



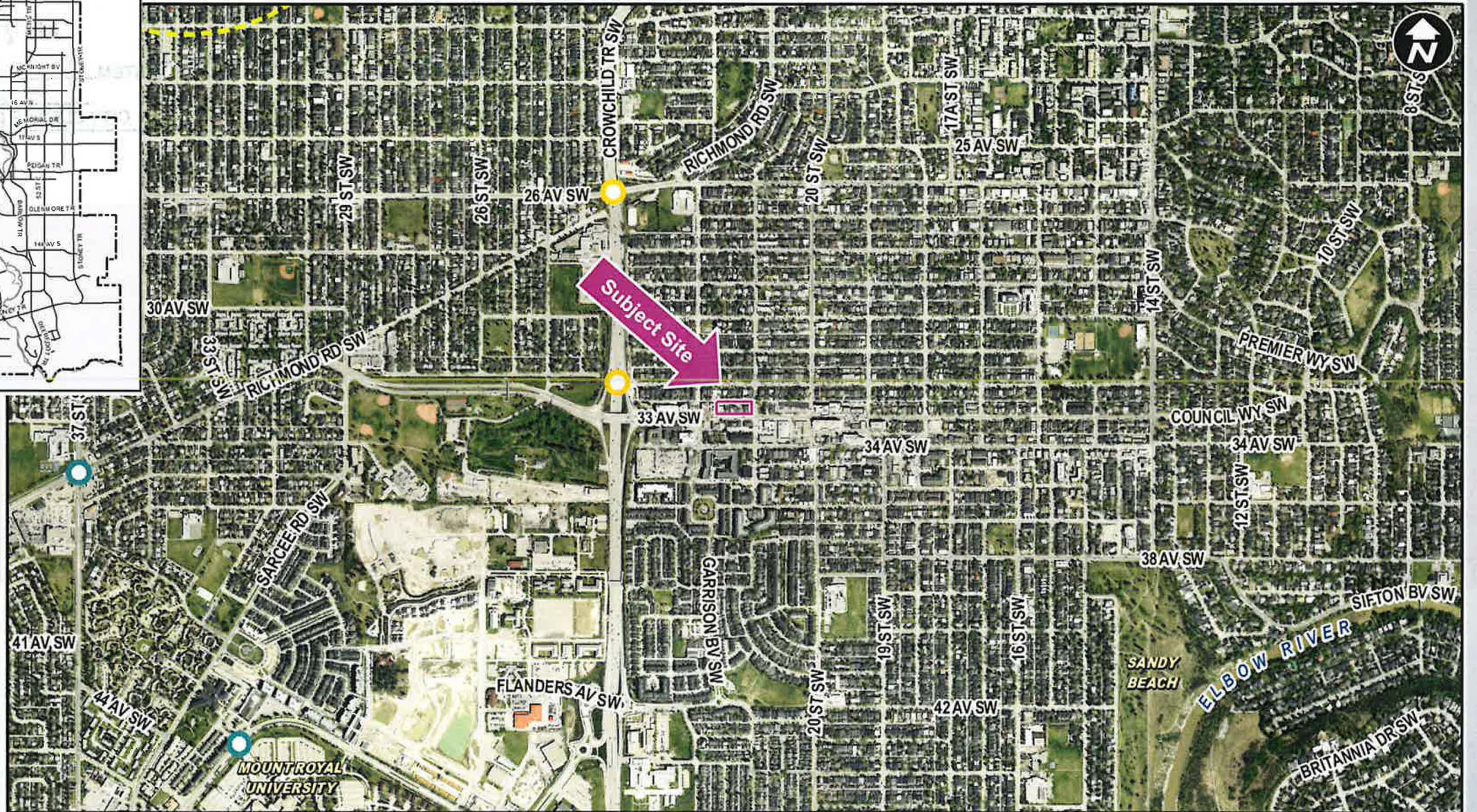
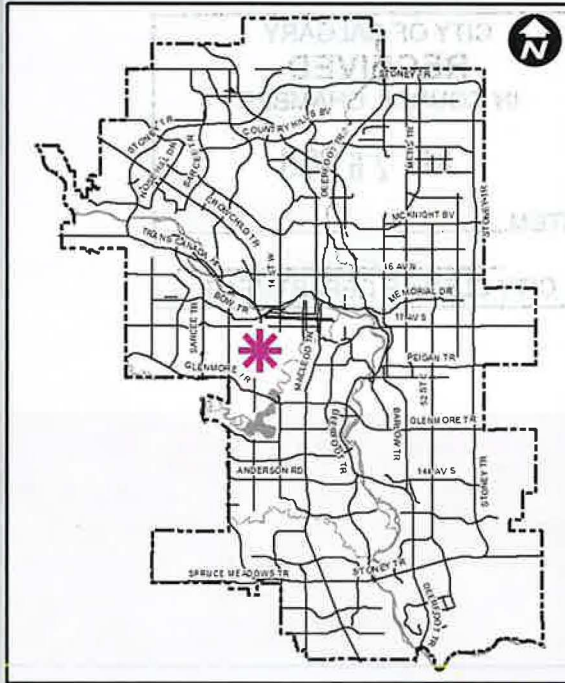
Public Hearing of Council

Agenda Item: 8.1.18

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUL 26 2021
ITEM: 8.1.18 CPC 2021-0895
Distribution.
CITY CLERK'S DEPARTMENT

LOC2021-0017 / CPC2021-0895
Policy and Land Use Amendment
July 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



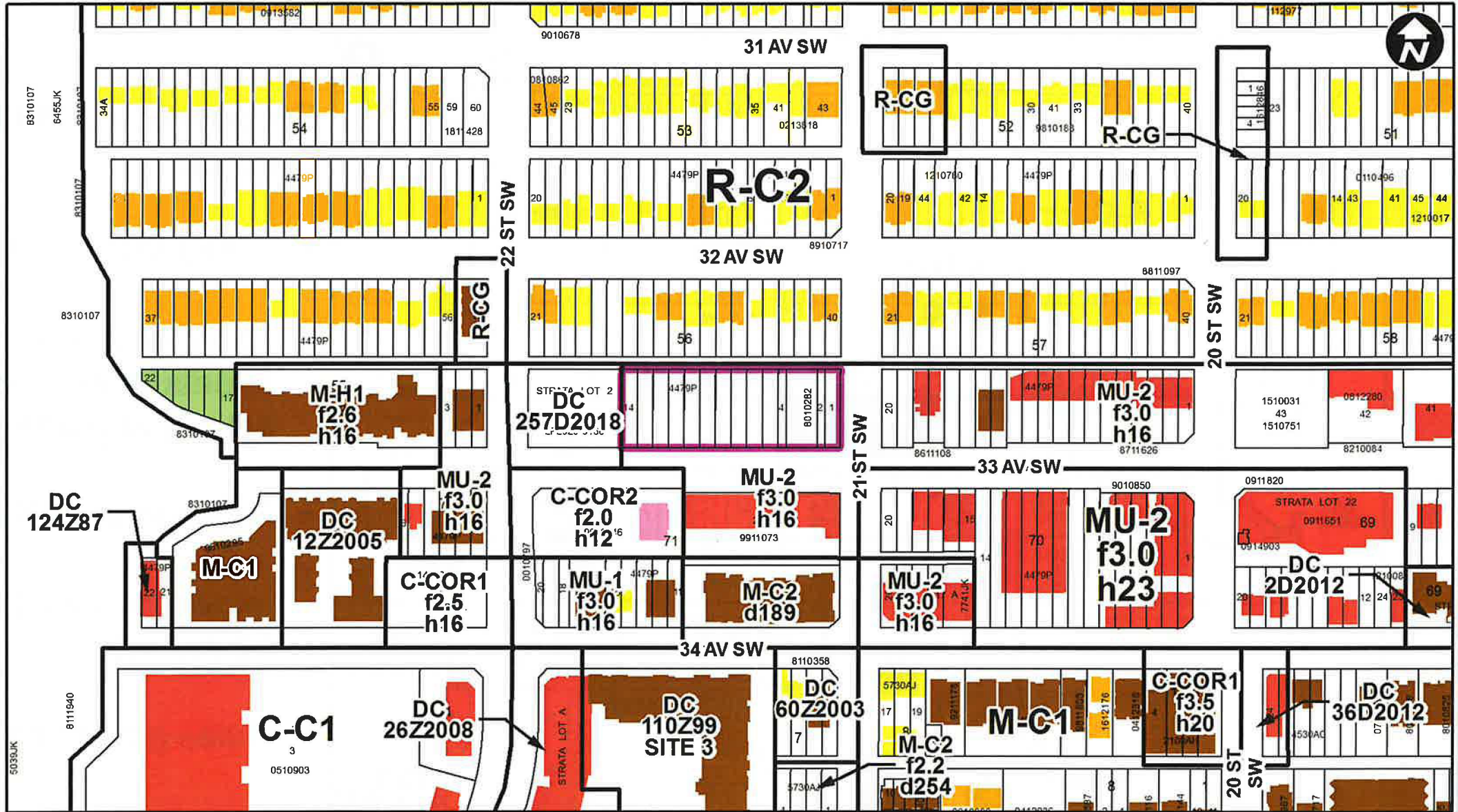
○ Bus Stop



Surrounding Land Use

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





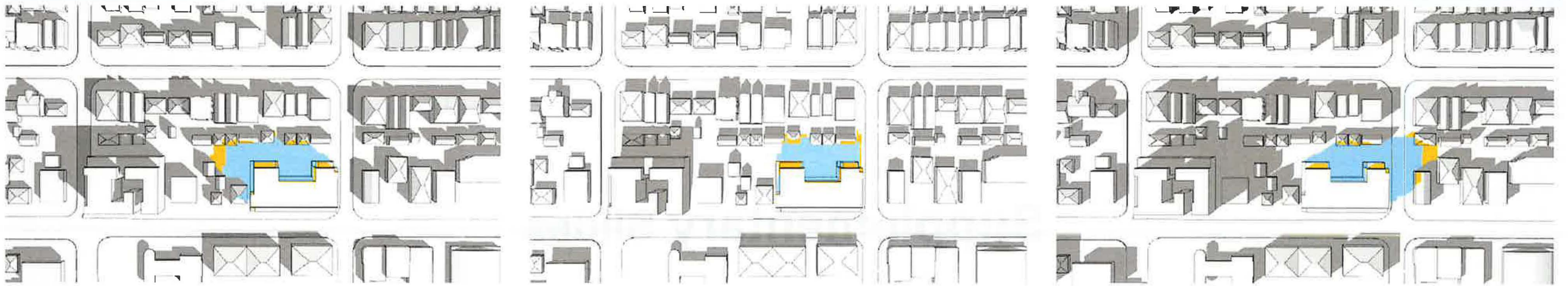


Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 44P2021** for the amendments to Marda Loop Area Redevelopment Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 122D2021** for the 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

