



LOC2021-0054 Land Use Amendment June 17, 2021

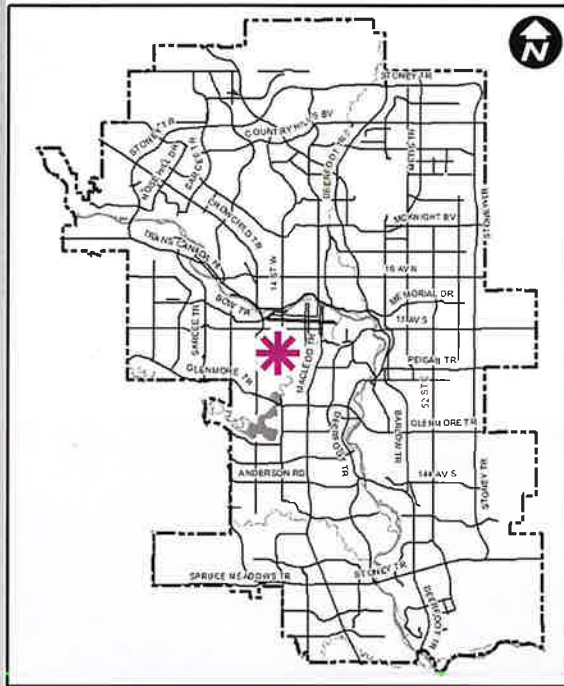
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUN 17 2021

ITEM: 7.2.7 OC2021-0827

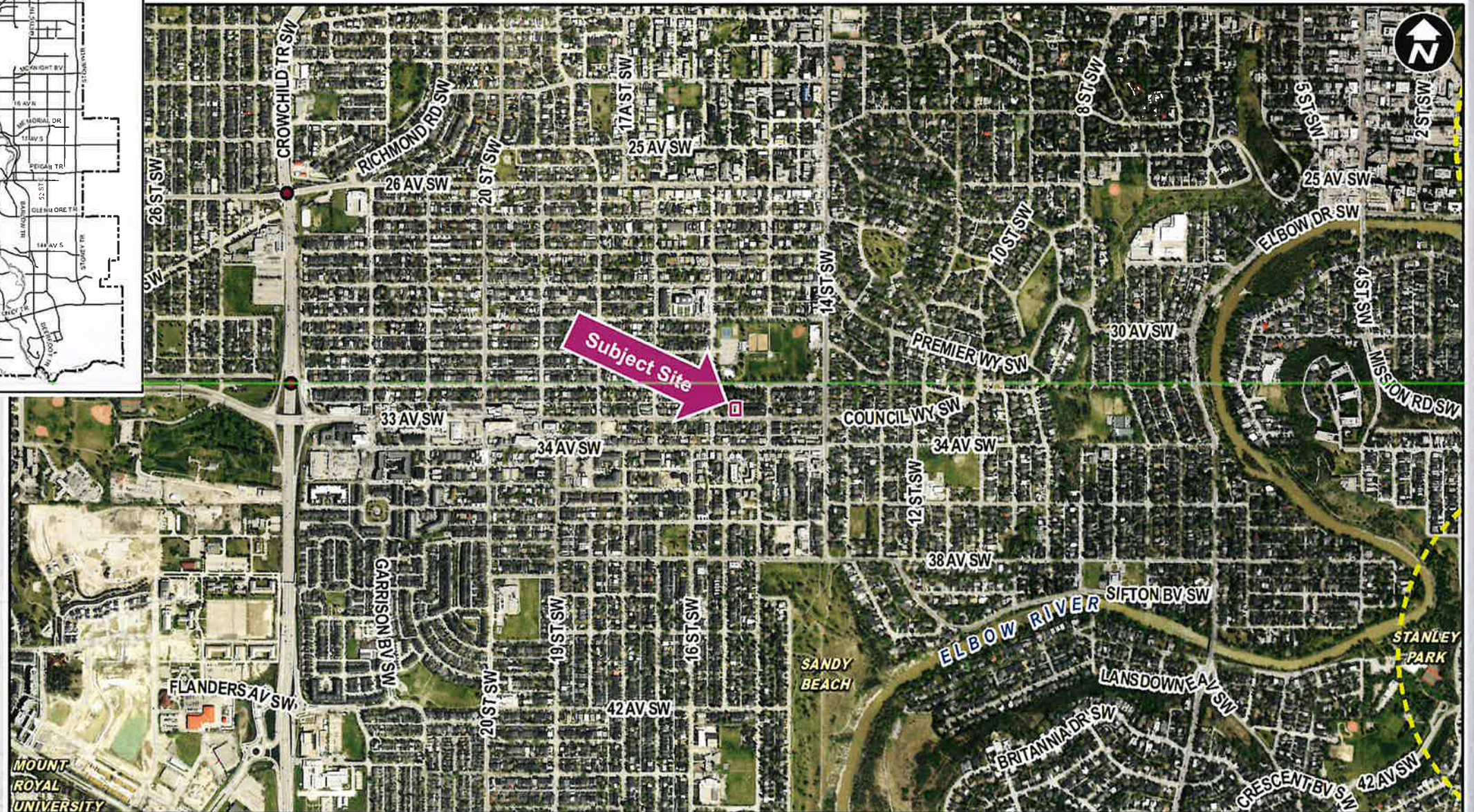
Distribution

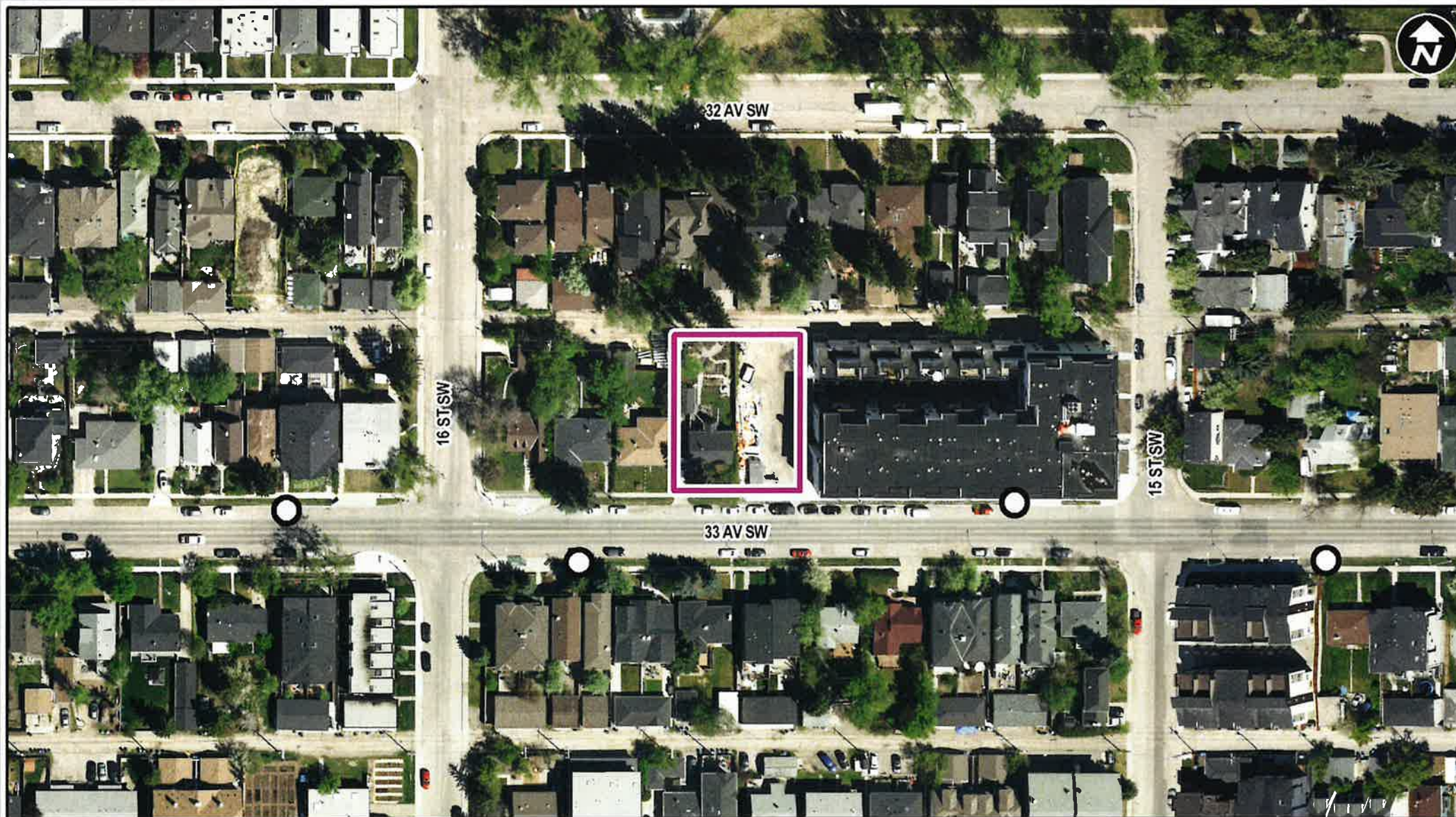
CITY CLERK'S DEPARTMENT



LEGEND

- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow





○ Bus Stop

Parcel Size:

0.11 ha
30m x 37m

View of site looking NORTH on 33 AV SW



View from site looking SOUTH on 33 AV SW



View from site looking EAST on 33 AV SW

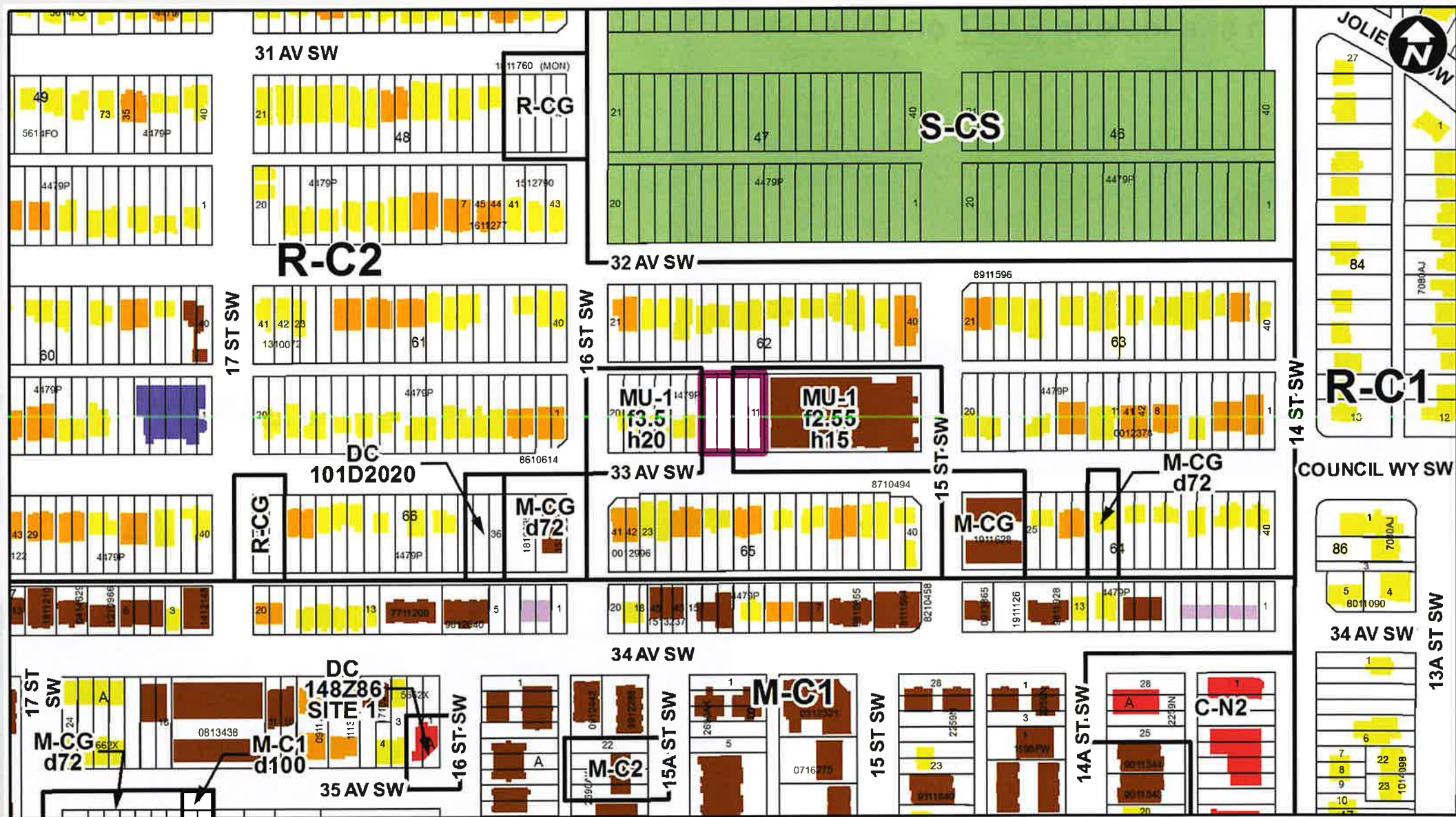


View of site looking WEST on 33 AV SW



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

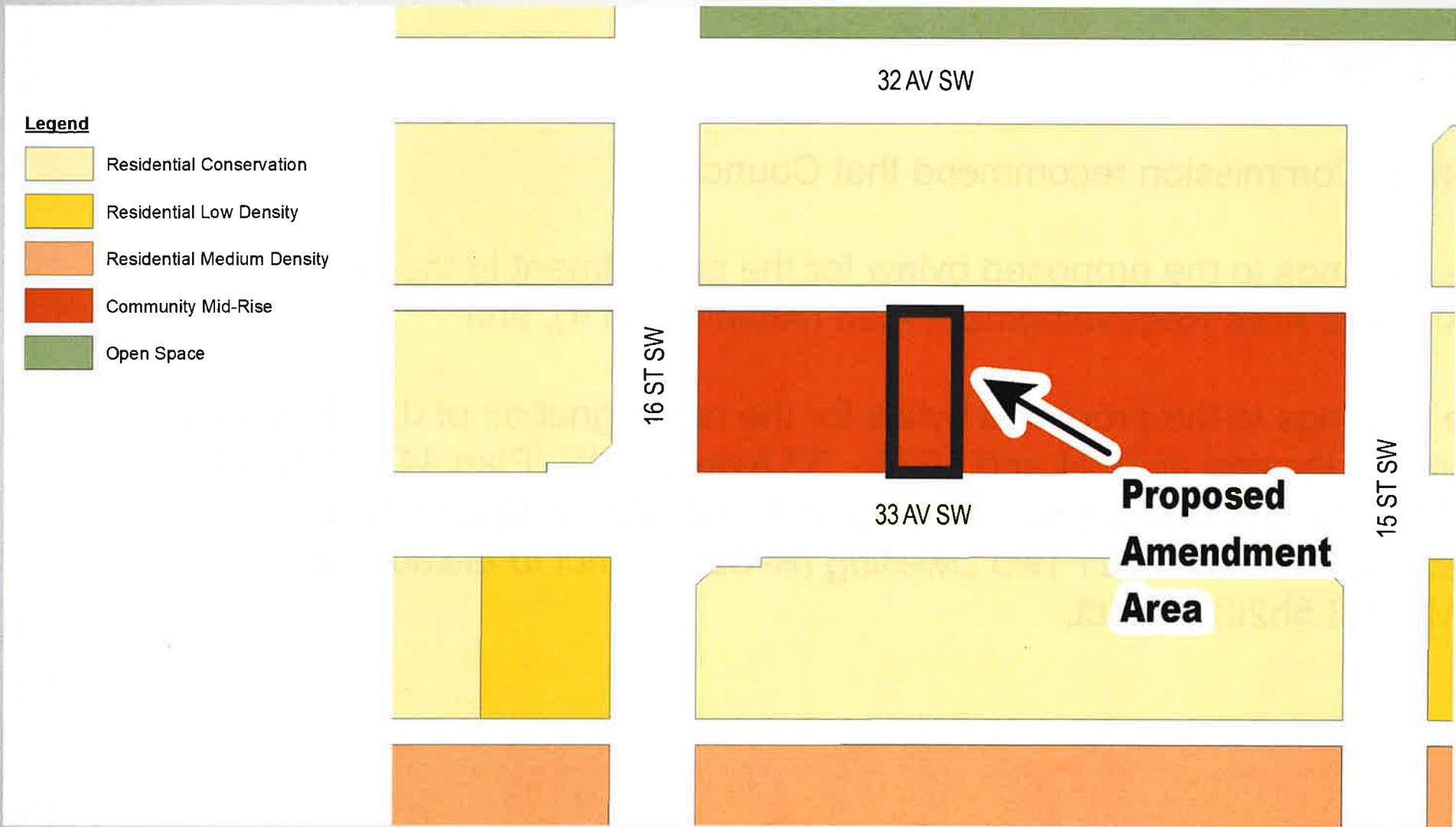






Proposed MU-1 District:

- Maximum height of 20 metres
- Maximum FAR of 3.5



- Proposed Amendment:**
- ‘Residential Conservation’
to ‘Community Mid-Rise’

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/ Altadore Area Redevelopment Plan (Attachment 4); and
2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares $\pm$ (0.28 acres $\pm$) located at 1624 and 1628 – 33 Avenue SW (Plan 4479P, Block 62, Lots 11 to 14) from Mixed Use - General (MU-1f2.55h15) District and Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.5h20) District.

Supplementary Slides

