



Calgary Planning Commission

Agenda Item: 7.2.3

CITY OF CALGARY
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IN COUNCIL CHAMBER

FEB 10 2022

ITEM: 7.2.3 CPC2021-1478
Distribution - Presentation
CITY CLERK'S DEPARTMENT

LOC2021-0065 / CPC2021-1478

Policy & Land Use Amendment (South Calgary)

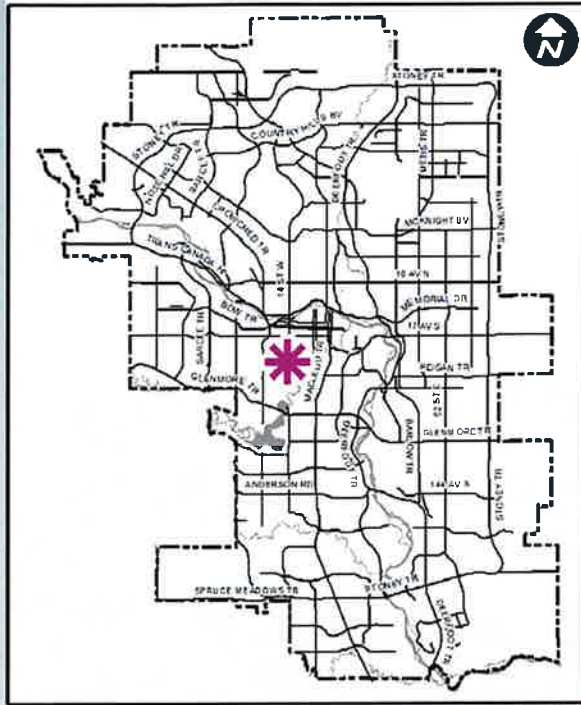
February 10, 2022

Report Revisions

ATTACHMENT 3: PROPOSED DIRECT CONTROL DISTRICT:

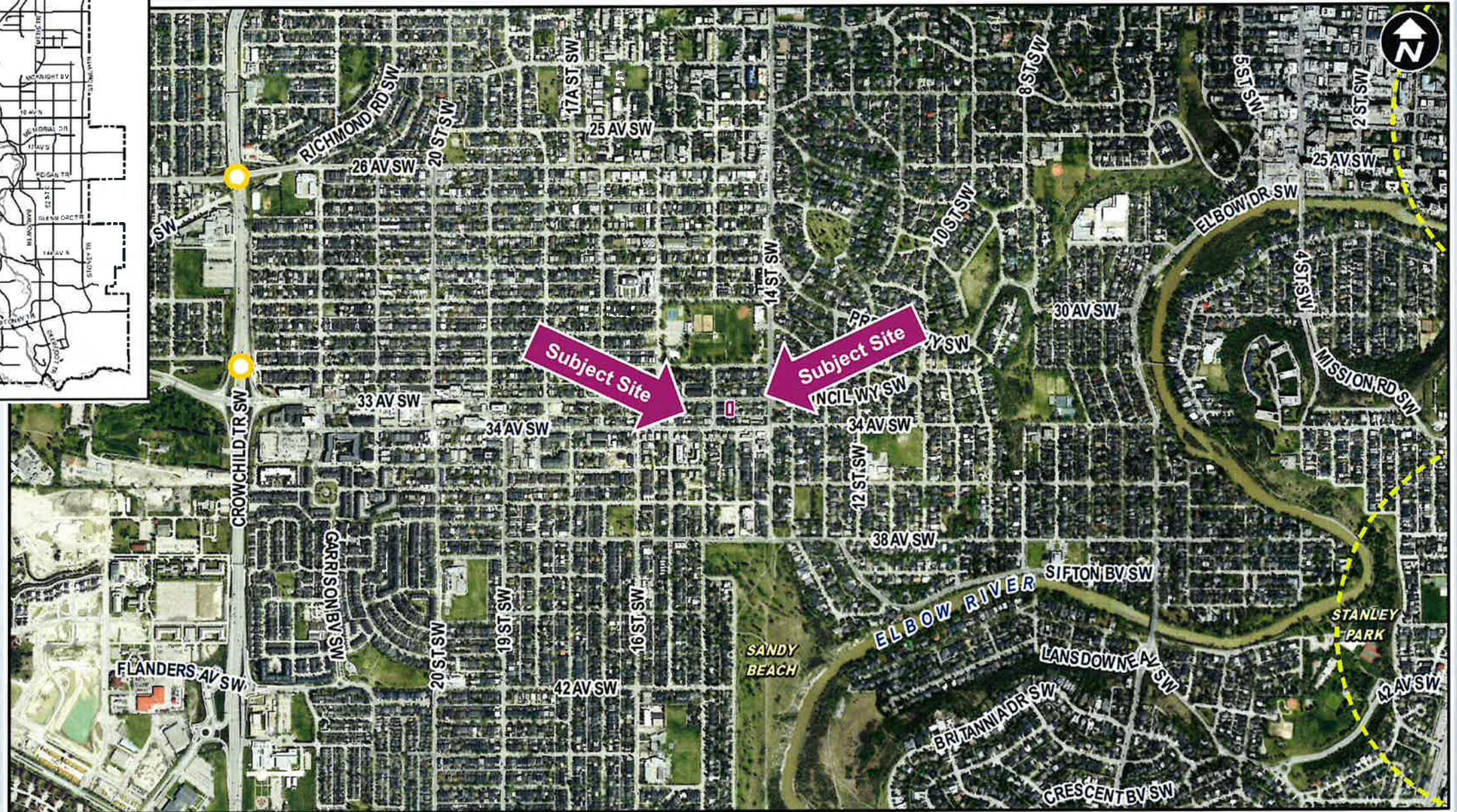
- (1) Section 15 references Section 14 – to be corrected to read as **Section 16**.
- (2) Section 19(2), “**vehicular**” to be replaced with “**vehicle**”.

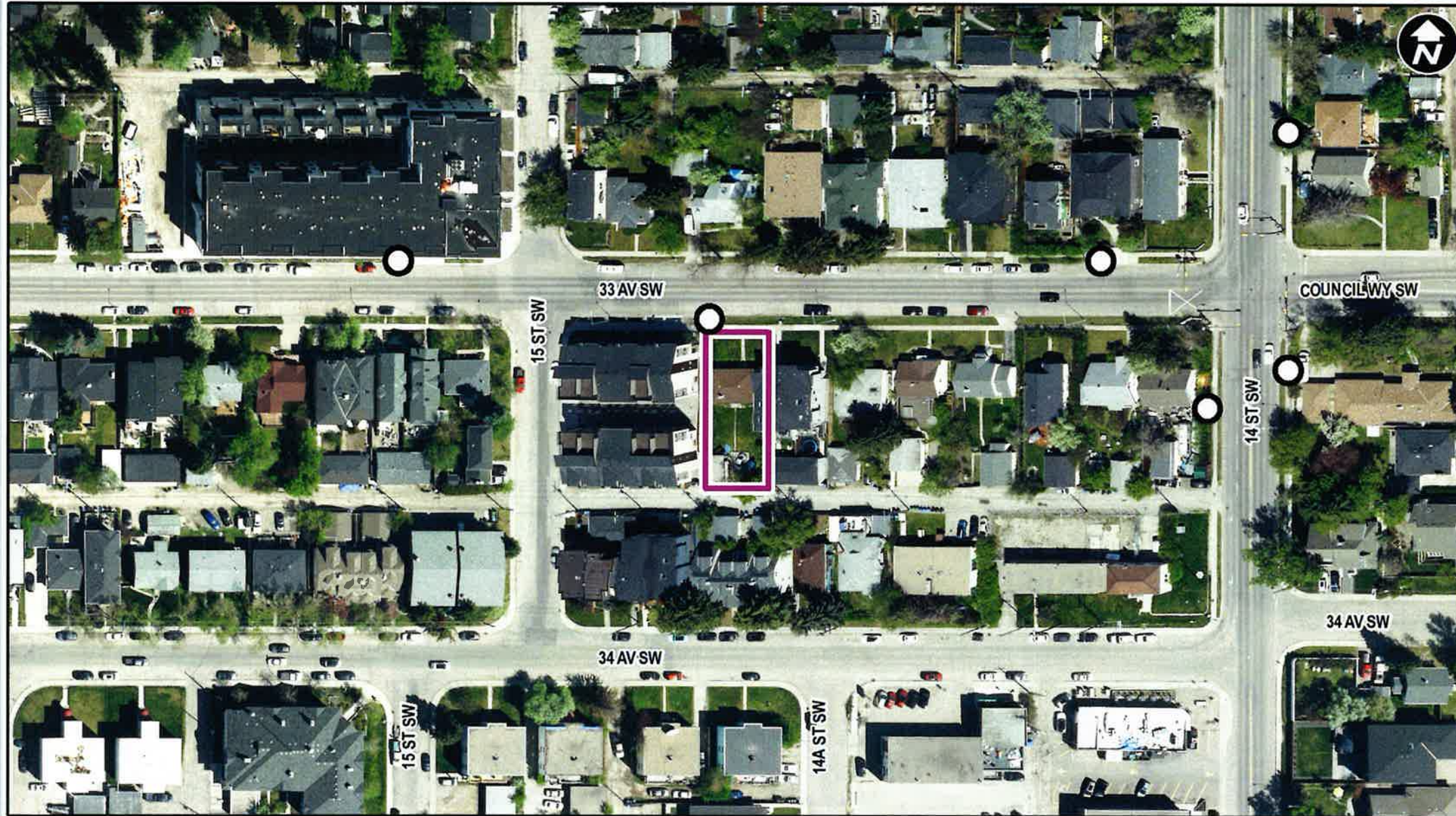




LEGEND

-  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





- 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:

0.06 ha
15m x 40m

Views: Along 33 Avenue 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

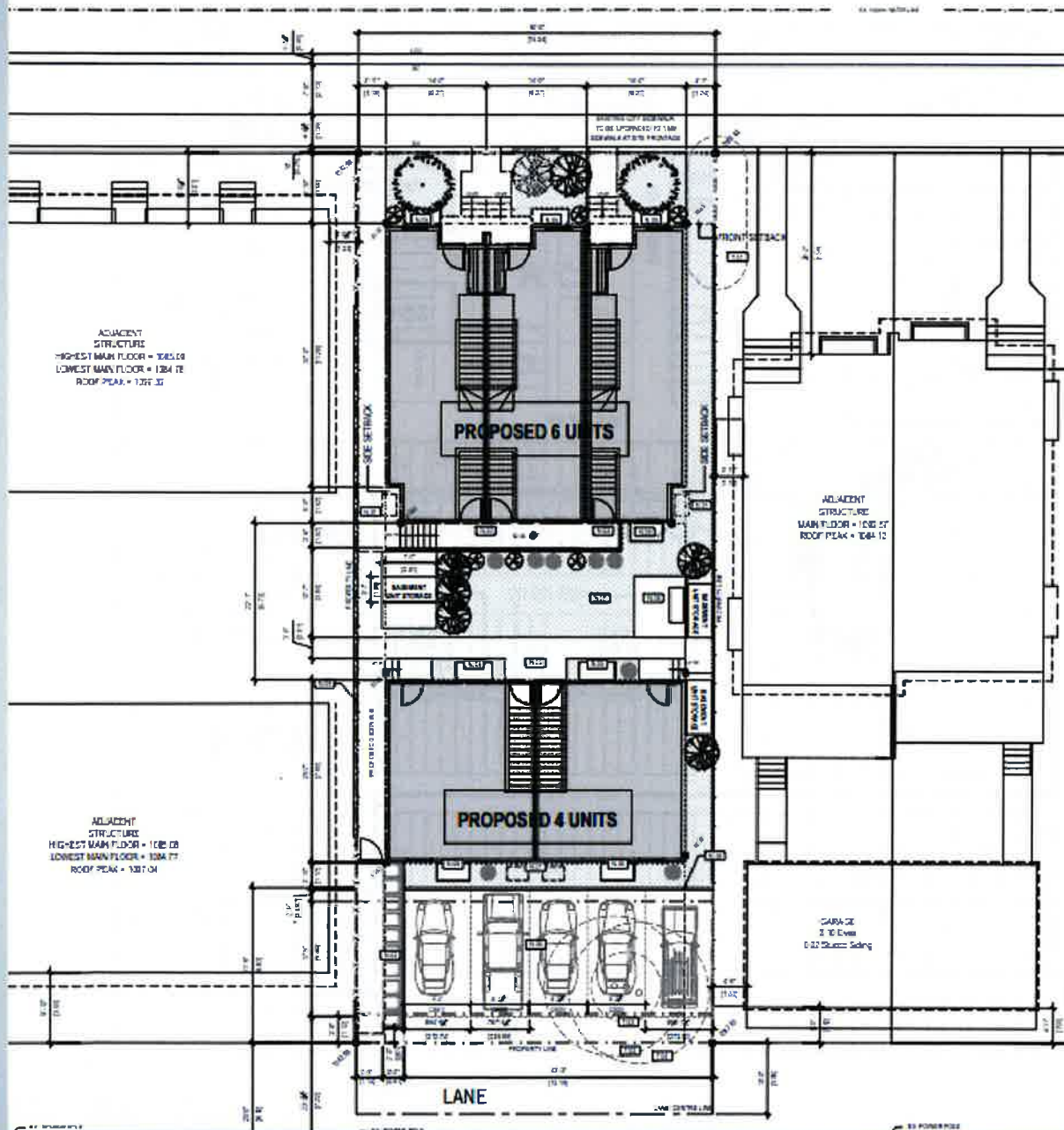


Proposed **DC** District:

- Based on the M-CG District
- No Maximum Density
- Max FAR = 1.5
- Minimum No. of buildings required (with units) is 2.
- Unit Mix rule ensures appropriate limit of smaller units
- No vehicle parking required for smaller units **(if unit <= 45 sq.m & alternative modes storage is provided)*



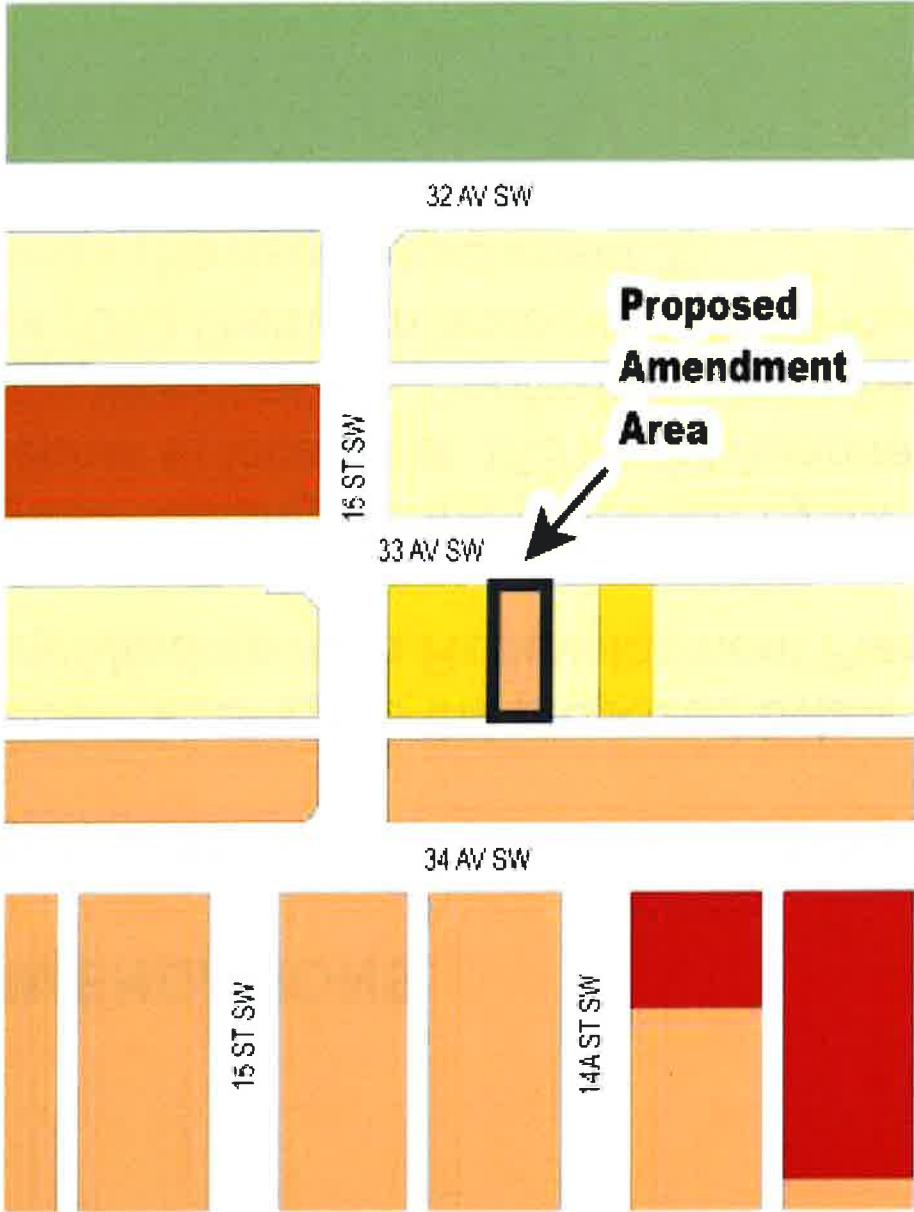
33rd AVENUE S.W.



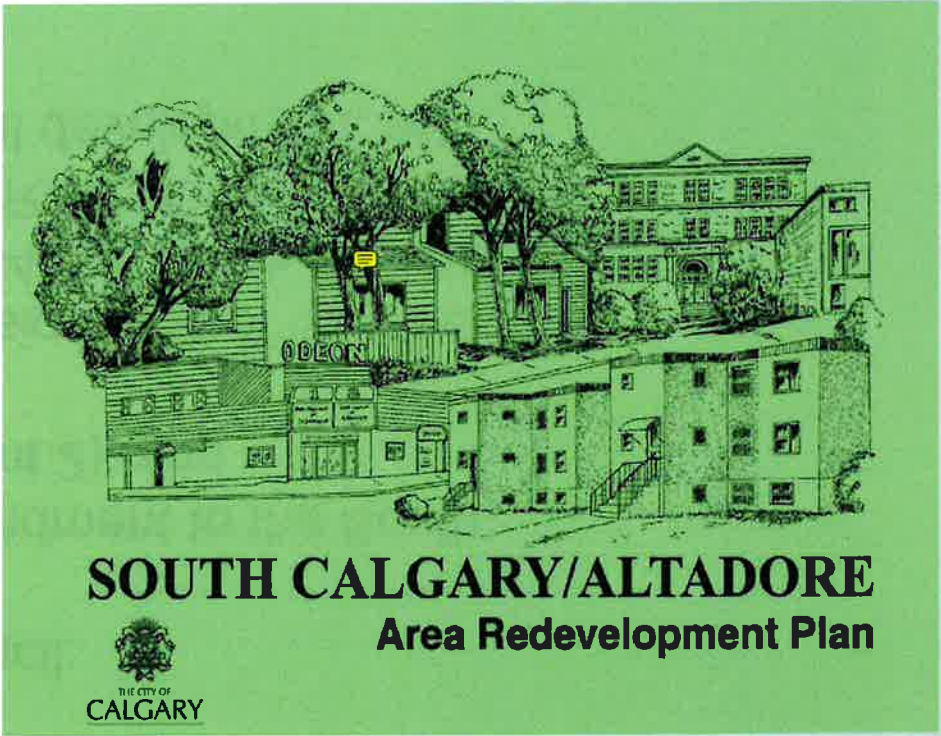
Map 2
Land Use Policy

Legend

- Study Area Boundary
- Residential Conservation
- Residential Low Density
- Residential Medium Density
- Community Mid-Rise
- Local Commercial
- Open Space



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



RECOMMENDATIONS:

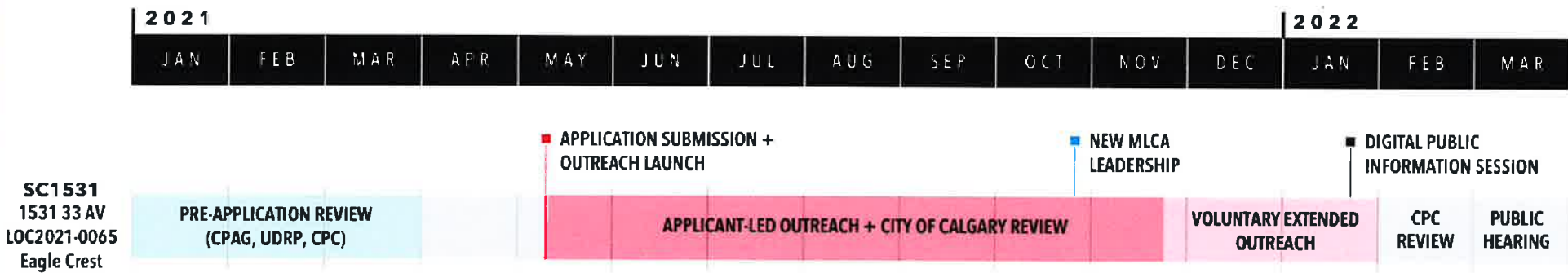
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares $\pm$ (0.14 acres $\pm$) located at 1531 – 33 Avenue SW (Plan 4479P, Block 64, Lots 25 and 26) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Direct Control (DC) District to accommodate a multi-residential development, with guidelines (Revised Attachment 3).

Supplementary Slides

- ***Circulation to External Stakeholders***
- ***Notice Posting (On-Site)***
- ***Published Notice on City's Website (Dmap)***
- 5 letters of opposition received
- ***Online Meeting*** with new Marda Loop CA held ***(2021 November 17)***
- Request for more time for CA to review applications agreed upon
- ***Public Information Session held (2022 January 19)***
 - Brief Overview from City on Land Use Amendments and DC Districts
 - Project Overview from applicants
 - Summary of Concerns from Community Associations
 - Open Question & Answer period held. (Mural – online comment board created)
 - Follow-up by City with written responses to all questions posed from this info Session.

TIMELINE



APPLICANT-LED OUTREACH STRATEGIES

- **VOICEMAIL & EMAIL INBOX**
Direct lines to the project team, where stakeholders were invited to ask questions and share their feedback.
- **NEIGHBOUR POSTCARD MAILERS**
Hand delivered to surrounding area neighbours to outline the proposed change and to direct interested parties to connect with the applicant.
- **DIGITAL PUBLIC INFO SESSION**
Online Public Information Session with City Planning Staff, the MLCA and Elbow Park Residents Association, Applicant team, and the general public.

- **PROJECT MEMO SHARED WITH STAKEHOLDERS**
A summary of the development vision, the planning and design rationale and stakeholder outreach, was shared with the Community Association and the Ward 8 Office in May 2021.
- **APPLICANT ON-SITE SIGNAGE**
To supplement the City of Calgary’s standard signage, on-site signage that outlined details of the development vision was installed on-site.

MSR

33 AV SW

