

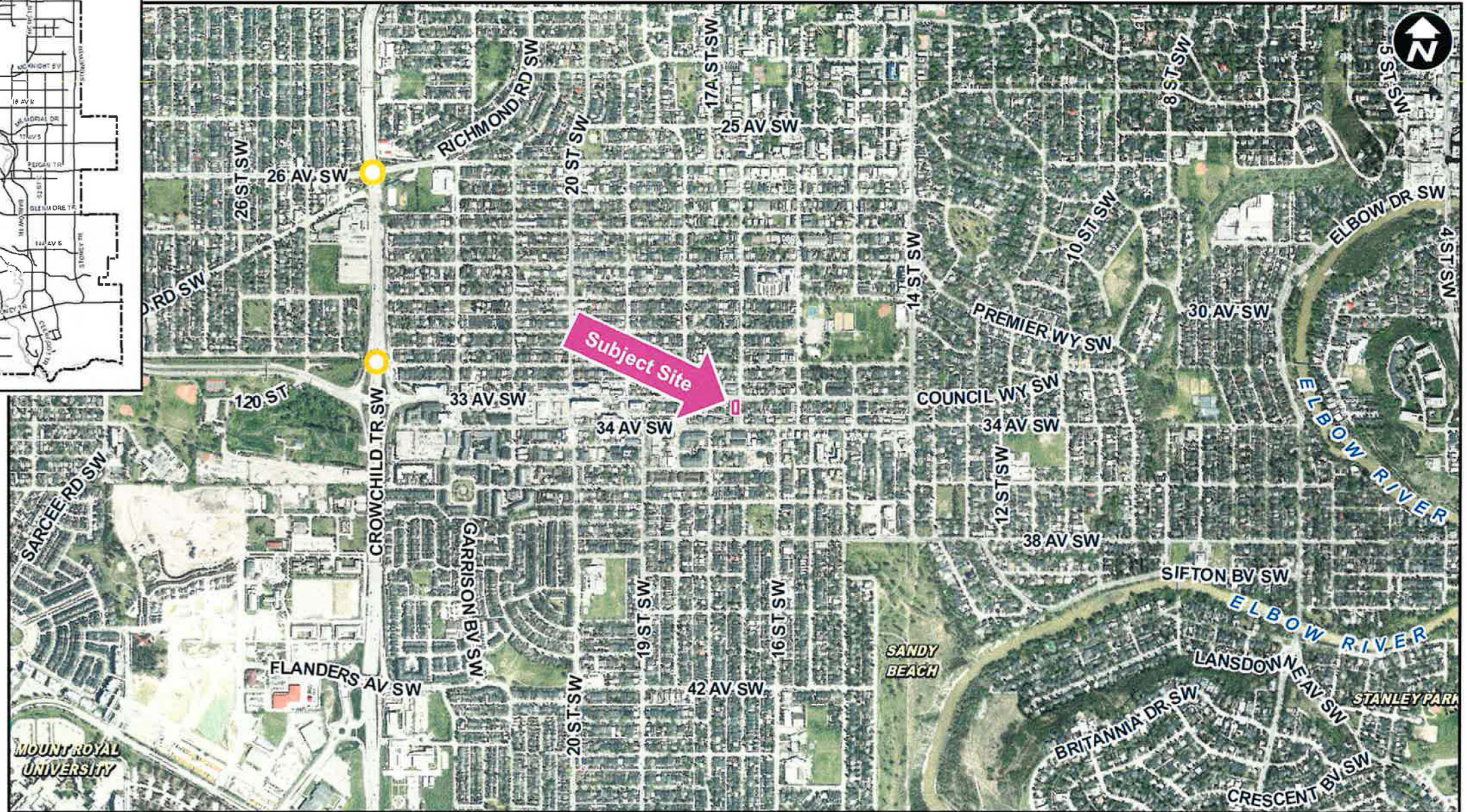
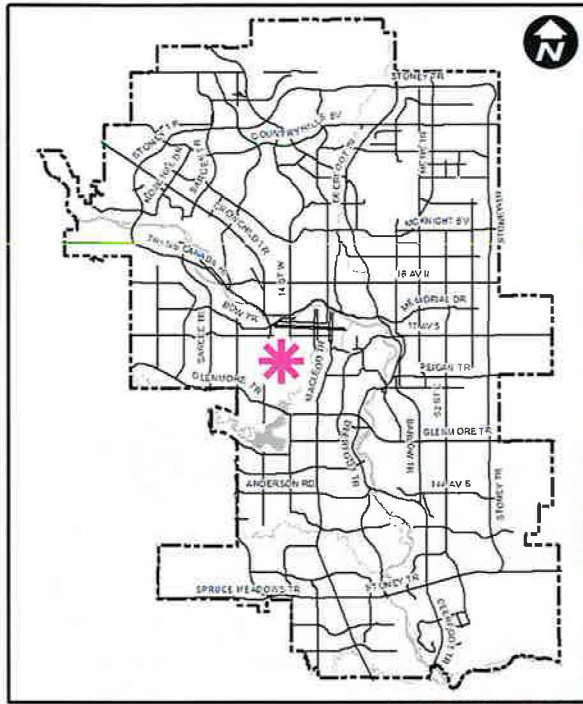


Public Hearing of Council













Agenda Item: 8.1.2

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAR 08 2022
ITEM: 8.12 C9C2022-0032
Distribution - Presentation
CITY CLERK'S DEPARTMENT

LOC2021-0171
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:
0.06 ha

LEGEND

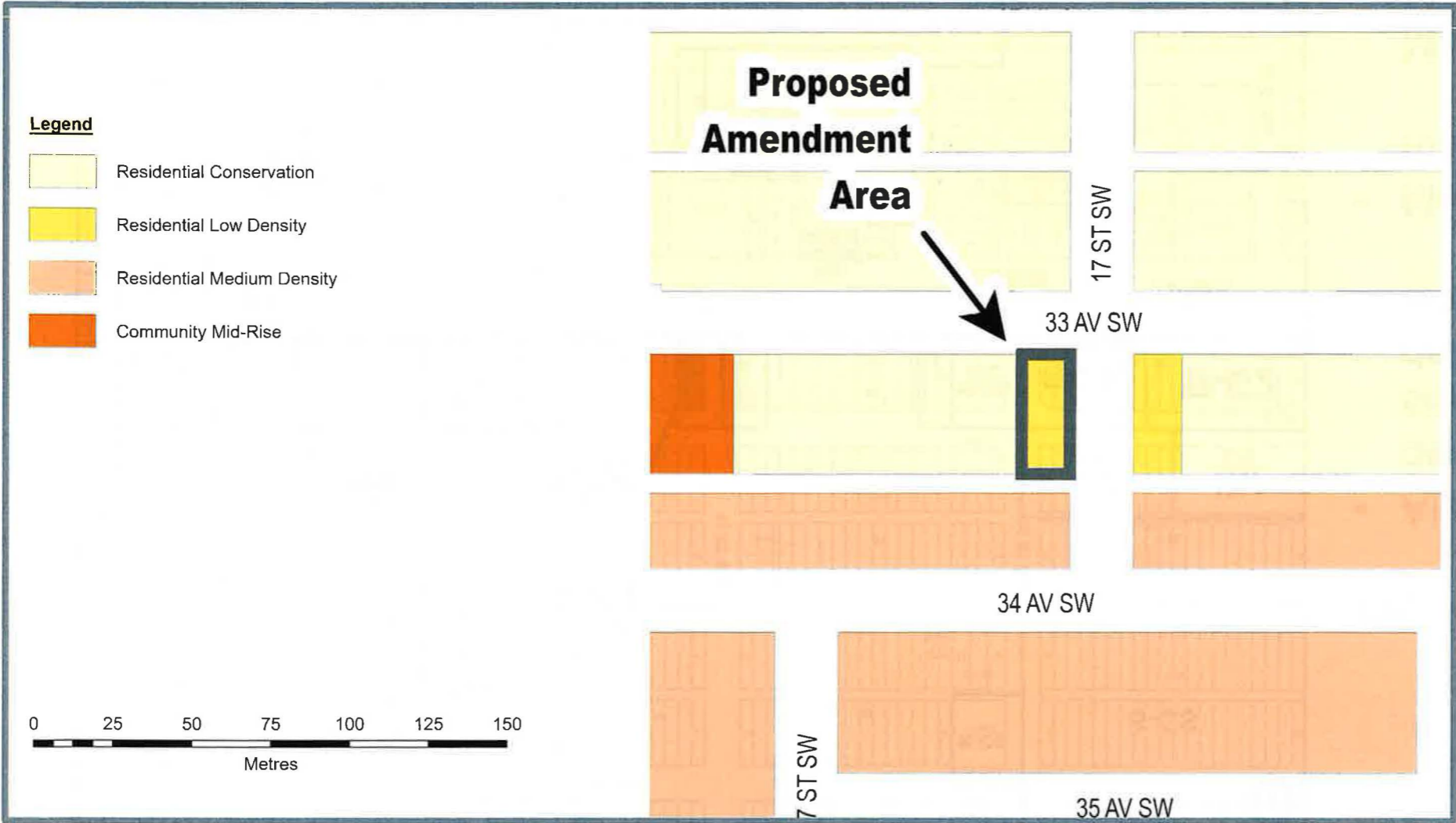
- Single Detached Dwelling
- Semi-Detached / Duplex Dwelling
- Rowhouse / Multi-Residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





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 13P2022** for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 34D2022** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1801 – 33 Avenue SW (Plan 4479P, Block 67, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides



View from NORTH/EAST corner of 33 Avenue SW and 17 Street SW



Detached garage with access from 17 Street SW



View looking **SOUTH** from north/west corner of 17 Street SW and 33 Avenue SW

