



# Calgary Planning Commission

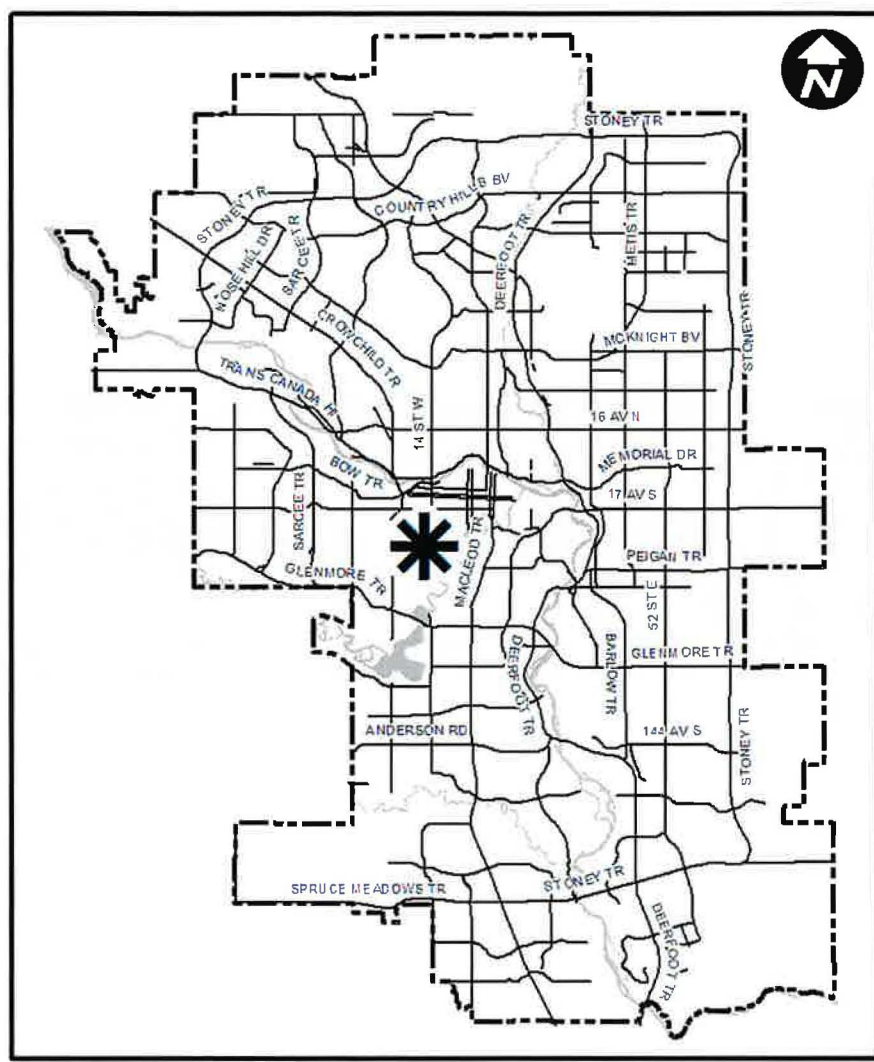
## Agenda Item: 7.2.8

# LOC2019-0156

## Land Use Amendment

CITY OF CALGARY  
**RECEIVED**  
IN LEGAL TRADITIONS ROOM  
SEP 03 2020  
ITEM: 7.2.8 CPC2020-0816  
DISTRIBUTION  
CITY CLERK'S OFFICE

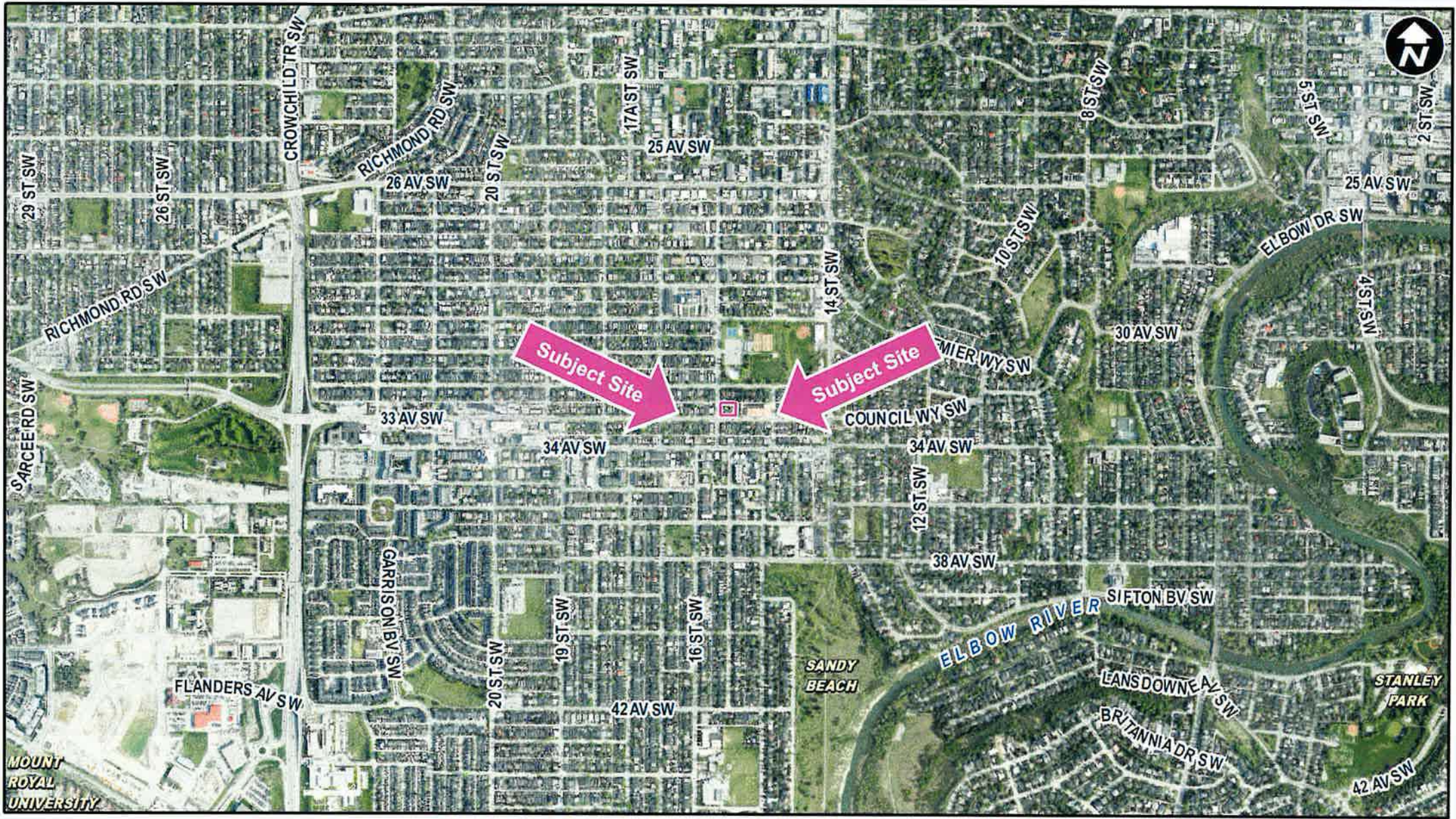
WATERBURY POLICE  
 CLERK  
 2019 SEP 11 10:51  
 W. TOWN ENGINEERING MOON  
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### **Proposed M-U1 District allows for:**

- a mix of residential and commercial uses in the same building;
- a maximum building height of 20 metres (an increase from the current maximum of 10 metres);
- a maximum of 3.5 floor area ratio (FAR); and
- the uses listed in the MU-1 District.





View of subject site looking NORTH on 33 AV SW



View from subject site looking SOUTH on 33 AV SW



View from subject site looking WEST on 33 AV SW

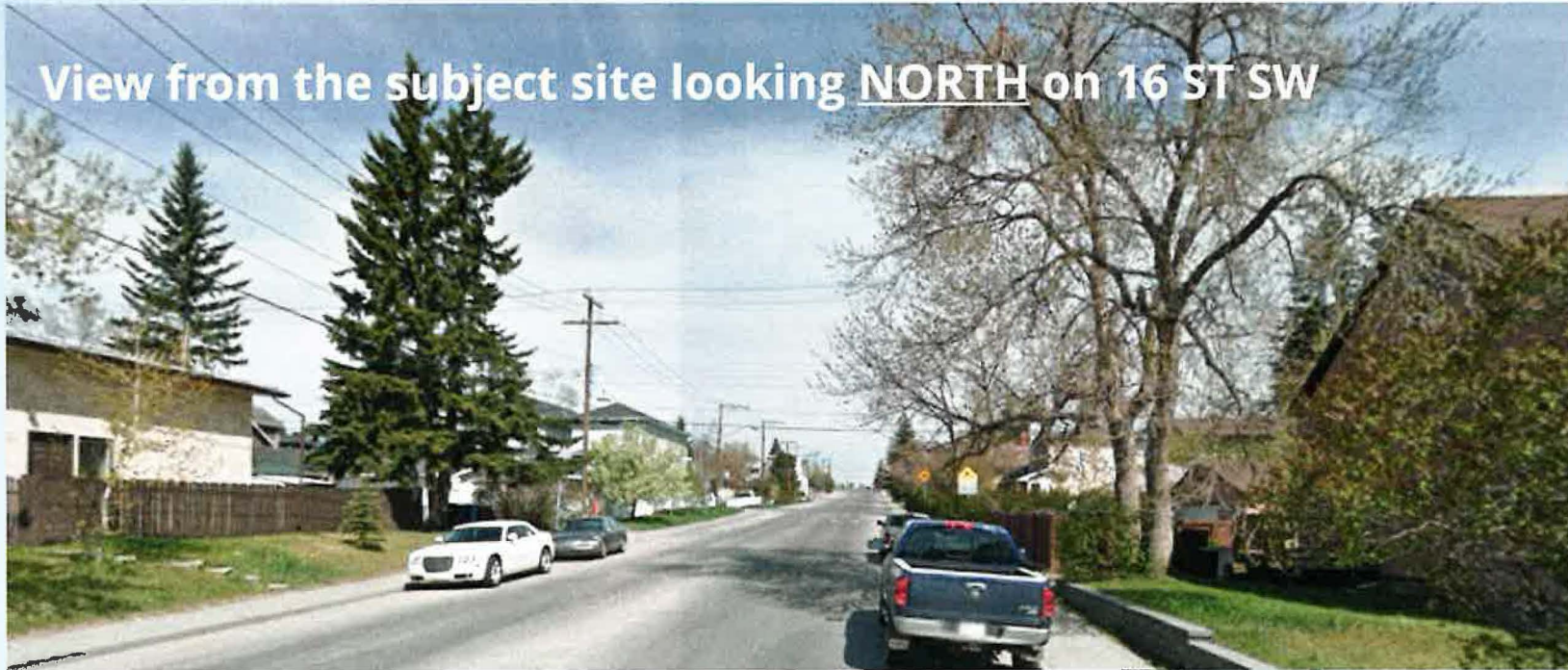


View from subject site looking EAST on 33 AV SW





View from the subject site looking NORTH on 16 ST SW



View from subject site looking SOUTH on 16 ST SW





## Municipal Development Plan:

### 'Main Streets - Neighbourhood Main Street':

- should provide for a broad mix of residential, employment, and retail uses;
- encourage ground-oriented housing, low-scale apartments and mixed-use retail buildings; and
- highest densities occurring in close proximity to transit stops.

### Urban Structure

#### Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

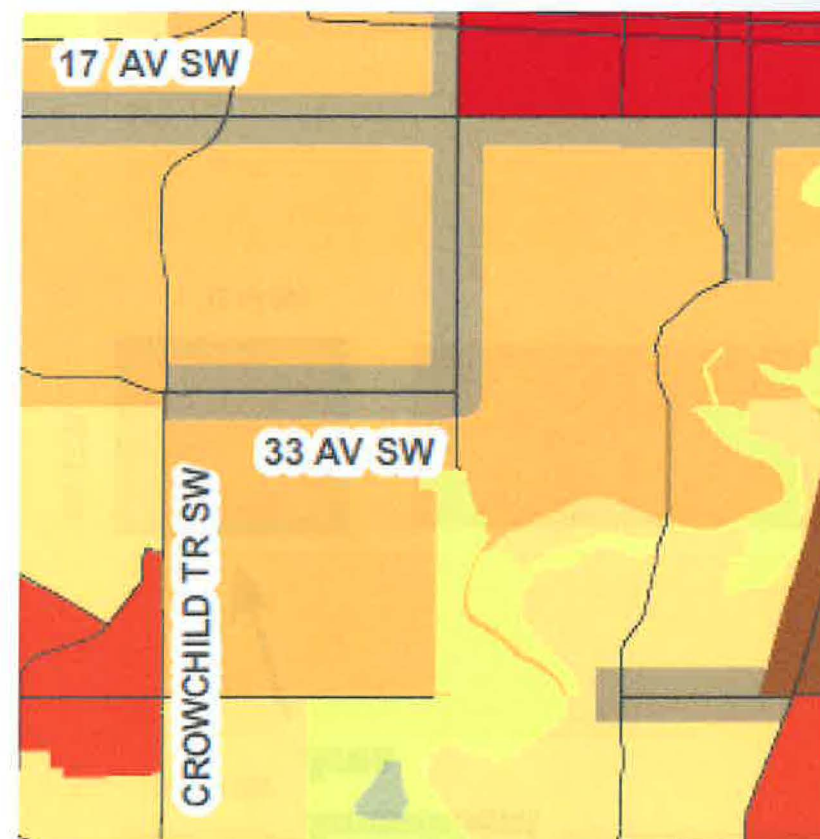
#### Main Streets

- Urban Main Street
- Neighbourhood Main Street

#### Residential

#### Developed

- Inner City
- Established





## South Calgary/Altadore Area Redevelopment Plan:

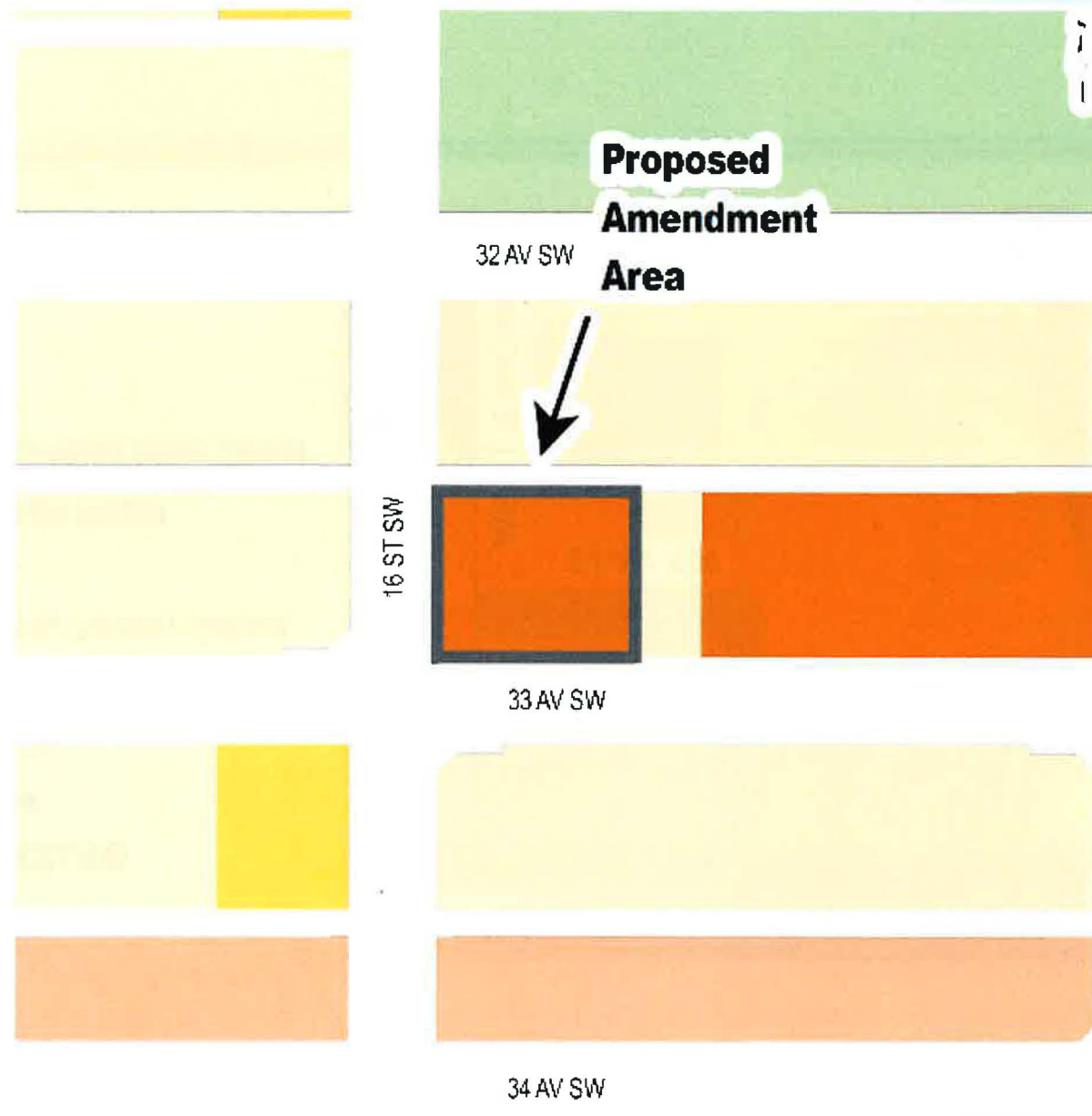
### Community Mid-Rise:

- buildings up to six storeys;
- may accommodate a range of retail, services, office, and residential uses in mixed-use buildings; and
- the **MU-1** designation is appropriate for larger parcels on **Neighbourhood Main Streets** adjacent to low density residential development.

Map 2  
Land Use Policy

**Legend**

- — — Study Area Boundary
- King Edward School Site
- Residential Conservation
- Residential Low Density
- Residential Medium Density
- Community Mid-Rise
- Local Commercial
- General Commercial
- Open Space





## Reasons for Recommendation

- The proposed land use redesignation is compatible with the applicable policies identified in the *Municipal Development Plan*, the *South Calgary/Altadore Area Redevelopment* and the *Location Criteria for Multi-Residential Infill*;
- The subject site is along a designated Main Street which encourages low-scale apartments and mixed-use retail buildings; and
- the proposal provides for a moderate increase in residential density and a future development that within a form that respects the existing low-density residential development.



**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed bylaw;
3. **ADOPT**, by bylaw, the proposed redesignation of 0.17 hectares  $\pm$  (0.42 acres  $\pm$ ) located at 1632, 1636 and 1640 33 Avenue SW (Plan 4479P, Block 62, Lots 15-20) from Residential Contextual One/Two Dwelling (R-C2) District to Mixed-Use – General District; and
4. Give three readings to the proposed bylaw.



**QUESTIONS?**





- LEGEND**
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary

