

Calgary



Public Hearing of Council

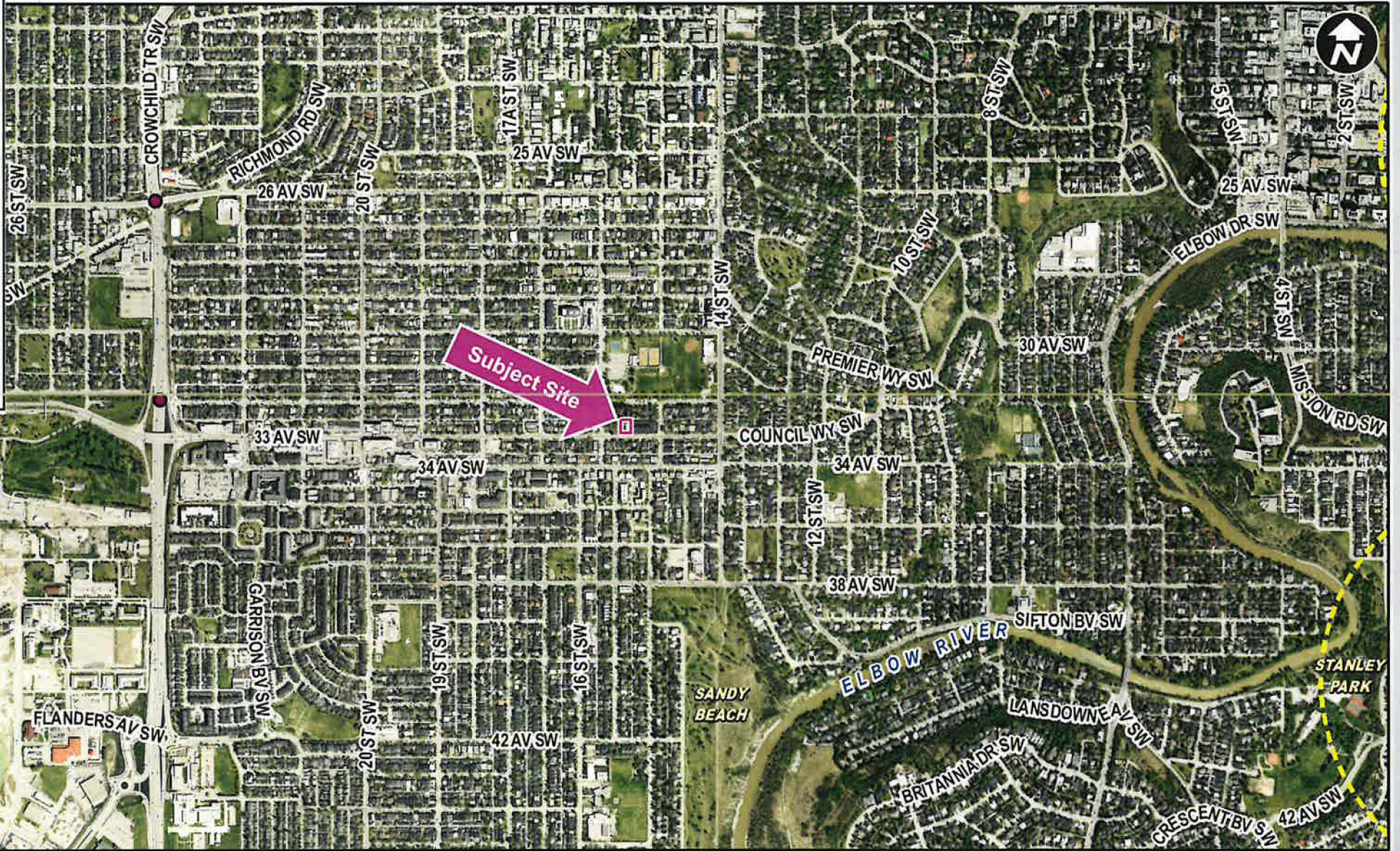
Agenda Item: 8.1.19

1

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

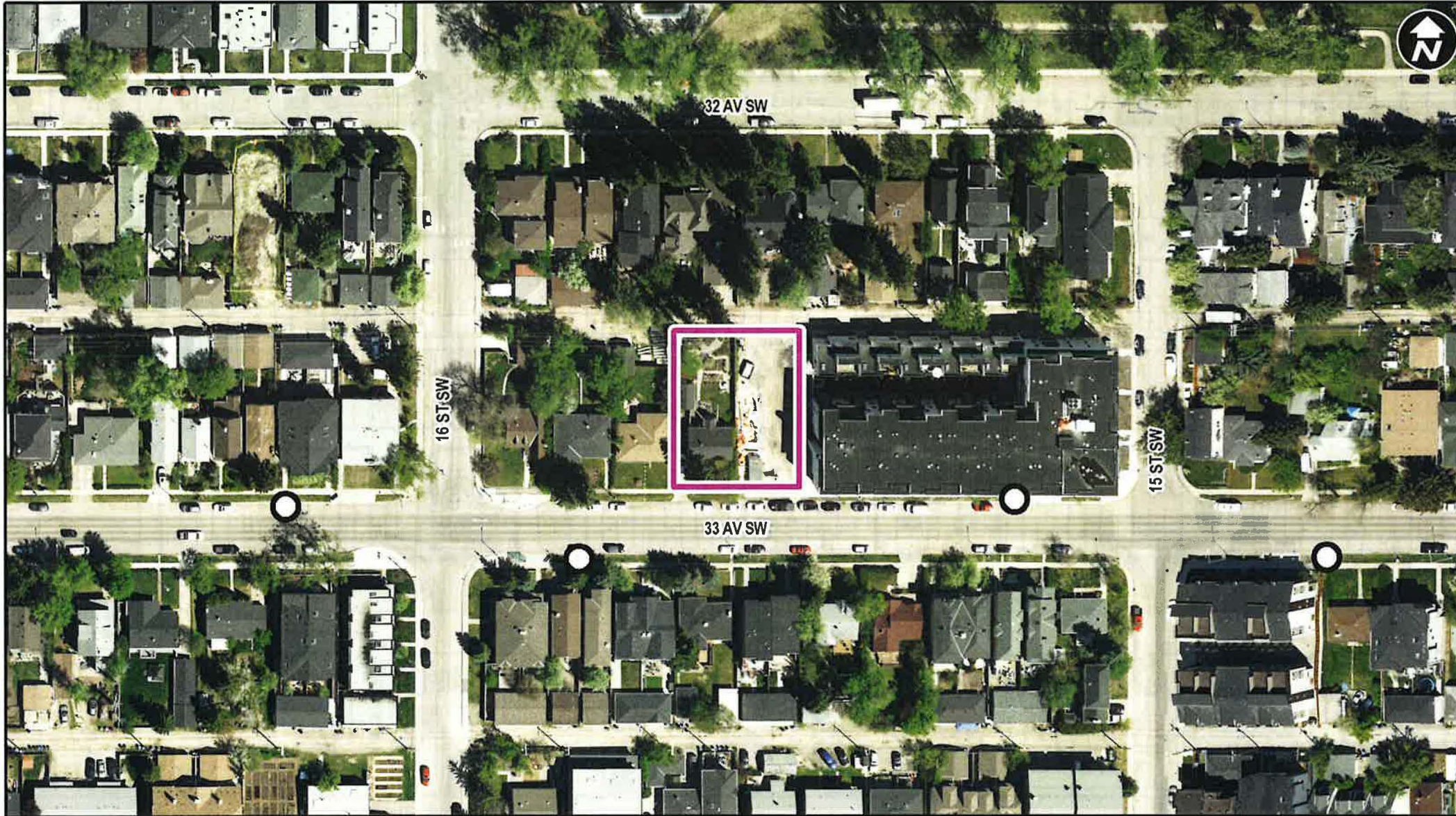
JUL 26 2021
ITEM: 8.1.19 CPC2021-0827
Distribution
CITY CLERK'S DEPARTMENT

LOC2021-0054
Policy & Land Use Amendment
June 26, 2021



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

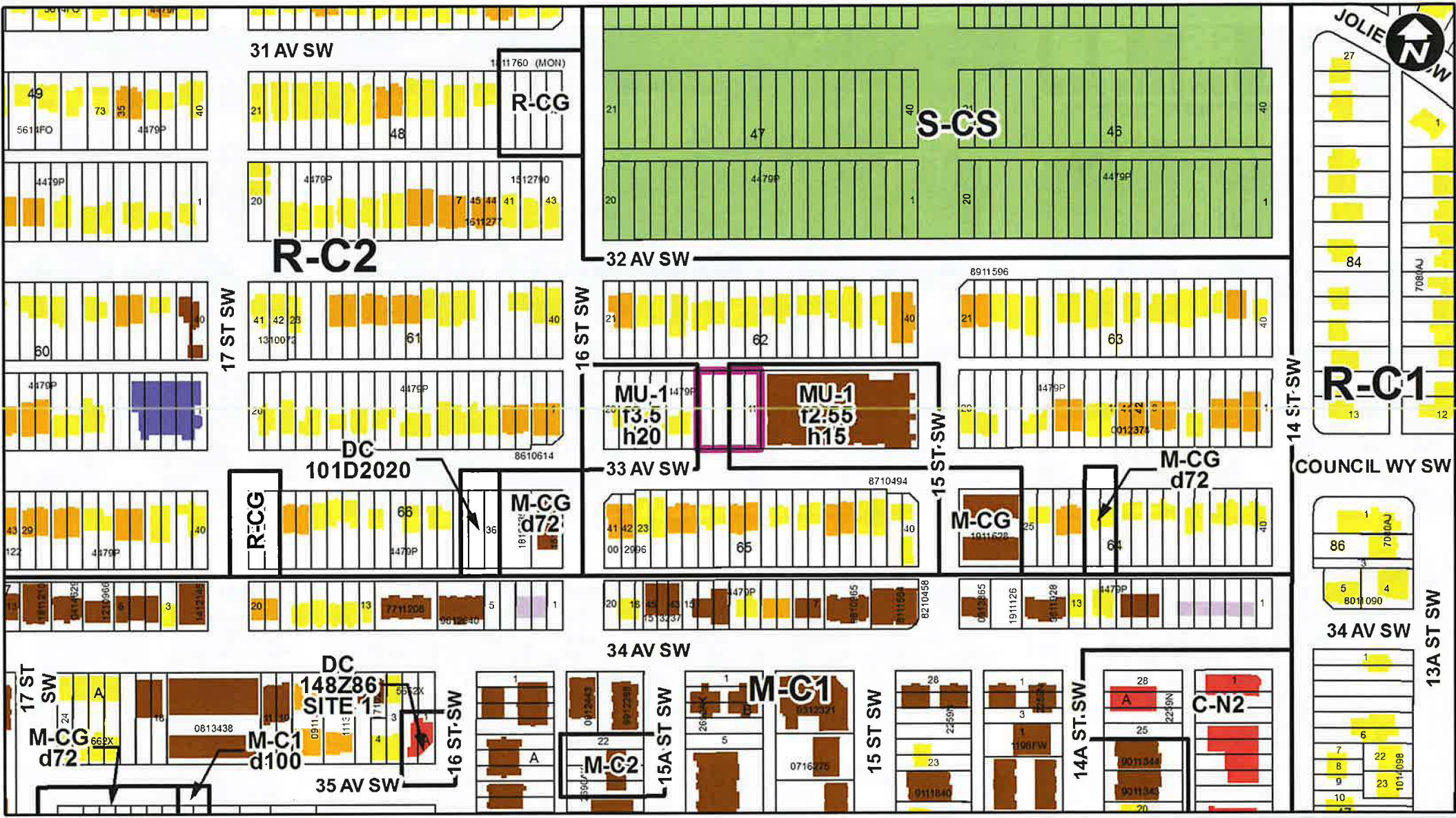


○ Bus Stop

Parcel Size:

**0.11 ha
30m x 37m**

- 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





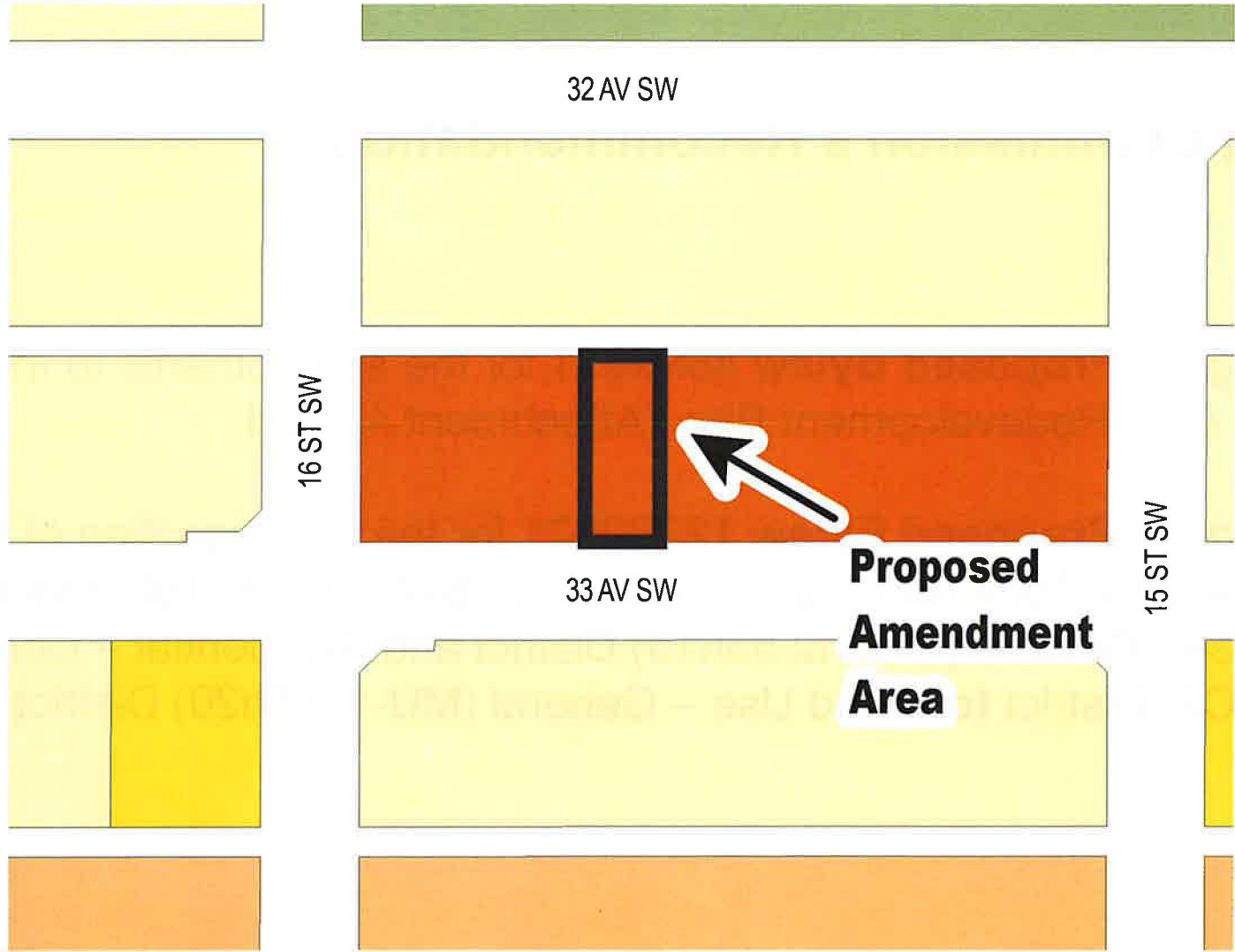


Proposed MU-1 District:

- Maximum height of 20 metres
- Maximum FAR of 3.5

Legend

- Residential Conservation
- Residential Low Density
- Residential Medium Density
- Community Mid-Rise
- Open Space



Proposed Amendment:

- 'Residential Conservation' to 'Community Mid-Rise'

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 45P2021** for the amendments to the South Calgary/ Altadore Area Redevelopment Plan (Attachment 4); and
2. Give three readings to **Proposed Bylaw 123D2021** 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

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



