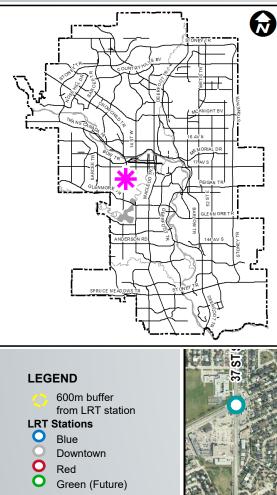


# Calgary Planning Commission Agenda Item: 7.2.6

LOC2021-0017 Policy and Land Use Amendment June 17, 2021 1

2



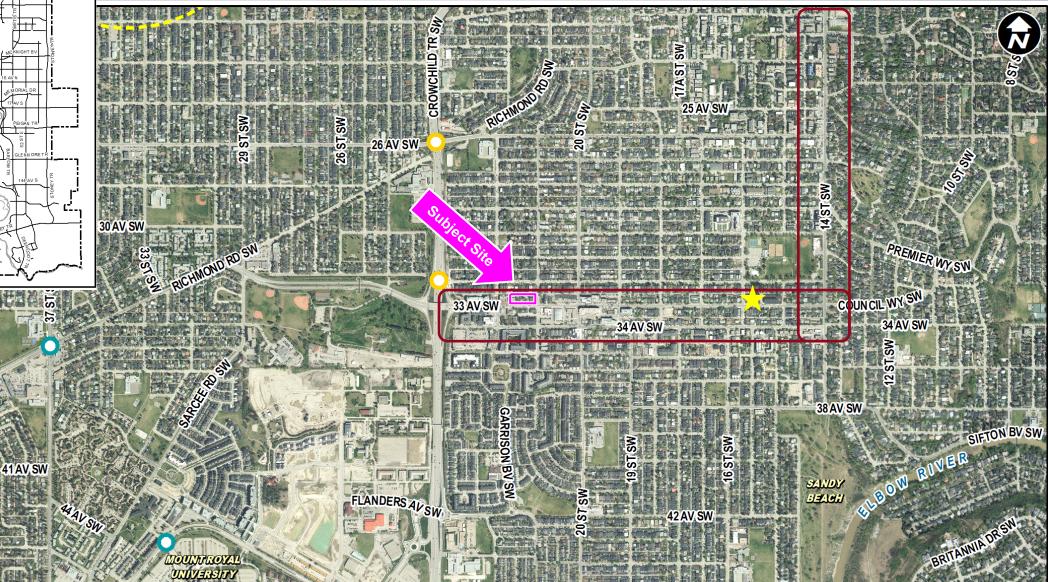


Blue Blue/Red

Red

#### Max BRT Stops

- Orange Purple
- O Teal
- O Yellow



3



105 m x 38 m

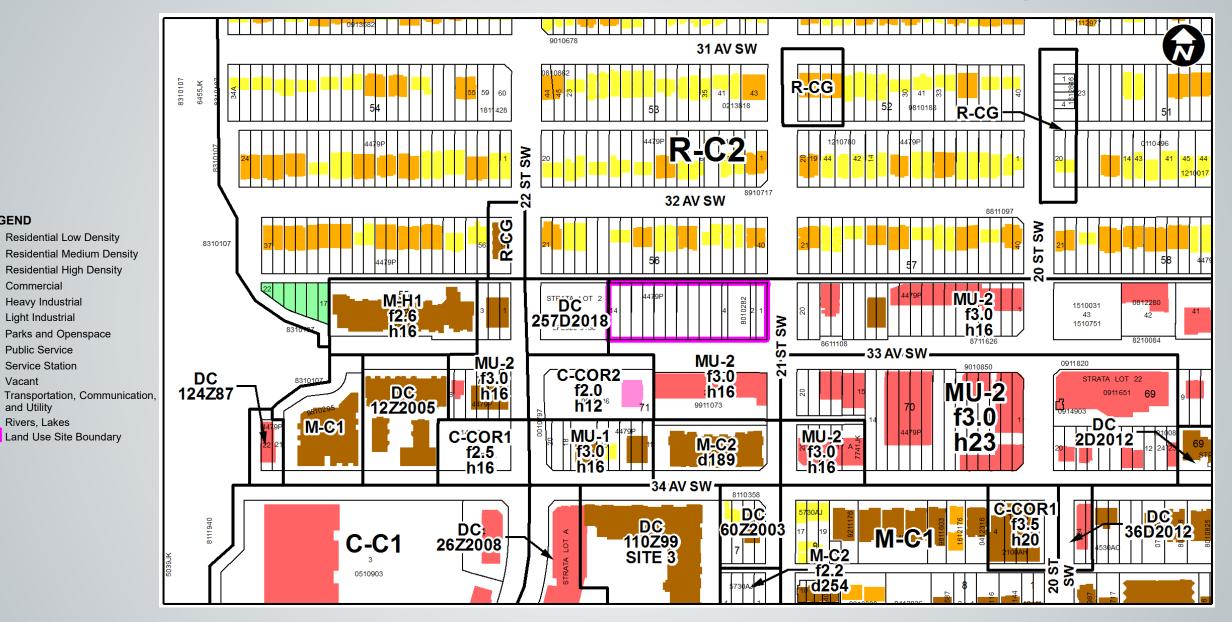
## Site Photo 4







## **Surrounding Land Use**



LEGEND

Commercial

Vacant

and Utility

7

<sup>2</sup>S-CS -DC 74D2019 9010678 31 AV SW R-CG R-C2 R-CG 4 ST SW Š 891071 32 AV SW ST. 8811097 -R<sup>2</sup>CG 2 Š M-H1 f2:6 \_h16\_ Ś MU-2 f3.0 h16 STRATA LOT 2 DC 257,D20,18 0812280 1510031 3 41 43 1510751 42 861110 -33 AV/SW-MU-2 f3.0 0911820 -MU-2-2f3.0 9911h16 C-COR2<sup>−</sup> f2.0 h12<sup>°</sup> 901085 MU-2 f3.0 STRATA LOT 22 DC 124Z87 DC 12Z2005 0911651 69 ₄₁7**h16** G<sub>14903</sub> 9510295 M-C1 DC 2210 2D2012 12 24 MU-1 f3.0 h16 MU-2 ≊f3.0 \_h16 C-COR1 f2.5 \_\_\_\_h16\_\_ h23 M-C2 d189 69 -34 AV SW 811035 DC 60Z2003 C-COR1 ₄ f3.5 h20 \_|||DC|| |36D2012 4 DC 110Z99 SITE 3 8911746 **C**-**C**1 4 6 M-C2 f2.2 d254 / <sup>/</sup>DC 26Z2008 کی کے ا M-C1 ŝ 20 ST 8911987 9310808 **(**1 <sup>°</sup>5

DC 93Z98 SITE 2

M-CG d44

M-CG 800 d44 | I

M-C2 d174

6211 JK

8310107

2212

8310107

8911834

9110306

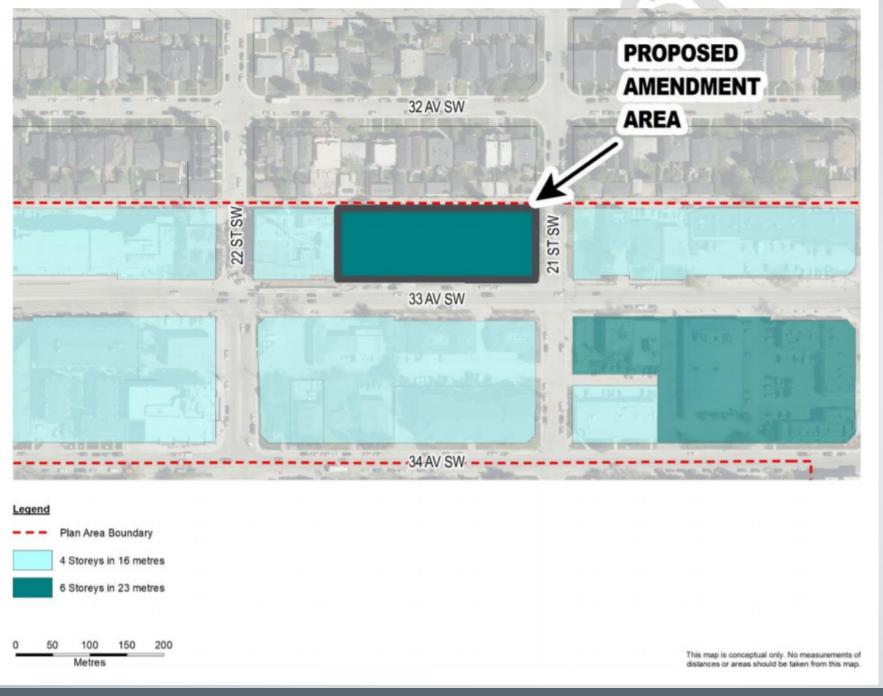
35 AV SW



**Proposed MU-2f4.0h22** District:

- Mixed-Use Active Frontage
- To be located on commercial streets where storefront activity at grade is desirable
- Increase in FAR from 3 to 4
- Increase in height from 16 to 22 metres
- Rules governing rear interface

9



# Policy Amendment 10

# **RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

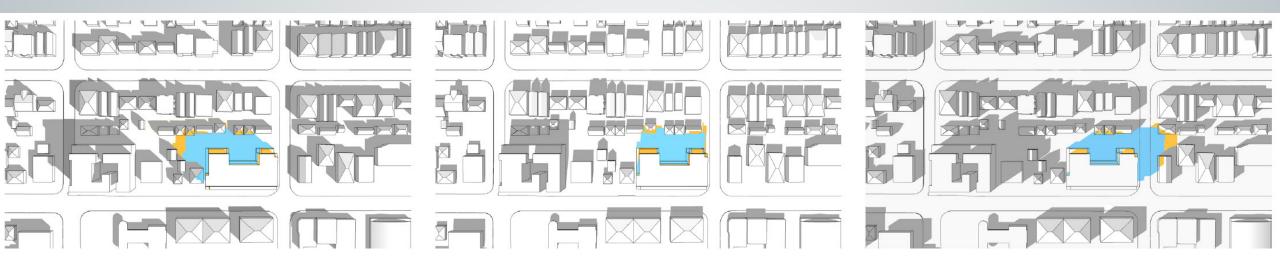
- 1. Give three readings to the proposed bylaw for the amendment to the Marda Loop Area Redevelopment Plan (Attachment 3); and
- Give three readings to the proposed redesignation of 0.41 hectares ± (1.01 acres ±) located at 2202, 2206, 2212, 2216, 2222 and 2226 33 Avenue SW (Plan 4479P, Block 56, Lots 1, 2, 4 to 14; Condominium Plan 8010282, Units 1 to 4) from Mixed Use Active Frontage (M-U2 f3.0h16) District to Mixed Use Active Frontage (M-U2 f3.0h16) District H3.0h16) District H3.0h16 District H3.0h16

# 12

# **Supplementary Slides**

Calgary Planning Commission - Item 7.2.6 - LOC2021-0017

June 17, 2021



MARCH 20 / SEPTEMBER 22 10:00 AM

MARCH 20 / SEPTEMBER 22 1:00 PM

MARCH 20 / SEPTEMBER 22 4:00 PM

Existing Development Shadow

ARP Maximum Building Height (16m) Shadow

ARC 33 Proposal (22m) Shadow



Site Photo(s) 14

