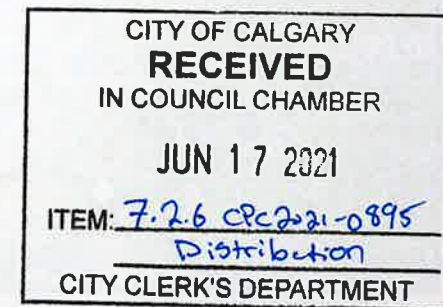




LOC2021-0017 Policy and Land Use Amendment June 17, 2021





○ Bus Stop

Parcel Size:

0.41 ha
105 m x **38** m

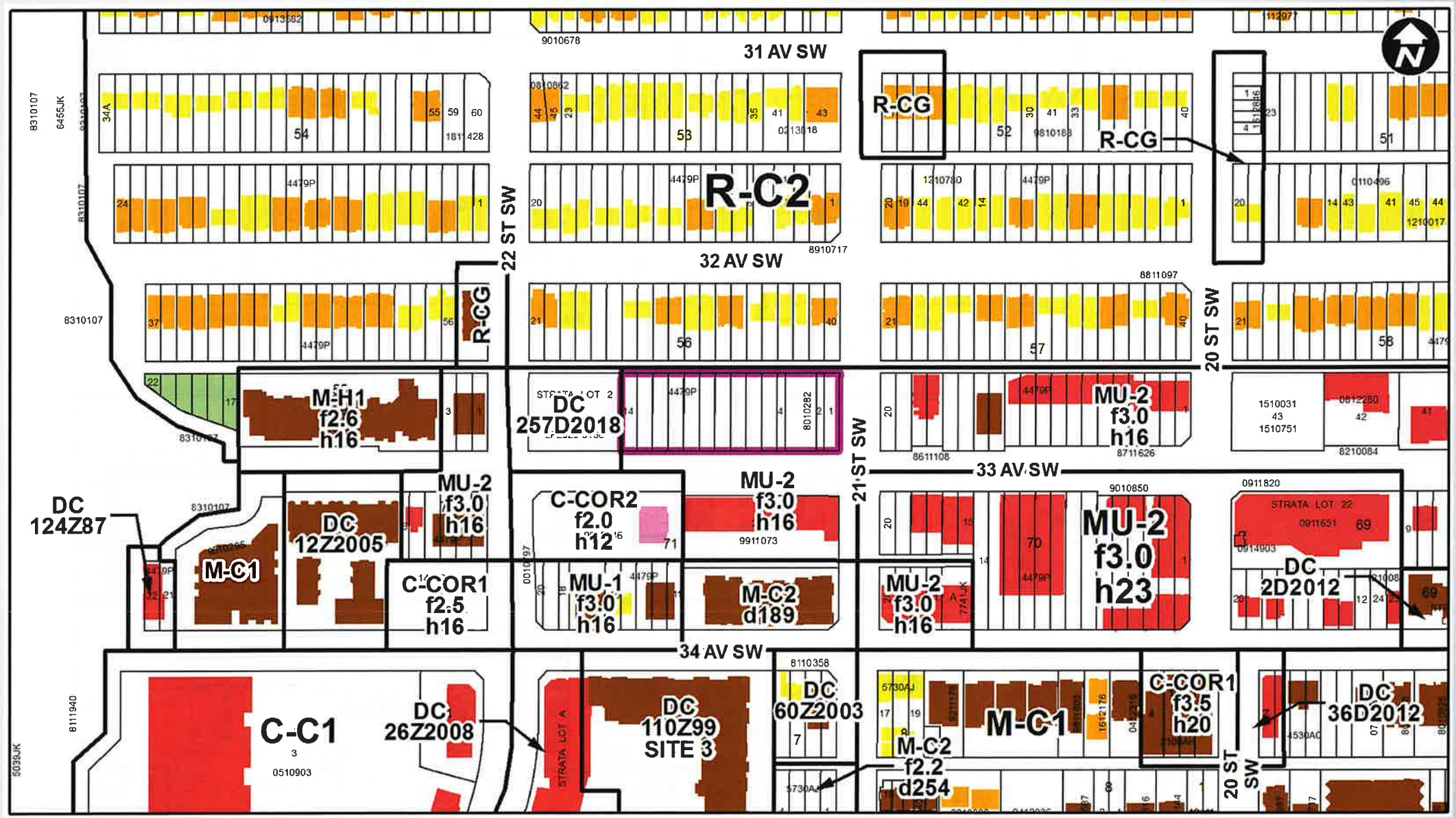






LEGEND

- 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

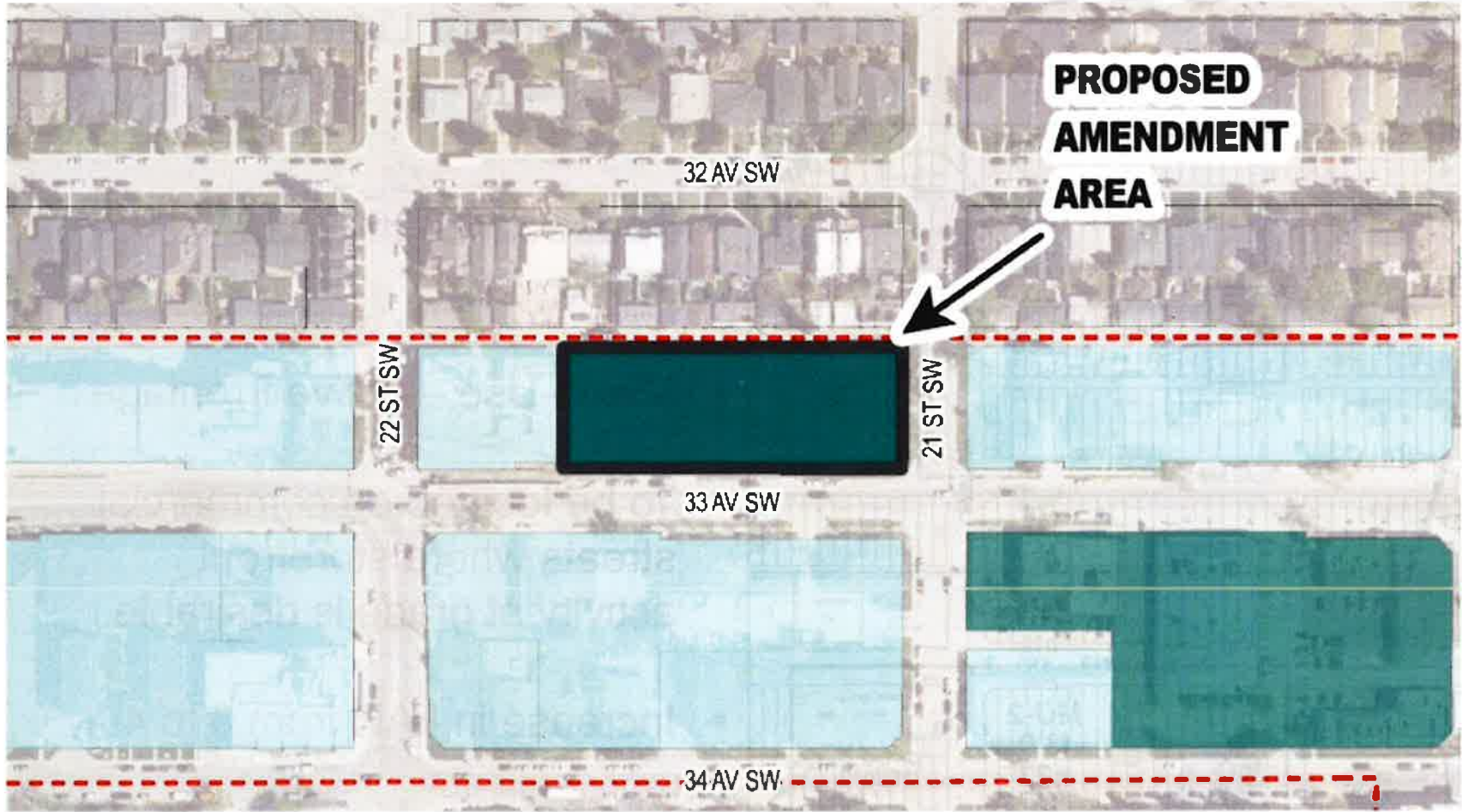






Proposed **MU-2f4.0h22** District:

- 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

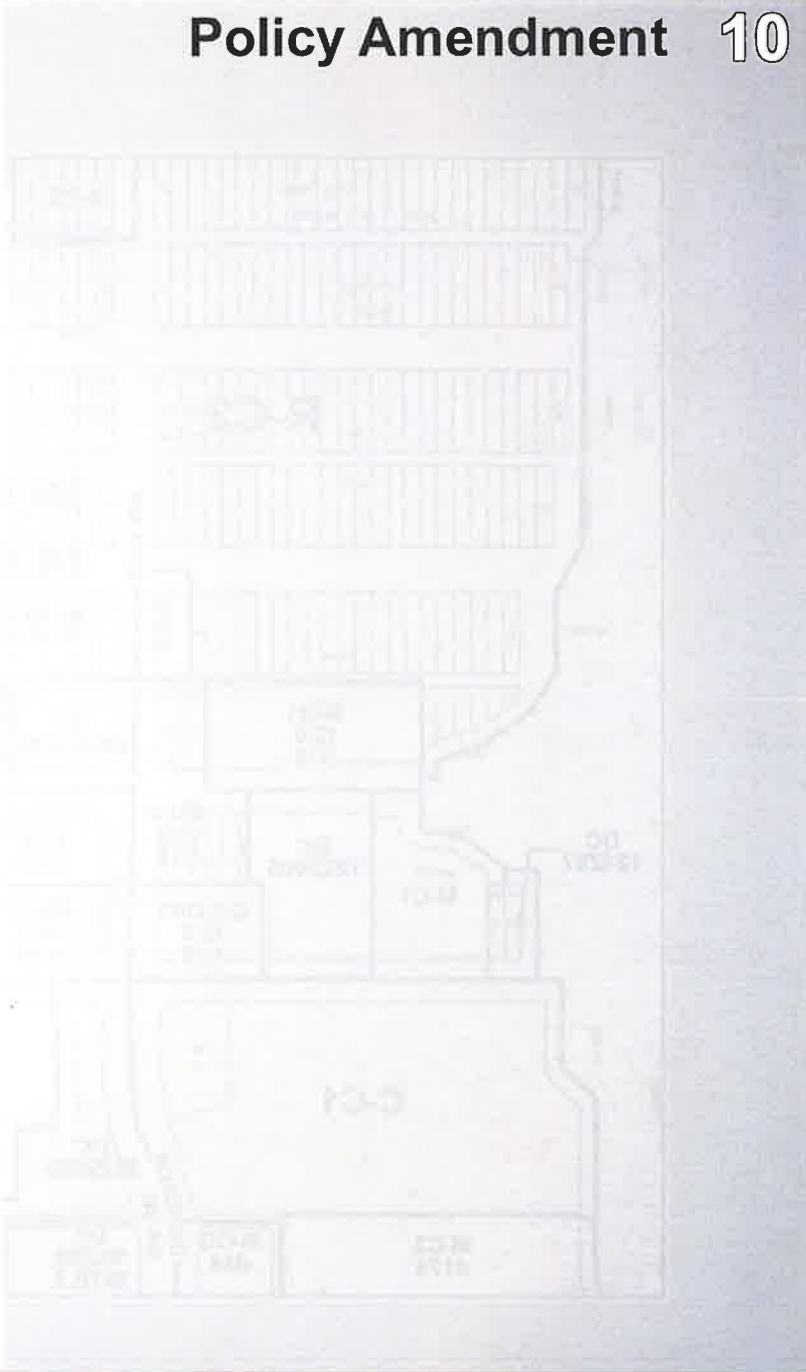


Legend

- Plan Area Boundary
- 4 Storeys in 16 metres
- 6 Storeys in 23 metres



This map is conceptual only. No measurements of distances or areas should be taken from this map.

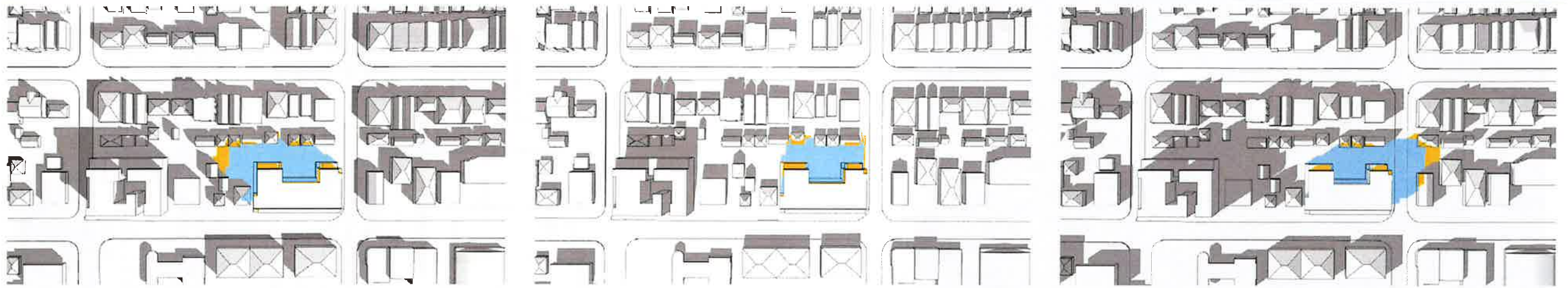


RECOMMENDATIONS:

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
2. Give three readings to the proposed redesignation of 0.41 hectares $\pm$ (1.01 acres $\pm$) 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 f4.0h22) District.

Supplementary Slides

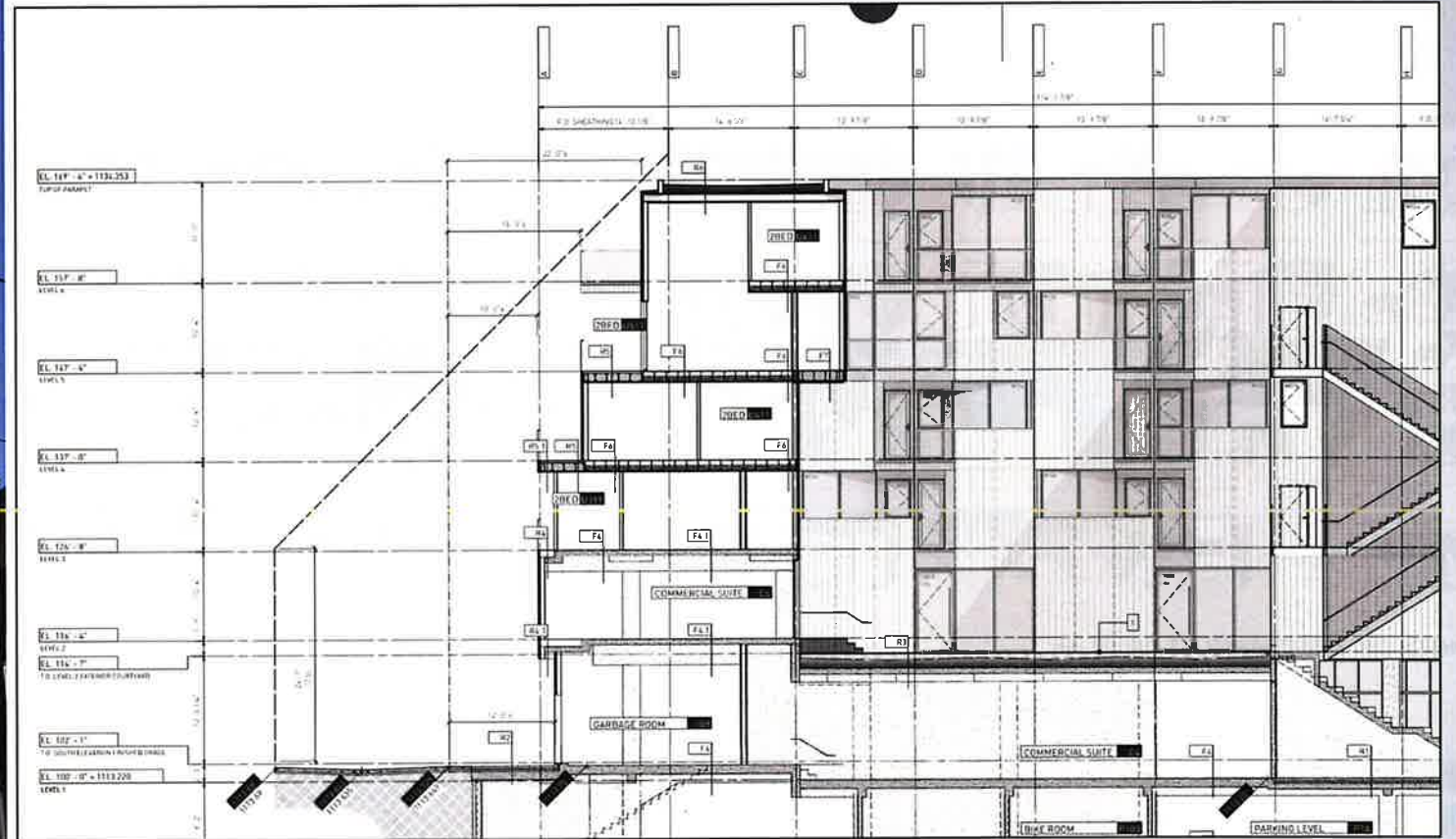


MARCH 20 / SEPTEMBER 22 10:00 AM

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



1381 (4) Building Height

