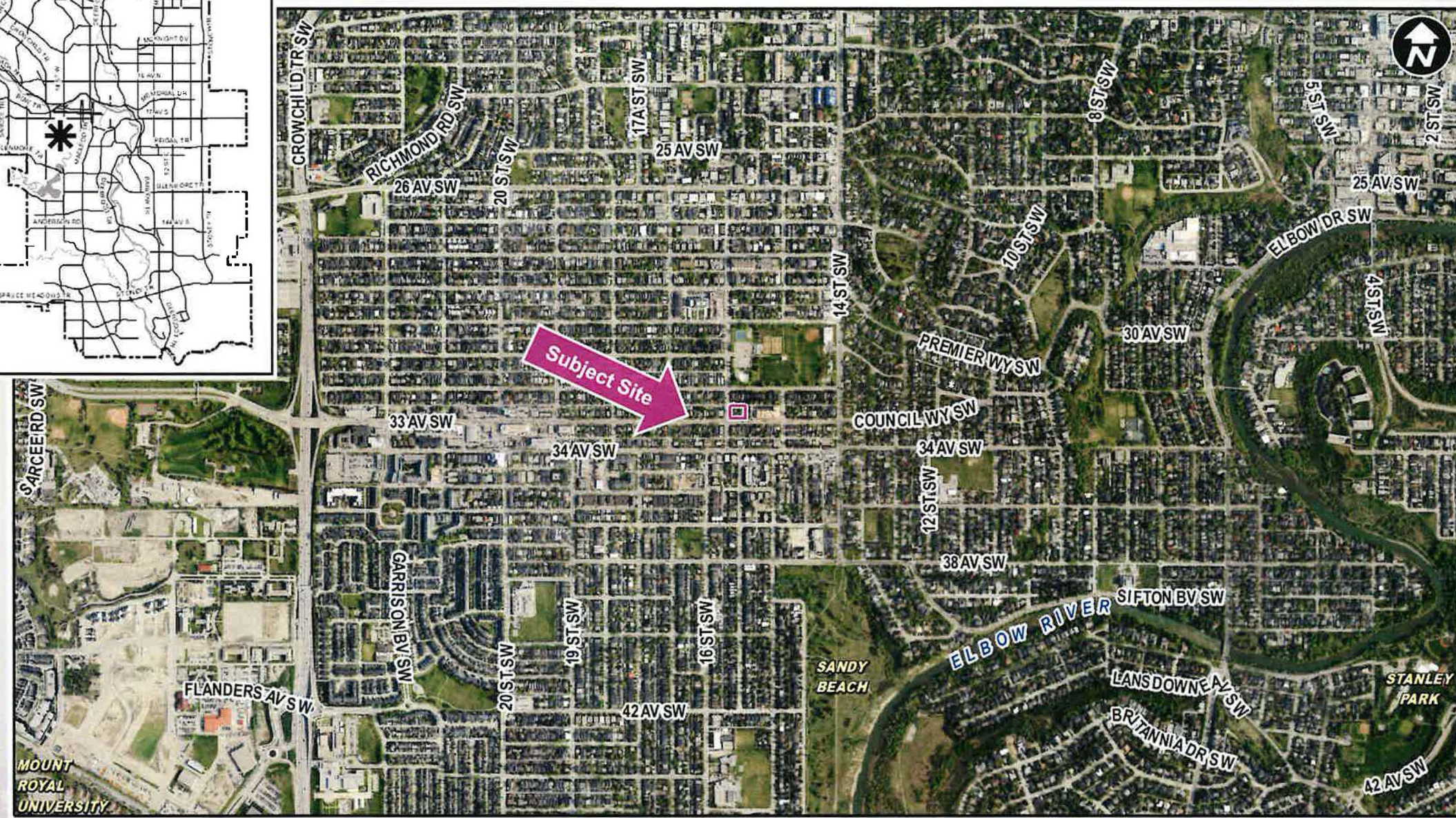
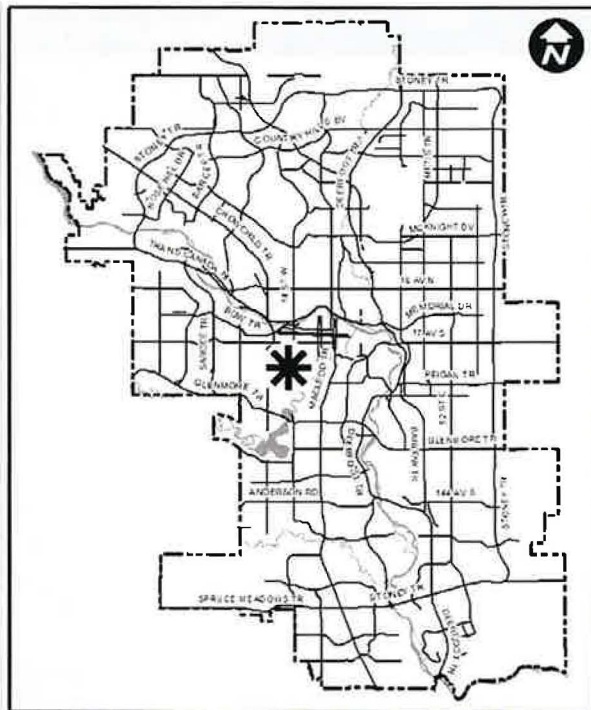


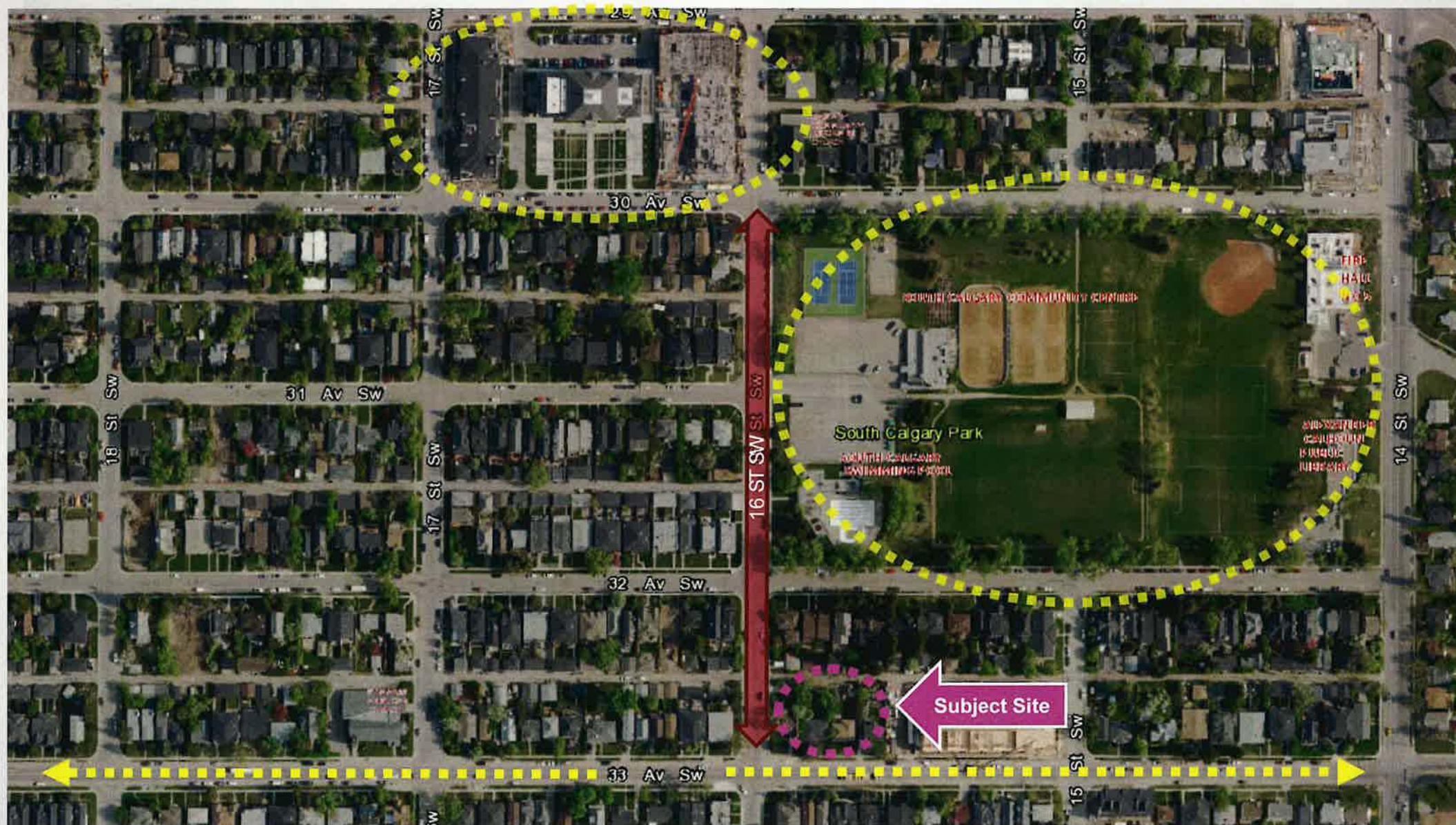


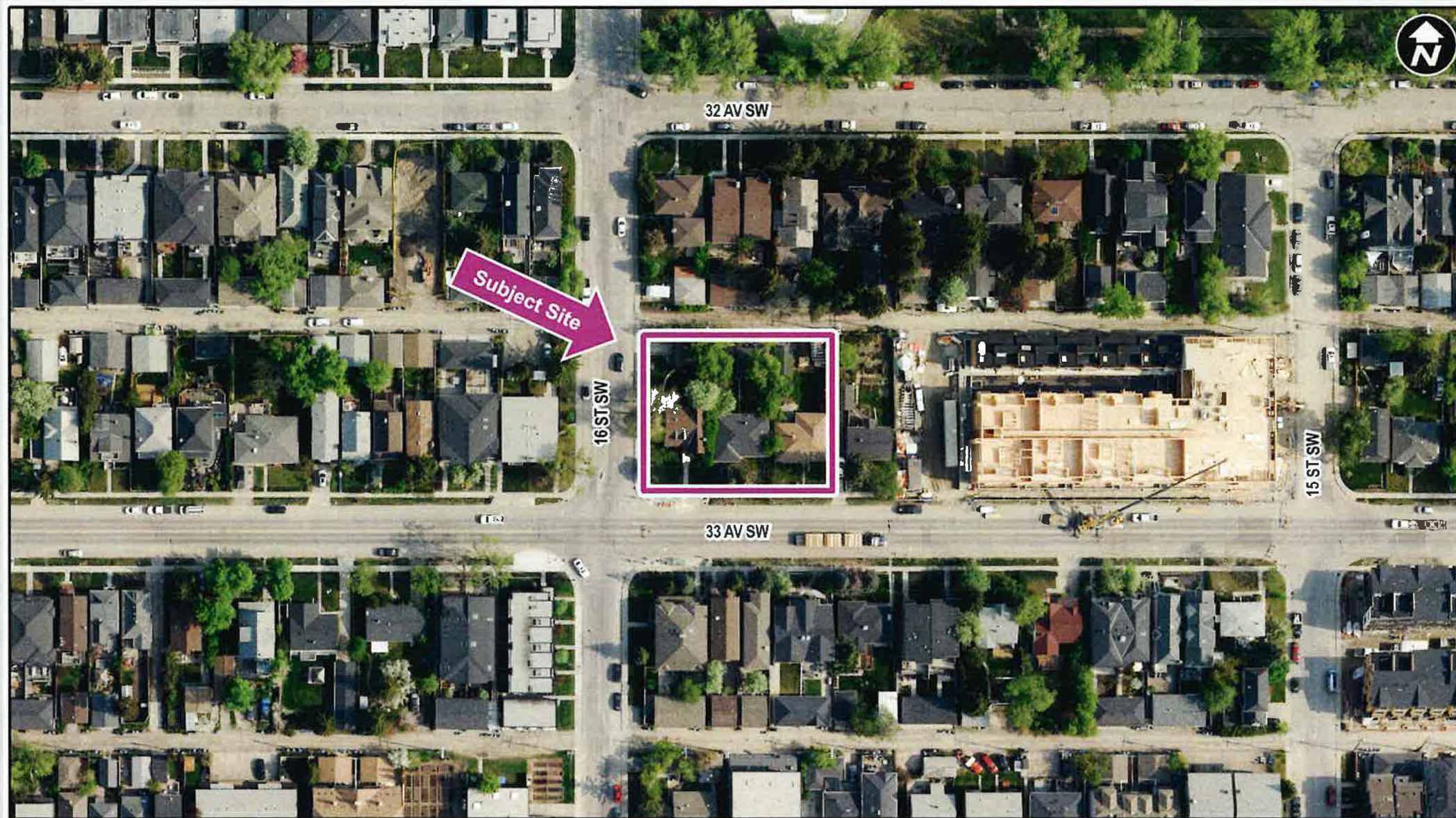
Public Hearing of Council Agenda Item: 8.1.8



**LOC2019-0156
Land Use Amendment
(R-C2 to MU-1f3.5h20)**

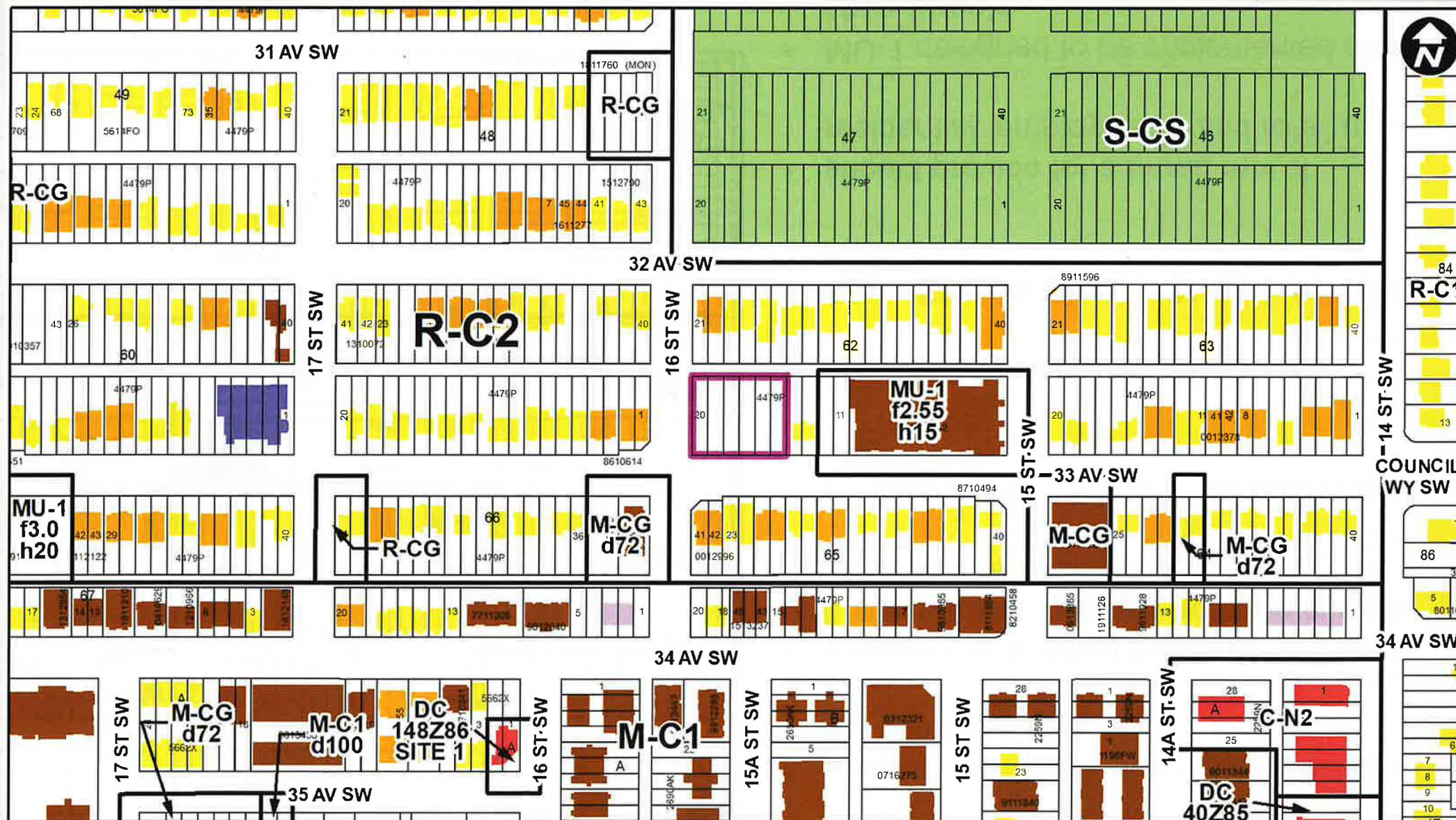


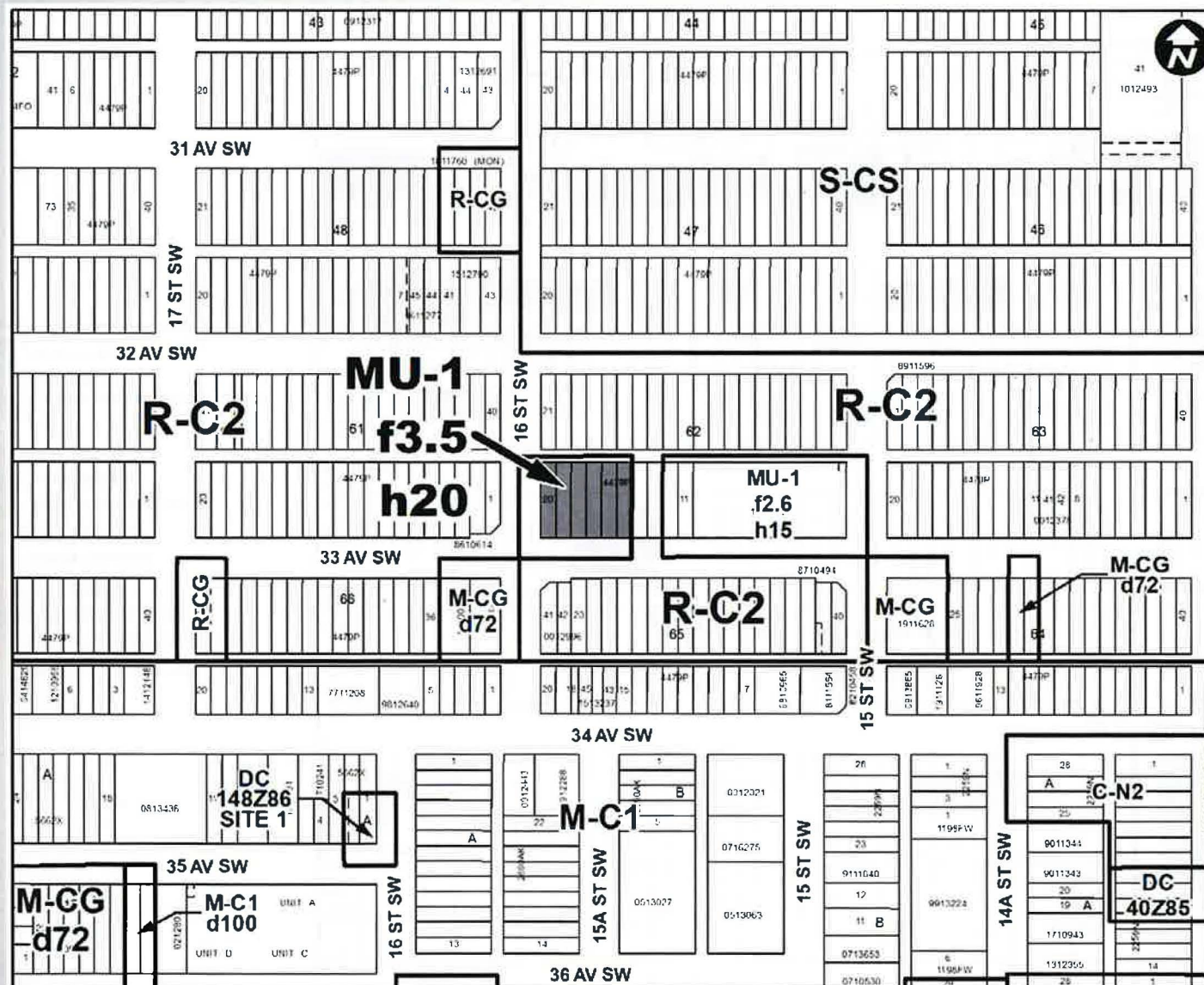




LEGEND

- 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





Proposed M-U1 District

- a mix of residential and commercial uses in the same building;
- a maximum building height of 20 metres, 5-6 storeys, (an increase from the current maximum of 10 metres);
- a maximum of 3.5 floor area ratio (FAR); and

Municipal Development Plan

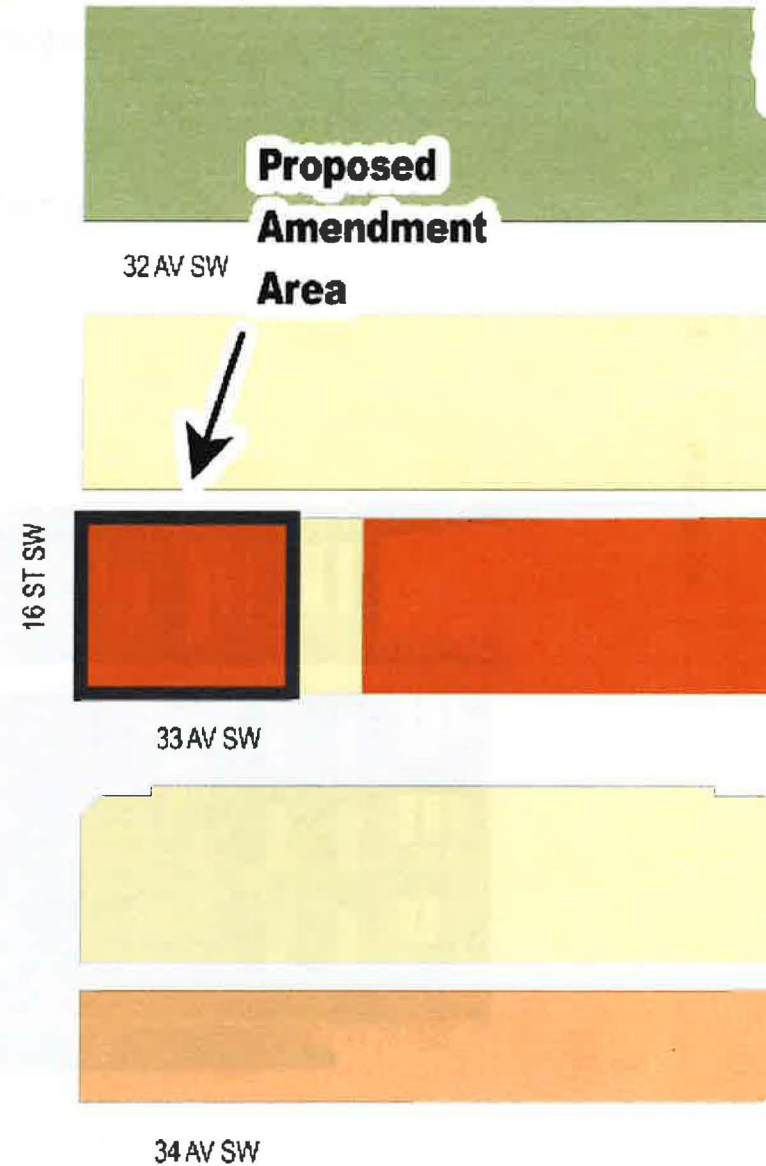
- 33 Av SW identified as 'Neighbourhood Main Street'
- should provide for a broad mix of residential, employment, and retail uses
- MU-1 designed to be implemented along Main Streets

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

Subject Site



South Calgary/Altadore Area Redevelopment Plan - Amendment

Community Mid-Rise

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

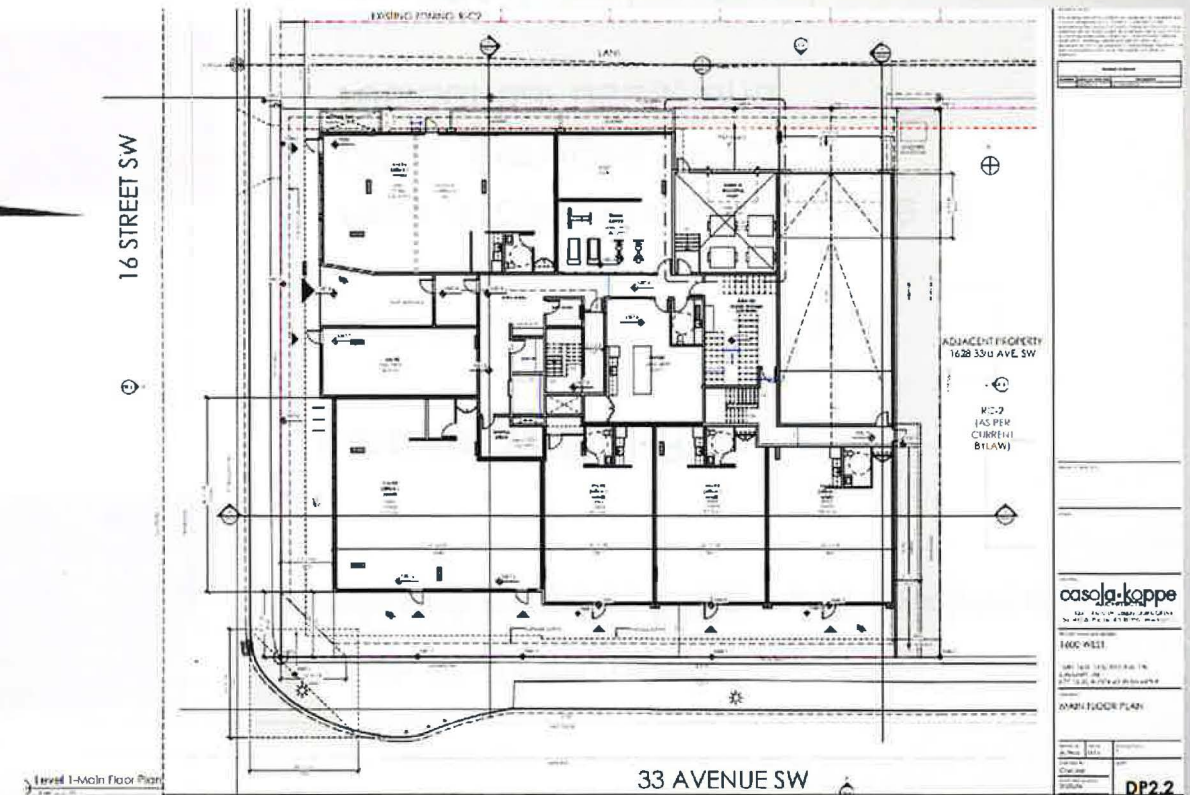
SARINA 1600 WEST - MIXED USE DEVELOPMENT

8



Development Permit

- Submitted on September 11, 2020
- 5 storeys
- 44 dwelling units
- 6 commercial/retail units at grade



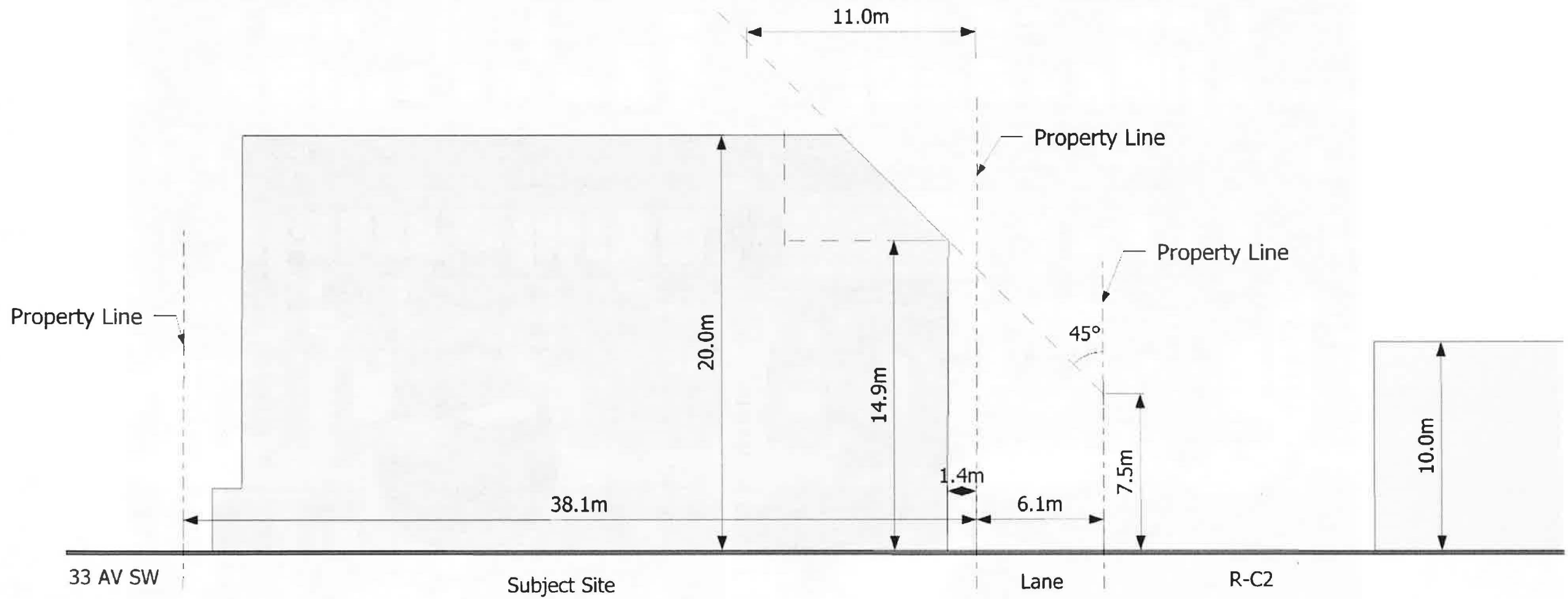
Calgary Planning Commission's Recommendation:

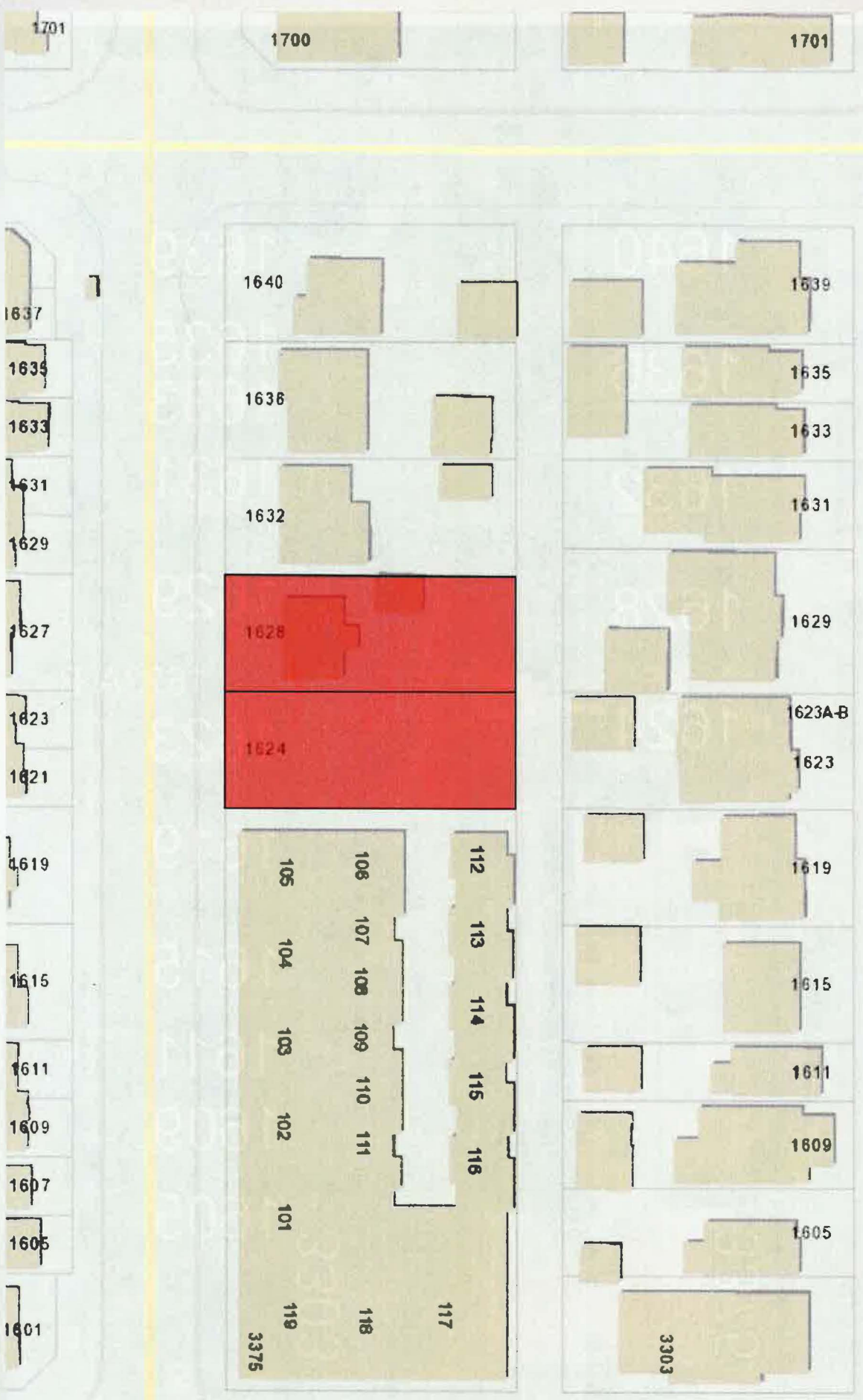
That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 45P2020**.
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 to 20) from Residential Contextual One / Two Dwelling (R-C2) District **to** Mixed-Use – General (MU-1f3.5h20) District; and
4. Give three readings to the **Proposed Bylaw 137D2020**.

Supplementary slides









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.

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 Plan* 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 is within a form that respects the existing low-density residential development.

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

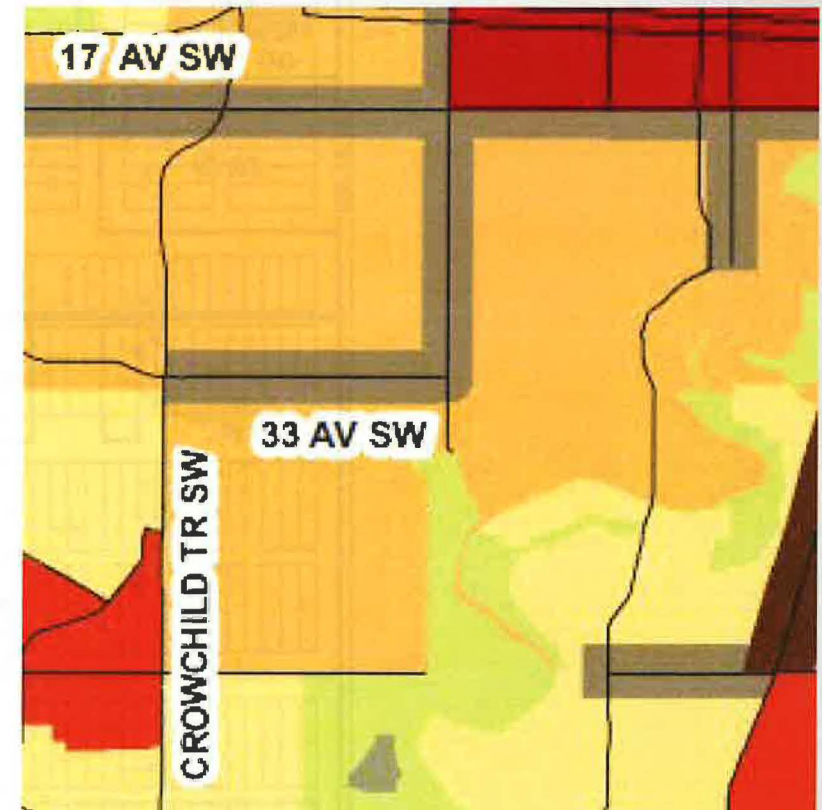
Main Streets

- Urban Main Street
- Neighbourhood Main Street

Residential

Developed

- Inner City
- Established





2101 33 Ave SW
Calgary, Alberta
Google
Street View





2101 33 Ave SW

Calgary, Alberta

Google

Street View



View of subject site looking NORTH on 33 AV SW



View from subject site looking SOUTH on 33 AV SW

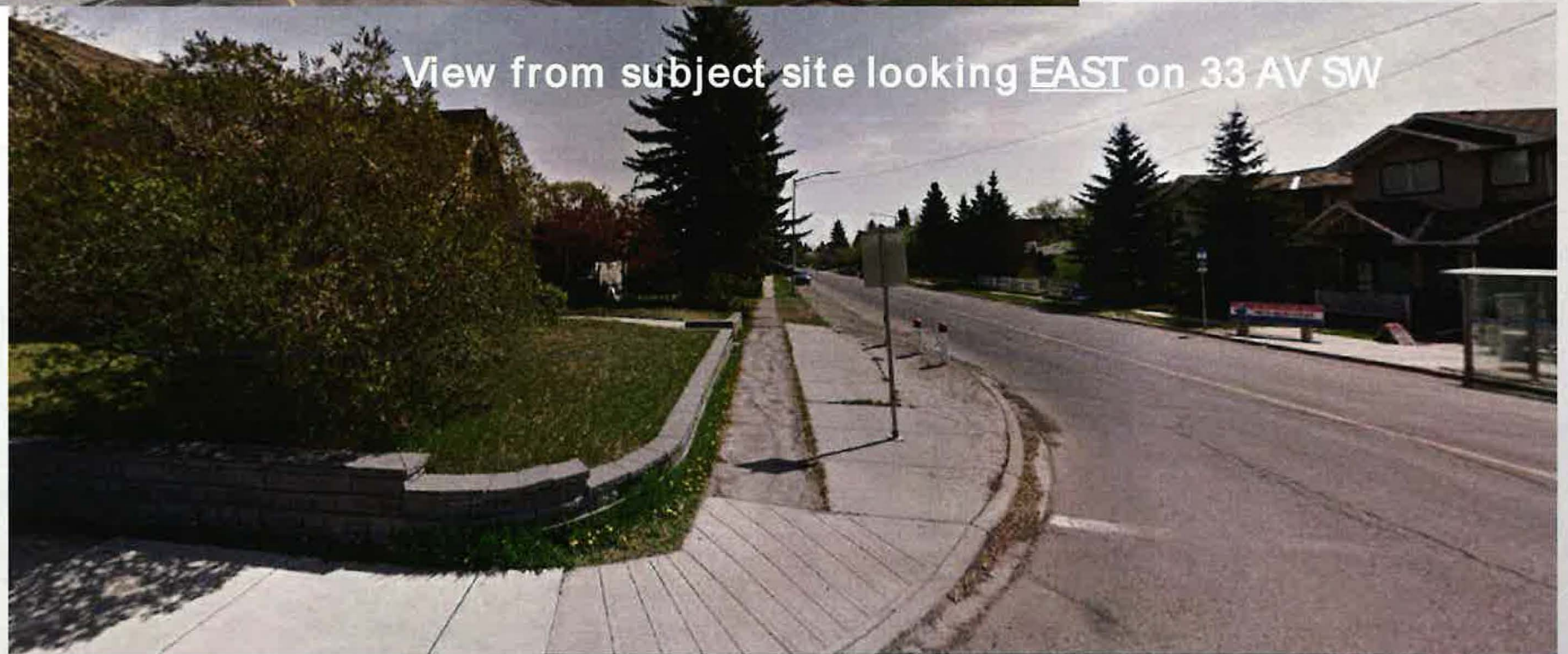
OCTOBER 8, 2020

View from subject site looking WEST on 33 AV SW



22

View from subject site looking EAST on 33 AV SW



October 5, 2020

LOC2019-0156

View from the subject site looking NORTH on 16 ST SW



View from subject site looking SOUTH on 16 ST SW

