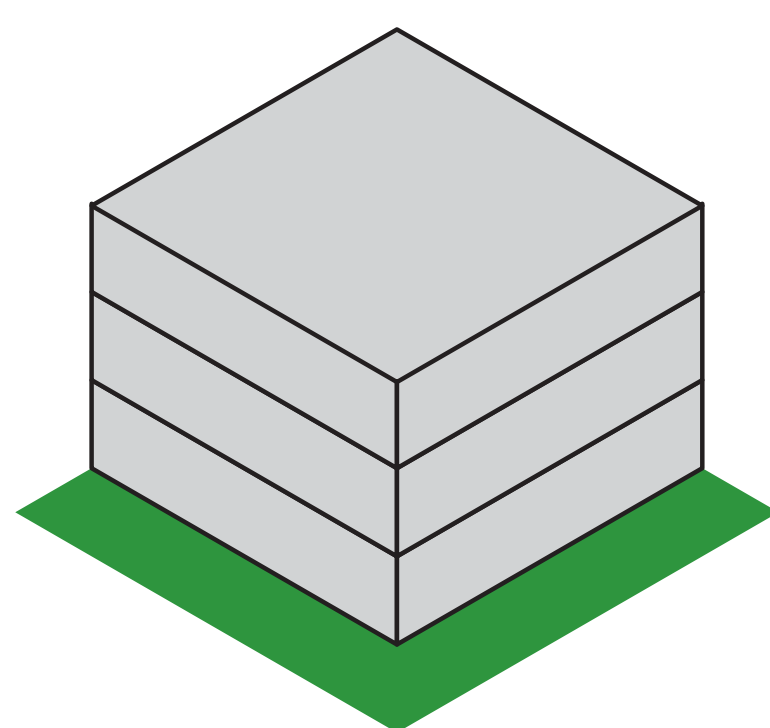
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17 Project

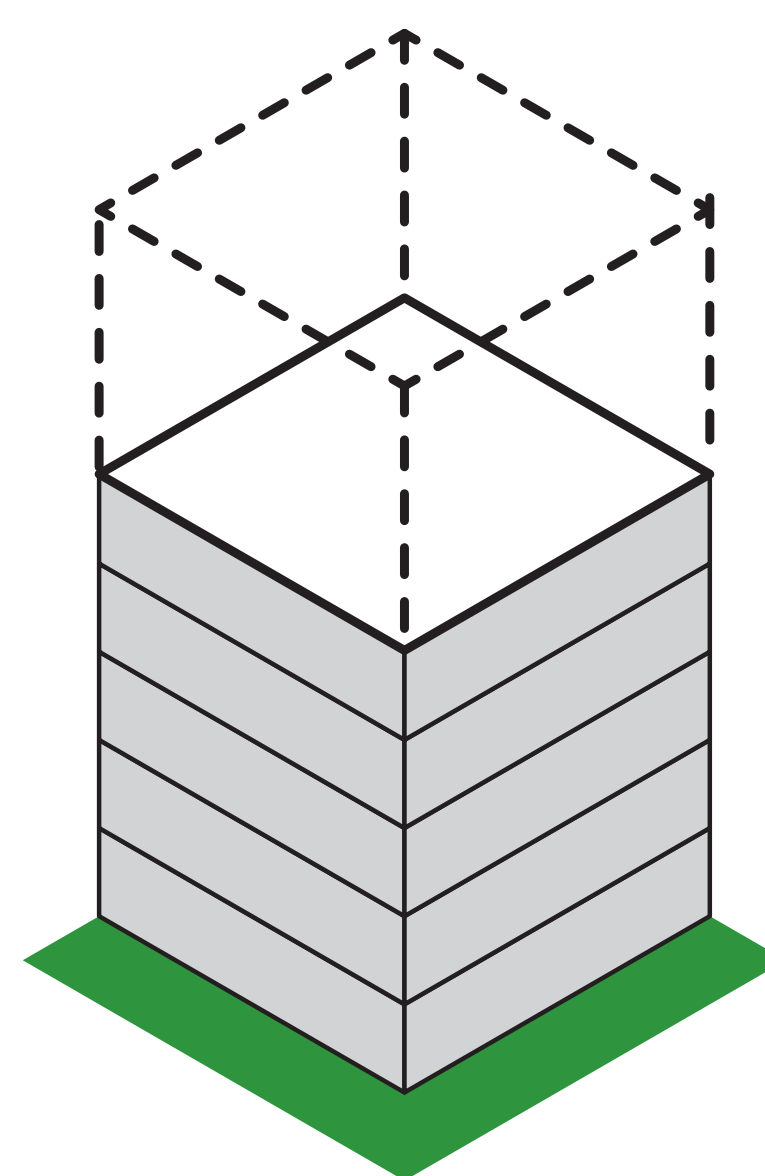
Community benefit

The proposed development envisions strategically intensifying the lands located at 14th St. and 17th Ave S.W. To exceed the maximum density the site's existing land use permits, a developer may need to provide a community benefit in exchange for the additional density.

- The application currently proposes a maximum density* of 5 FAR with potential for up to 8 FAR where density is provided in the form of residential units or institutional uses.



Existing density* (3 FAR)



Proposed density* (5 FAR) plus 3 FAR for residential units or institutional uses

*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.



17 Project

To help inform how the proposed development may benefit the community of Sunalta, provide your comments on the potential outcomes envisioned for the building base.

The proposal is for a mixed-use development that would include ground level retail, residential units above and underground parking, but the application accommodates more than one potential outcome for the building base that could be either:

- a variety of retail uses including an urban supermarket, or
- education, culture and learning uses.

If the proposed development were to include **a variety of retail uses** in the building base (e.g. boutique retail, urban supermarket) what types of private and publicly accessible on site uses would be beneficial to the community of Sunalta?

Post your comments on a sticky note.

If the proposed development were to include **a variety of education, culture and learning uses** in the building base, what types of private and publicly accessible on site uses would be beneficial to the community of Sunalta?

Post your comments on a sticky note.