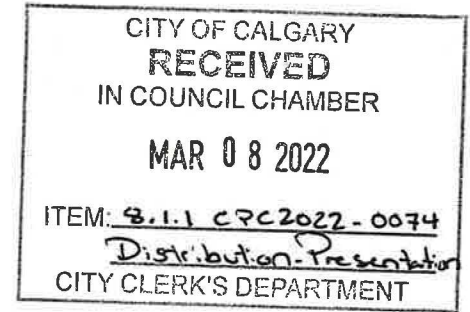


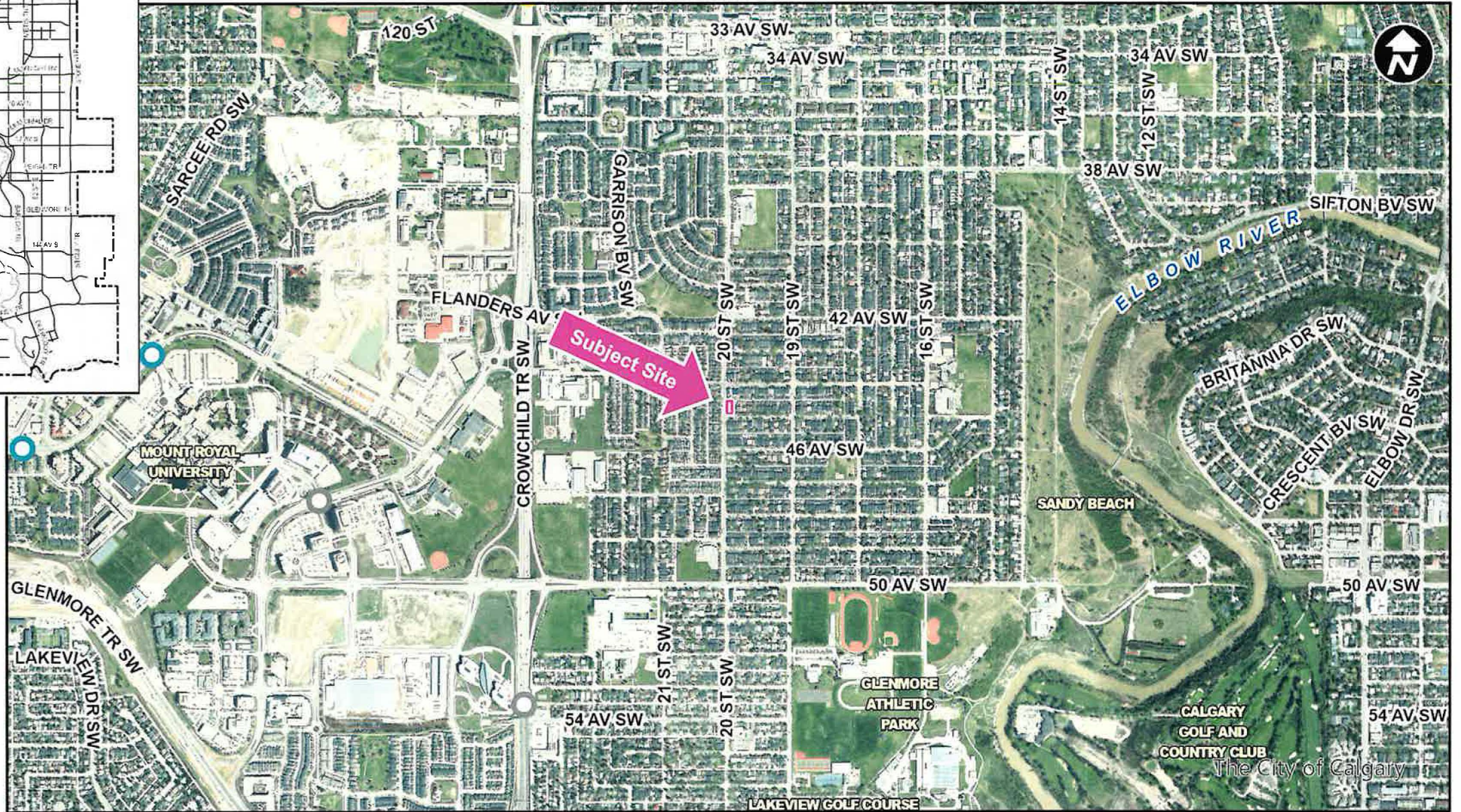
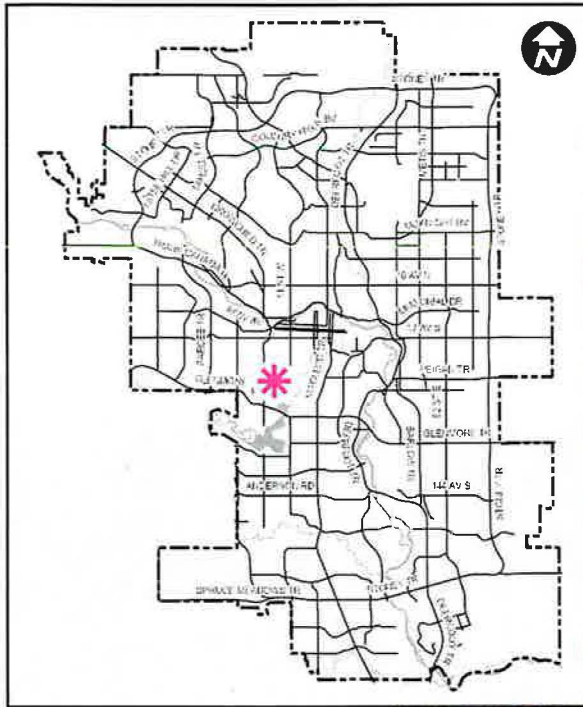


Public Hearing of Council

Agenda Item: 8.1.1

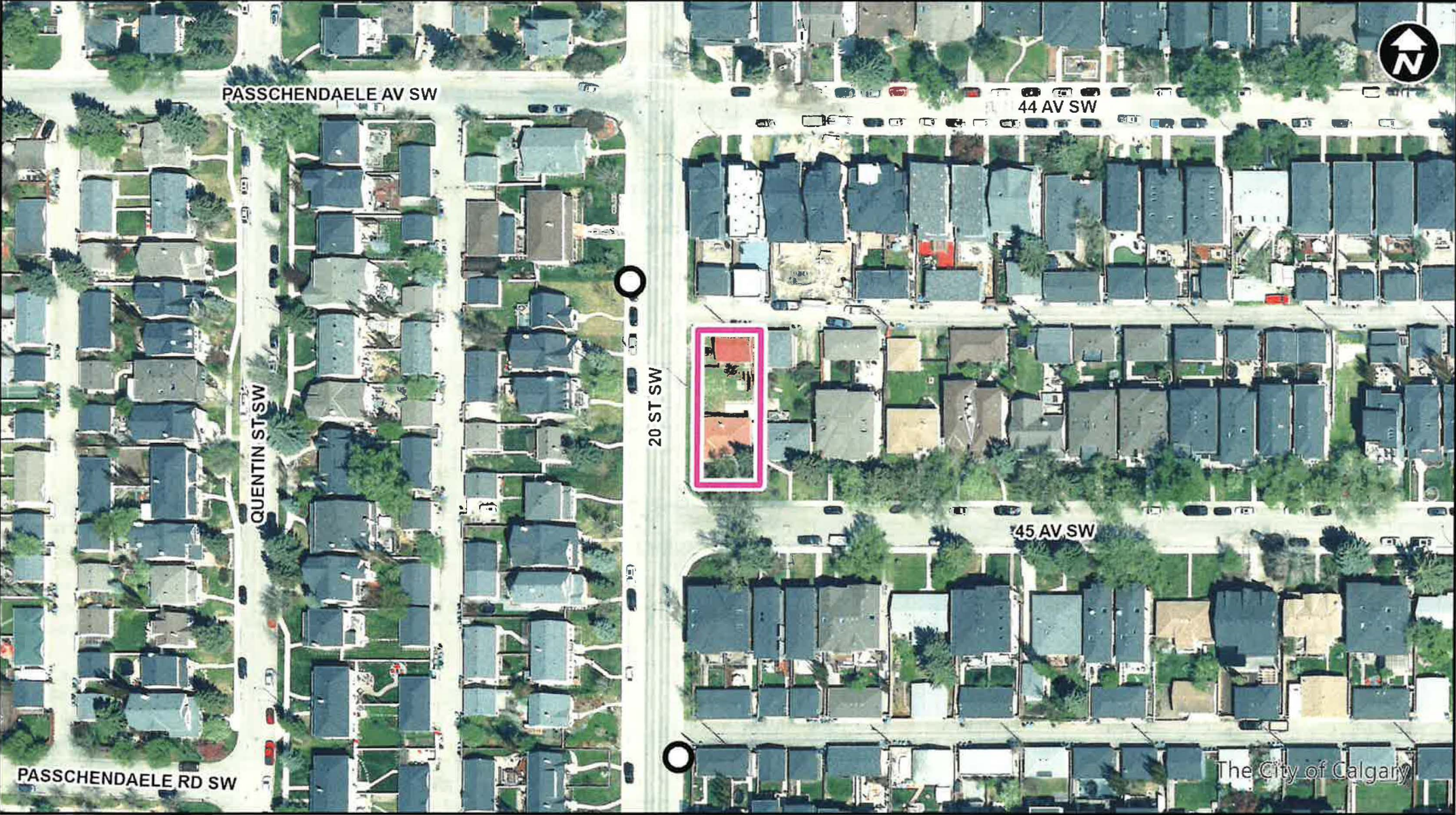


LOC2021-0166
Policy and Land Use Amendment
March 8, 2022



LEGEND

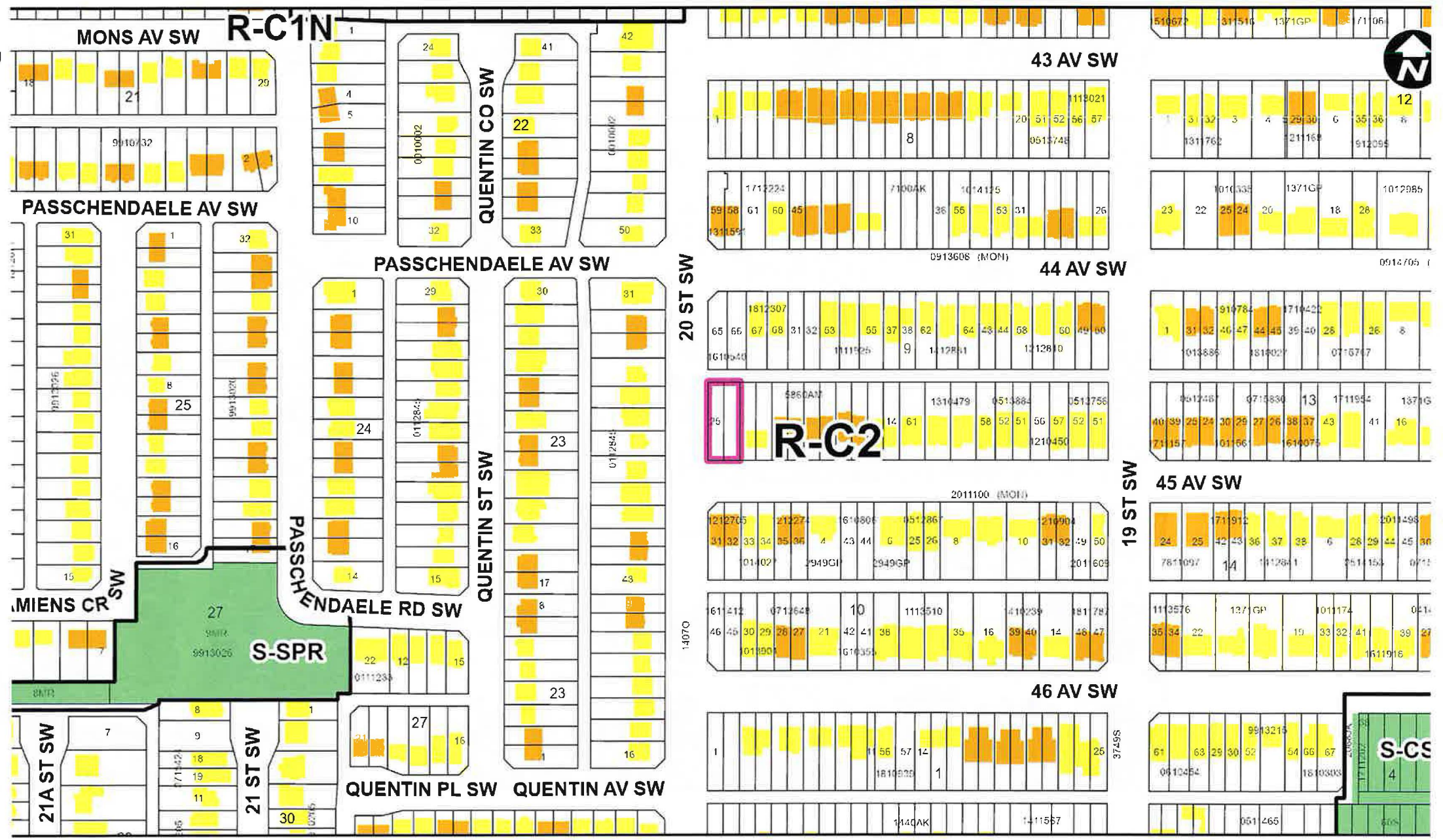
-  600m buffer from LRT station
- LRT Stations**
-  Blue
-  Downtown
-  Red
-  Green (Future)
- LRT Line**
-  Blue
-  Blue/Red
-  Red
- Max BRT Stops**
-  Orange
-  Purple
-  Teal
-  Yellow

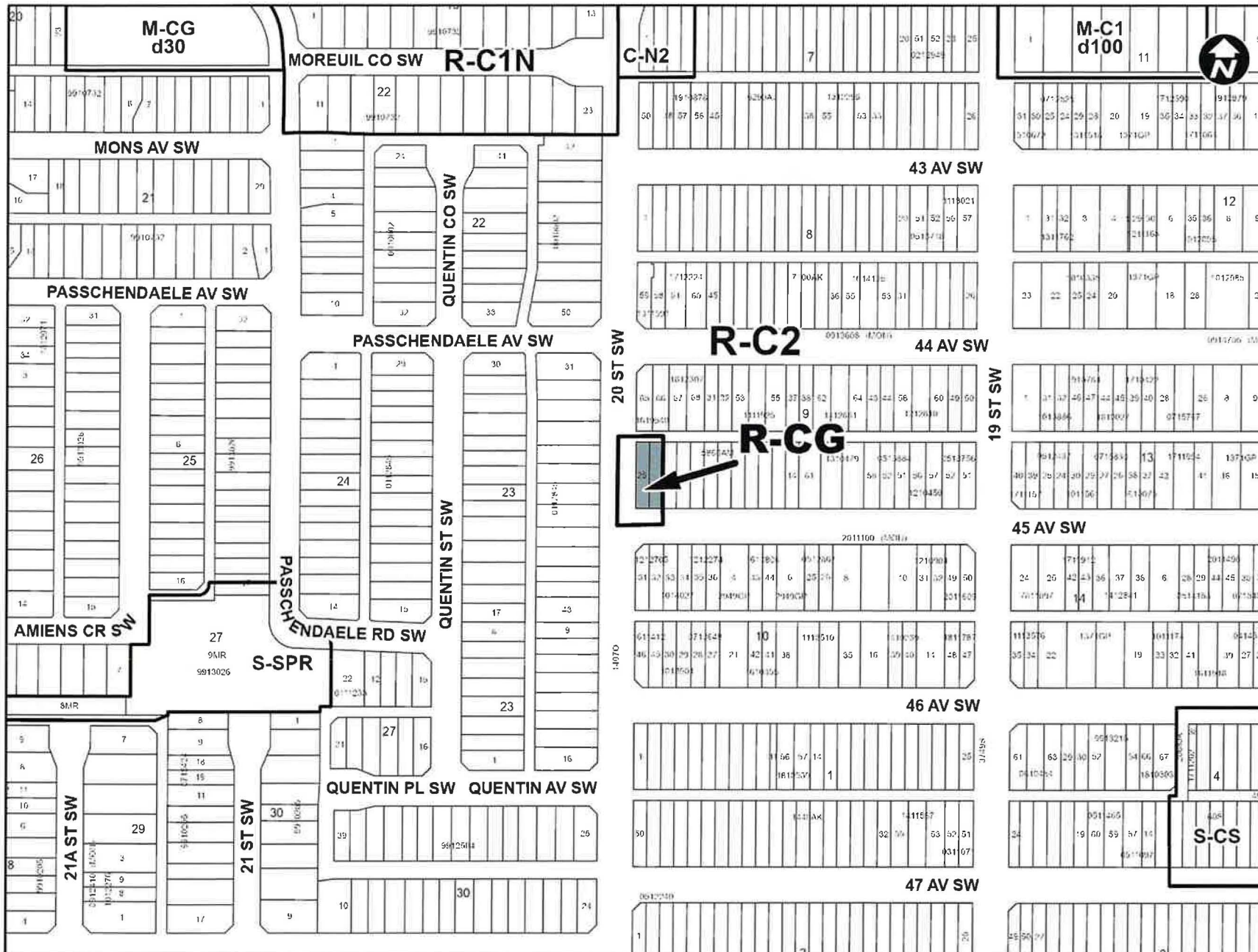


○ Bus Stop

Parcel Size:
0.6 ha

- LEGEND**
- Single Detached Dwelling
 - Semi-Detached / Duplex Dwelling
 - Rowhouse / Multi-Residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



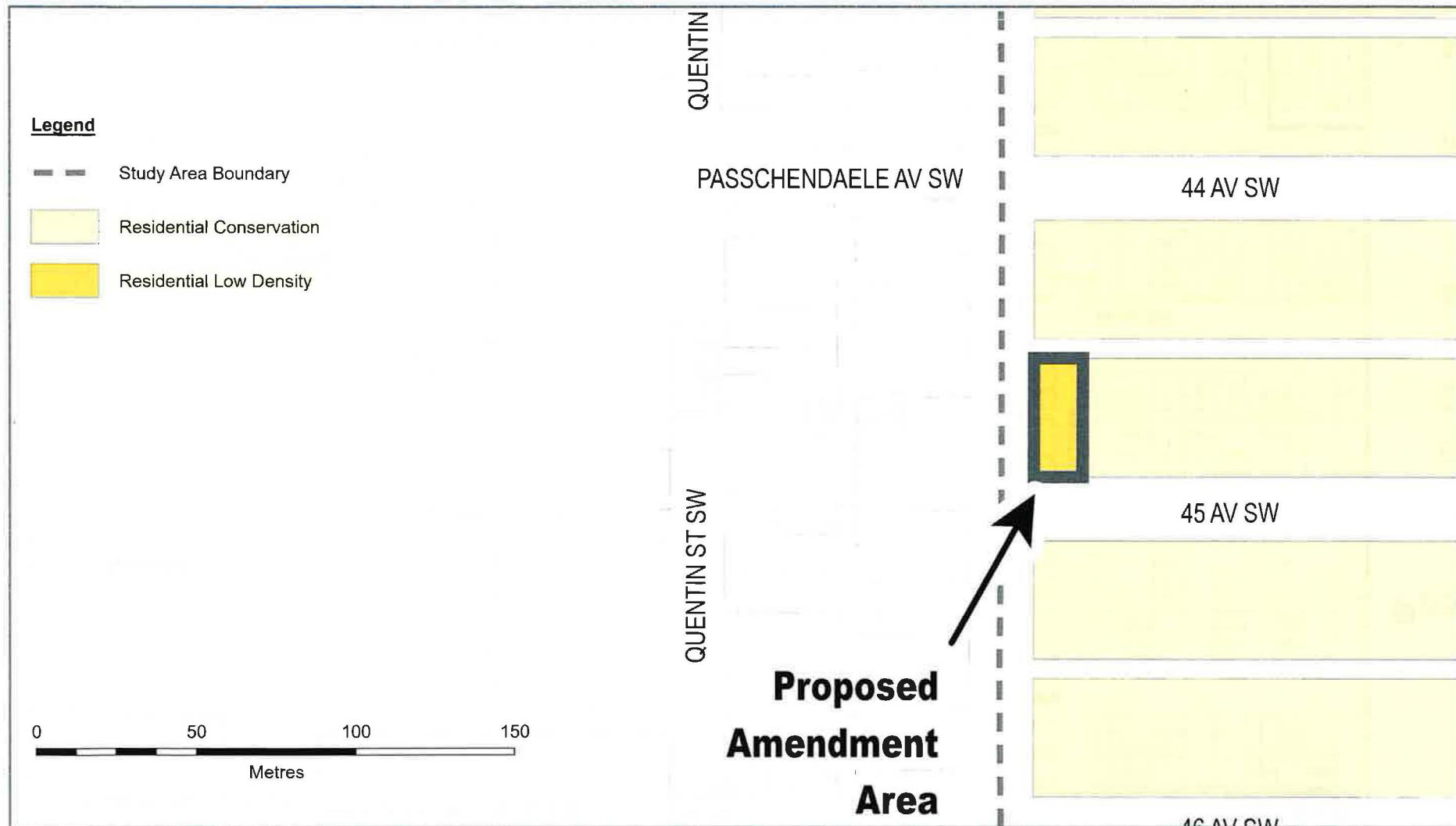


Proposed R-CG District:

- Allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses.
- Maximum building height 11 metres (3 storeys).
- Maximum density 75 units/ha (4 dwelling units on the subject land).

South Calgary/Altadore ARP (Statutory – 1986)

- Minor amendment to Map 2 to change the policy area / typology from *Residential Conservation* to *Residential Low Density*.



Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 12P2022** for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 33D2022** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2050 – 45 Avenue SW (Plan 5860AM, Block 9, Lots 24 and 25) from Residential – Contextual One /Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides



View of site looking NORTH on 45 Avenue SW



Detached garage accessed from 20 Street SW



View Looking NORTH/EAST at the corner of 20 Street SW and 45 Avenue SW

