



# Public Hearing of Council

## Agenda Item: 8.1.8

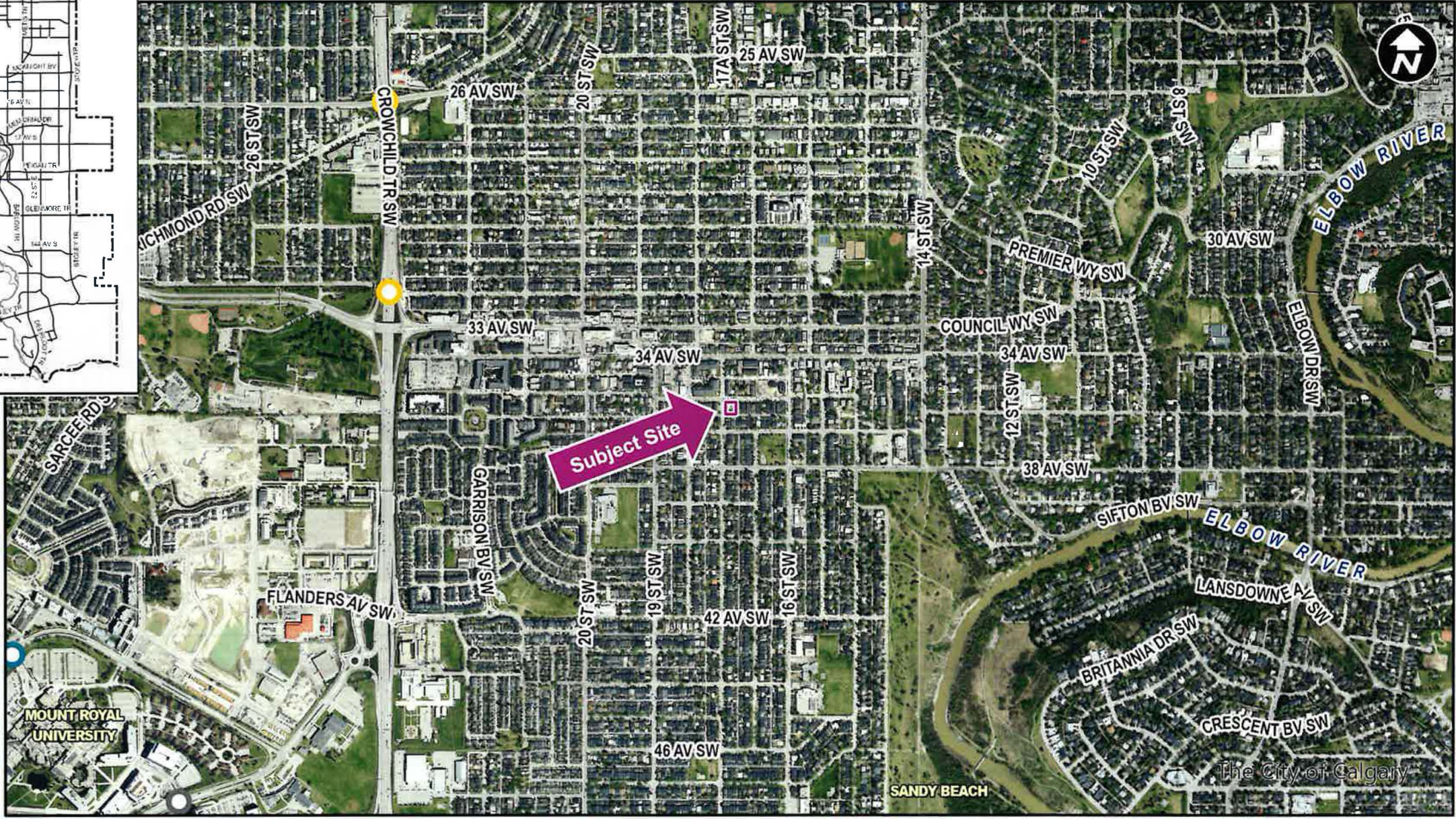
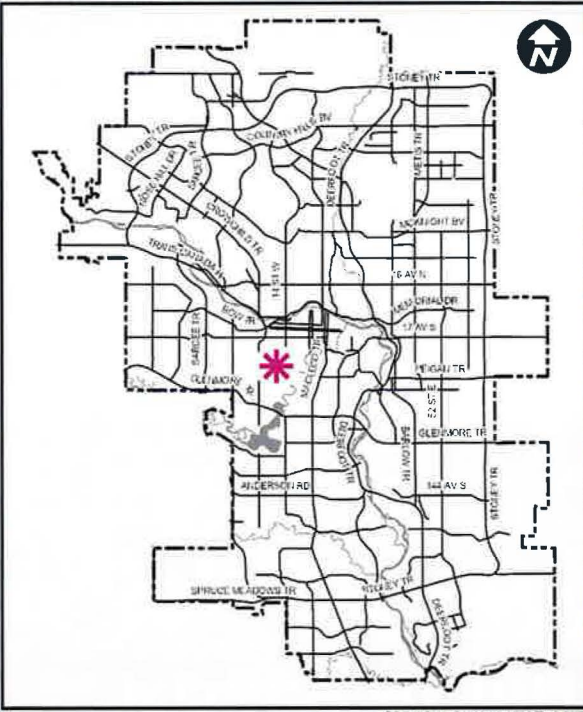
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
MAY 10 2022  
ITEM: 8.1.8 CPC2022-0348  
DISTRIBUTION  
CITY CLERK'S DEPARTMENT

**LOC2021-0129 / CPC2022-0348**

**Policy Amendment and Land Use Amendment**

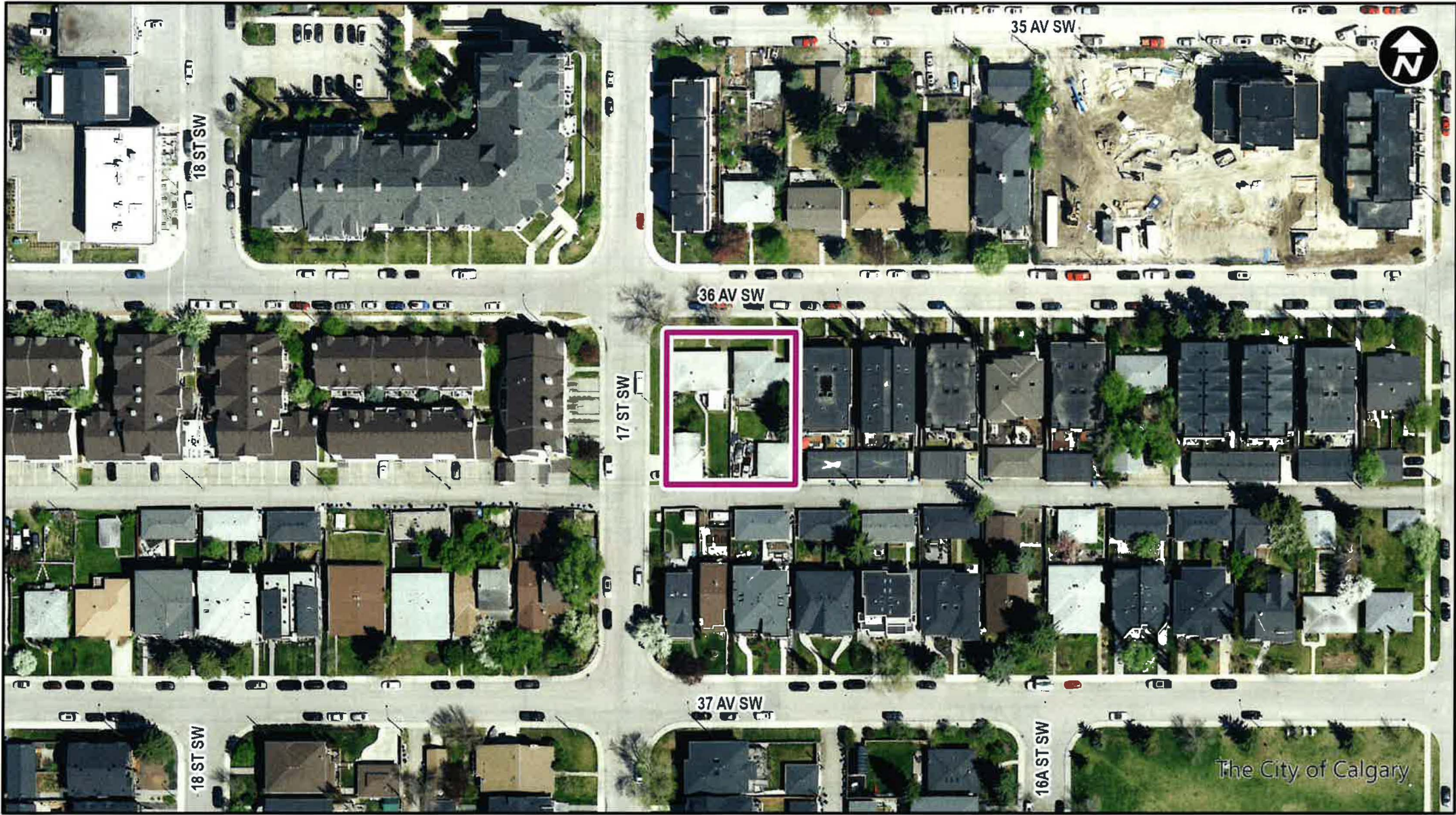
**May 10, 2022**





- LEGEND**  
 Max BRT Stops
- Orange
  - Purple
  - Teal
  - Yellow



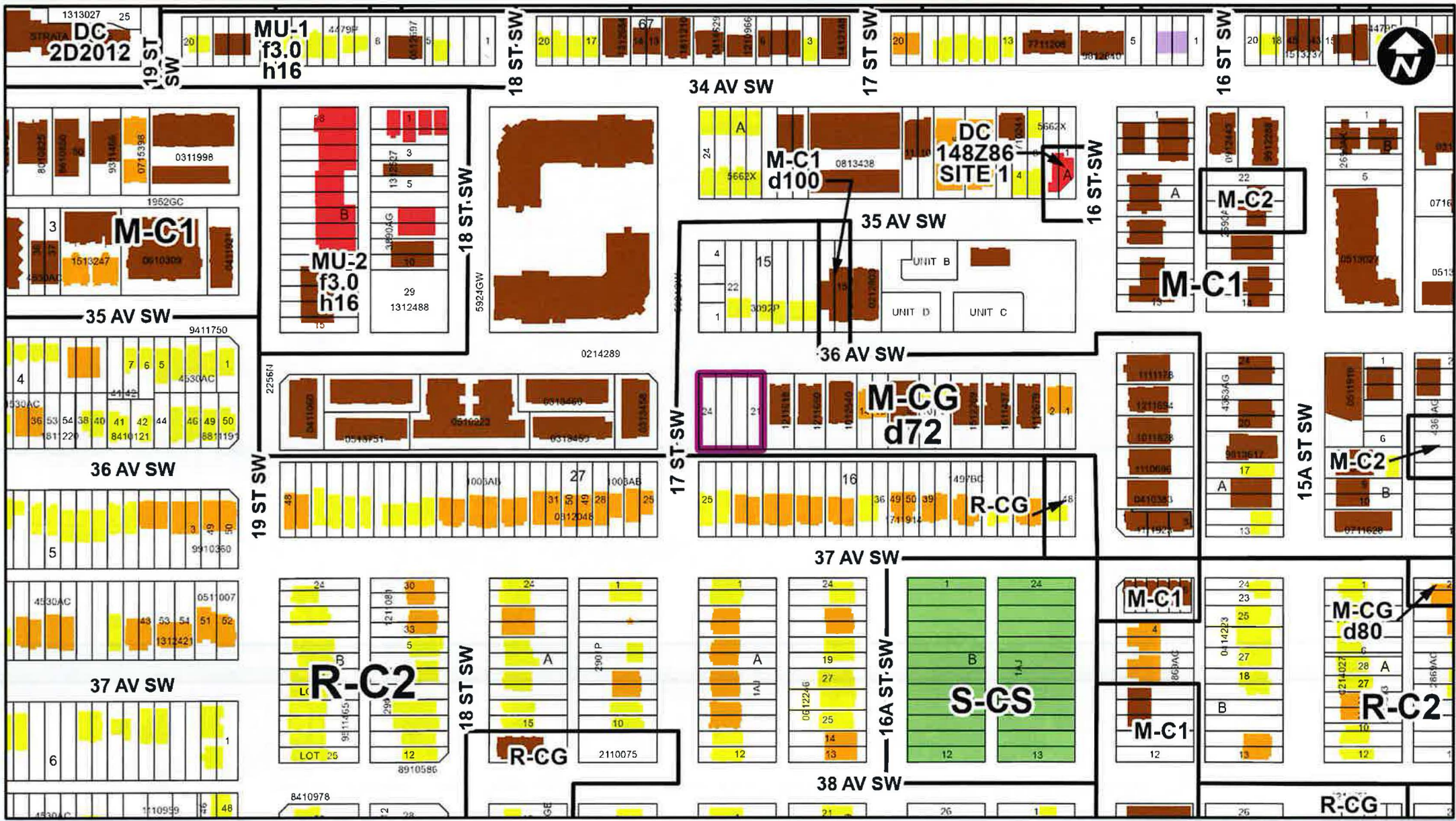


Parcel Size:

0.11 ha  
31m x 37m



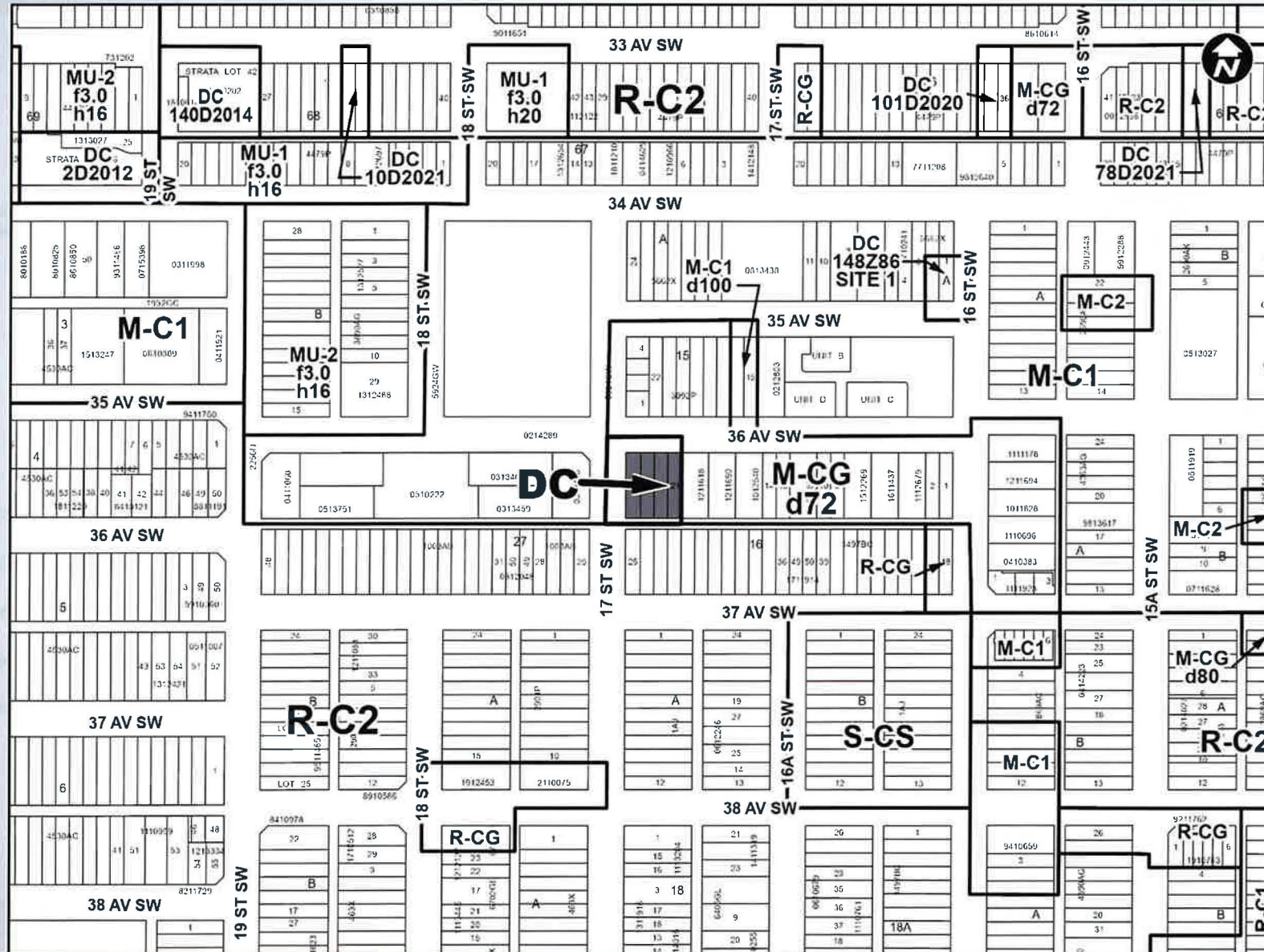
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





Proposed DC District:






- Based on M-CG, including max height (12m) and contextual height rules
- Allows for maximum FAR of 1.3
- Allows for up to 50% of units to be 45m<sup>2</sup> and have no vehicle parking

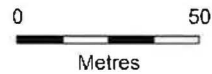




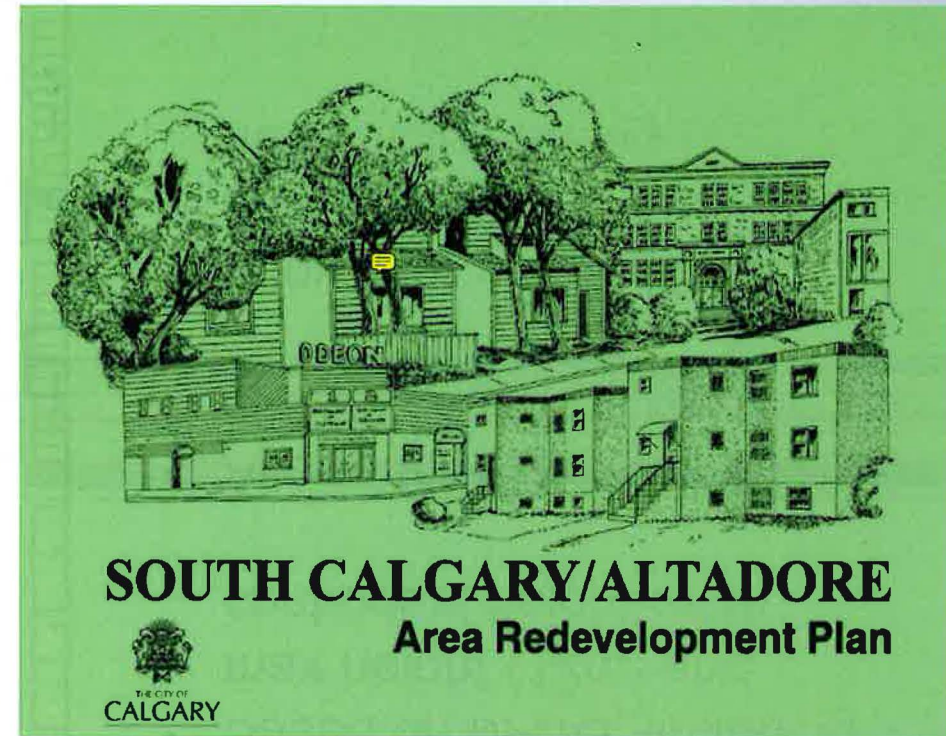
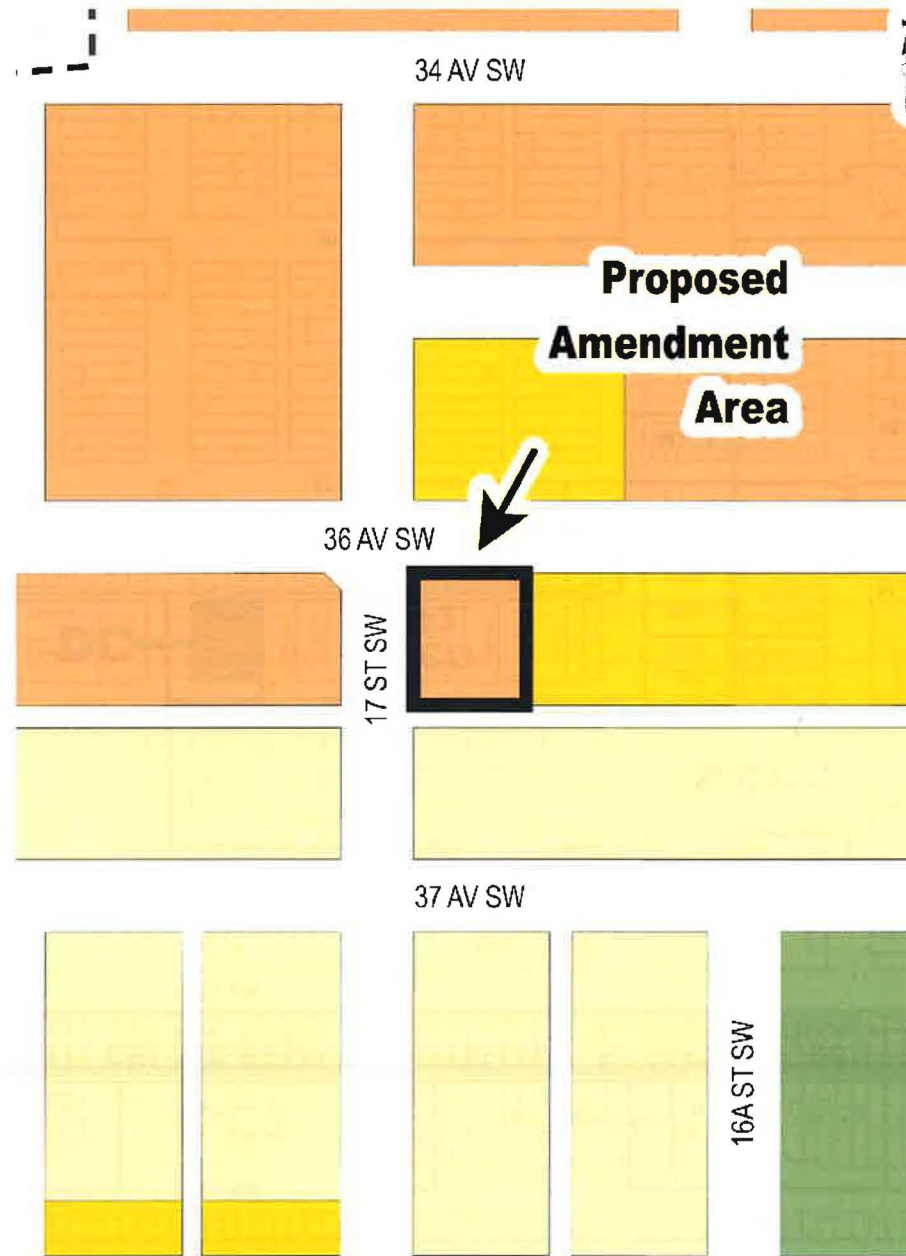
Map 2  
Land Use Policy

Legend

-  Study Area Boundary
-  Residential Conservation
-  Residential Low Density
-  Residential Medium Density
-  Open Space



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





## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 27P2022** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 71D2022** for the redesignation of 0.11 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 1743 and 1747 – 36 Avenue SW (Plan 1497BC, Block 16, Lots 21 to 24) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District **to** Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 3).



# Supplementary Slides

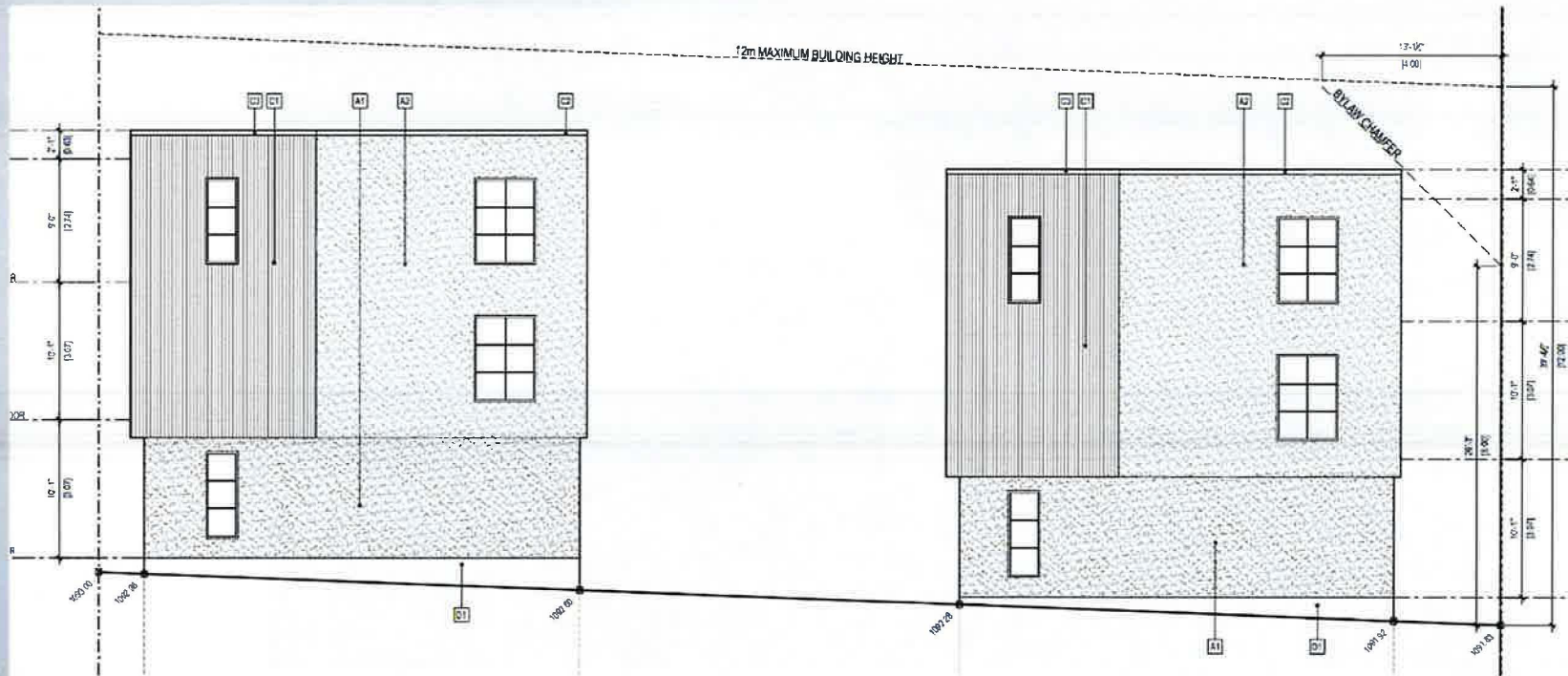






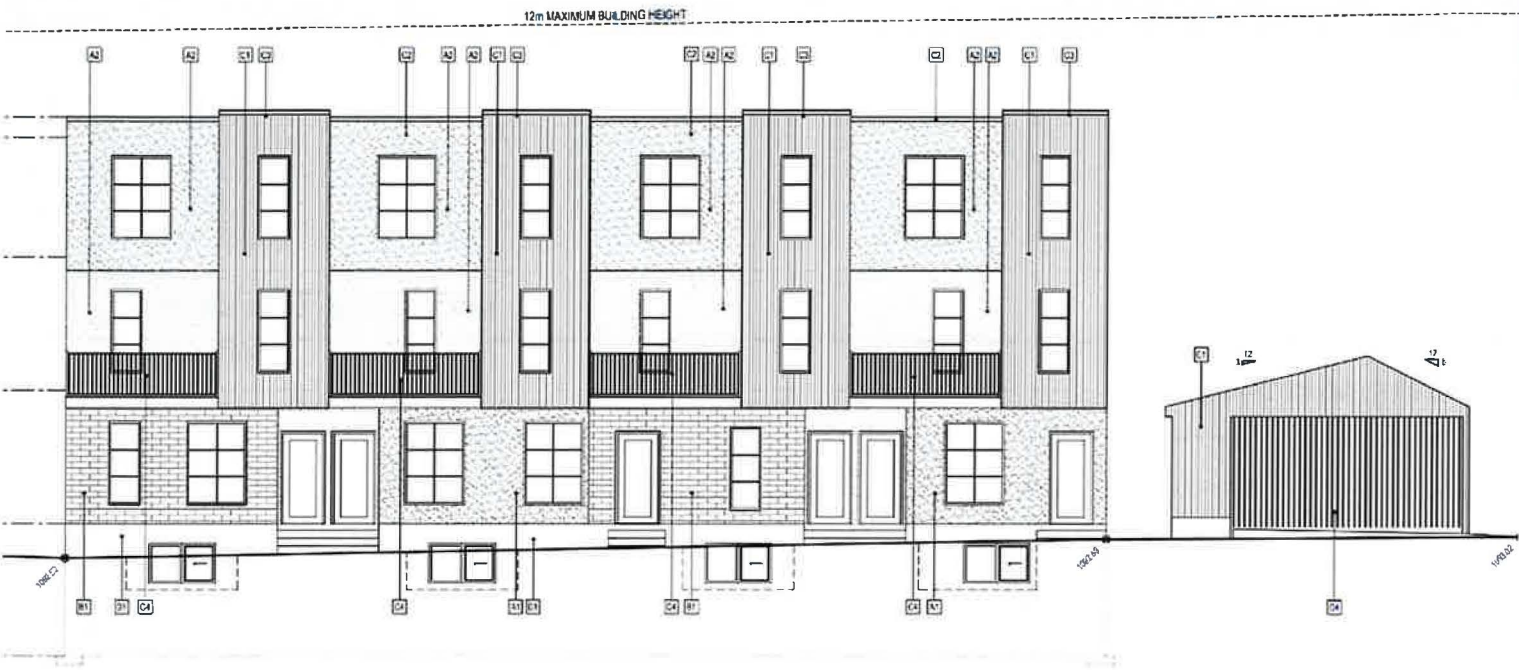


North elevation

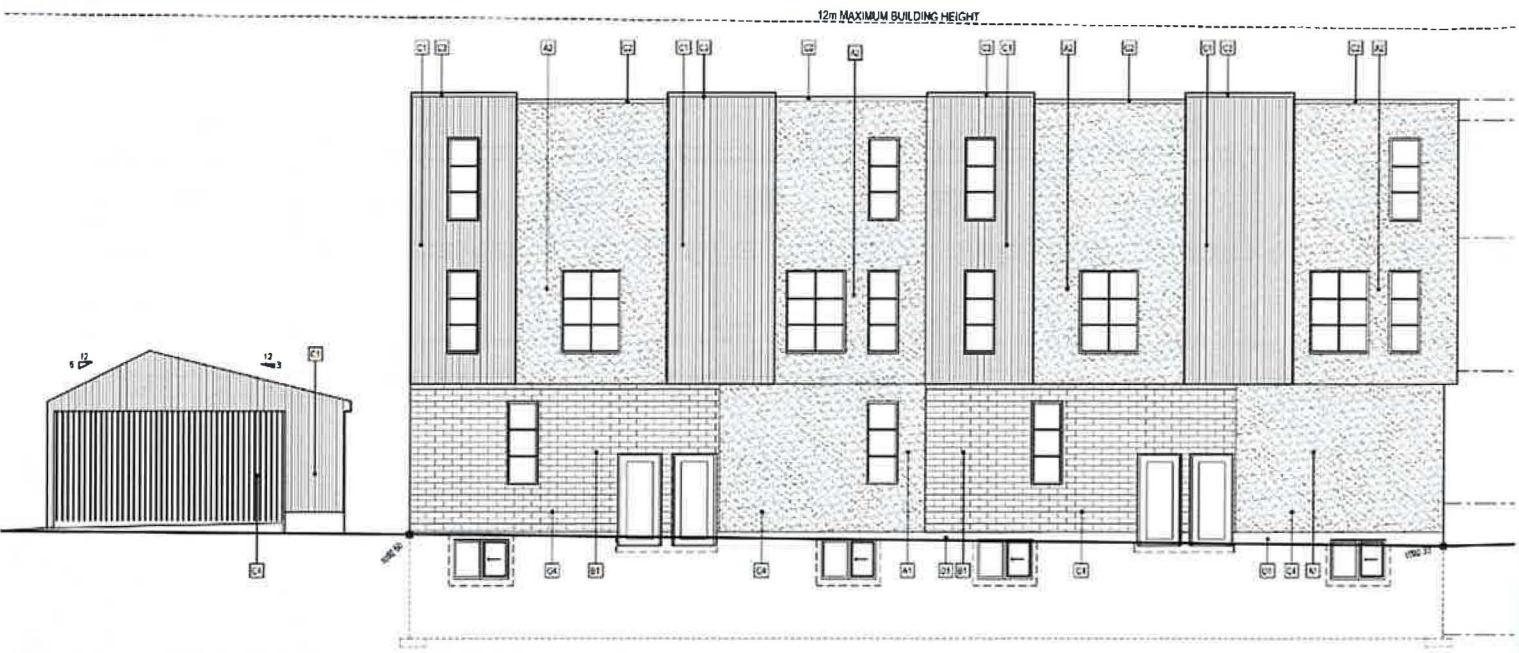


South elevation



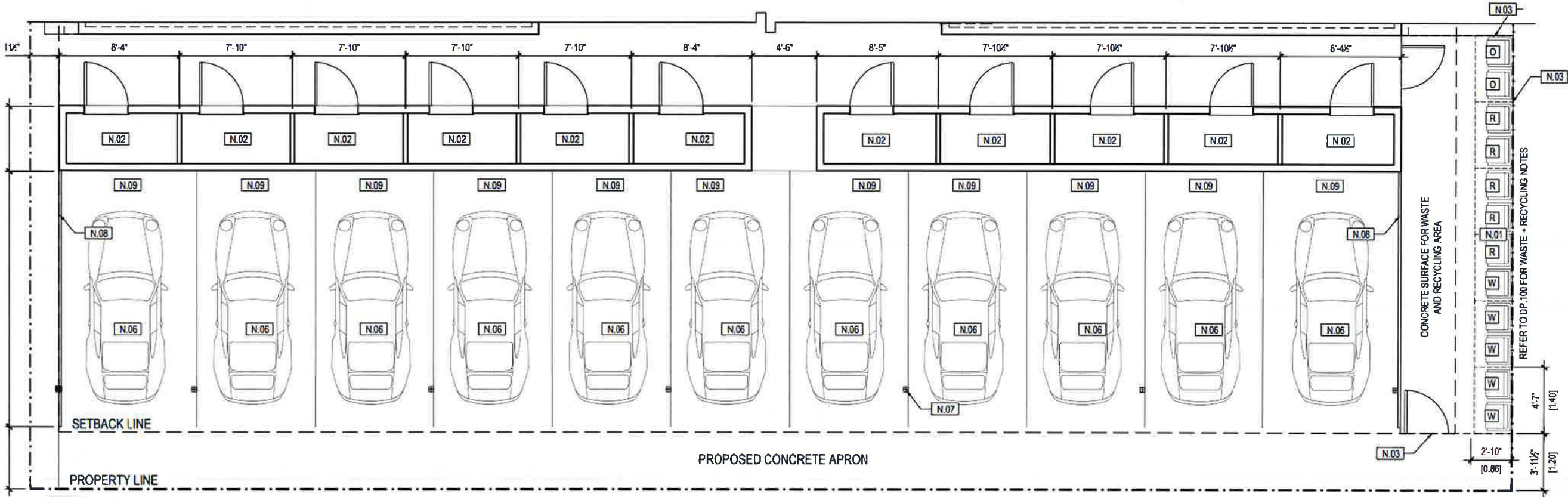


West elevation



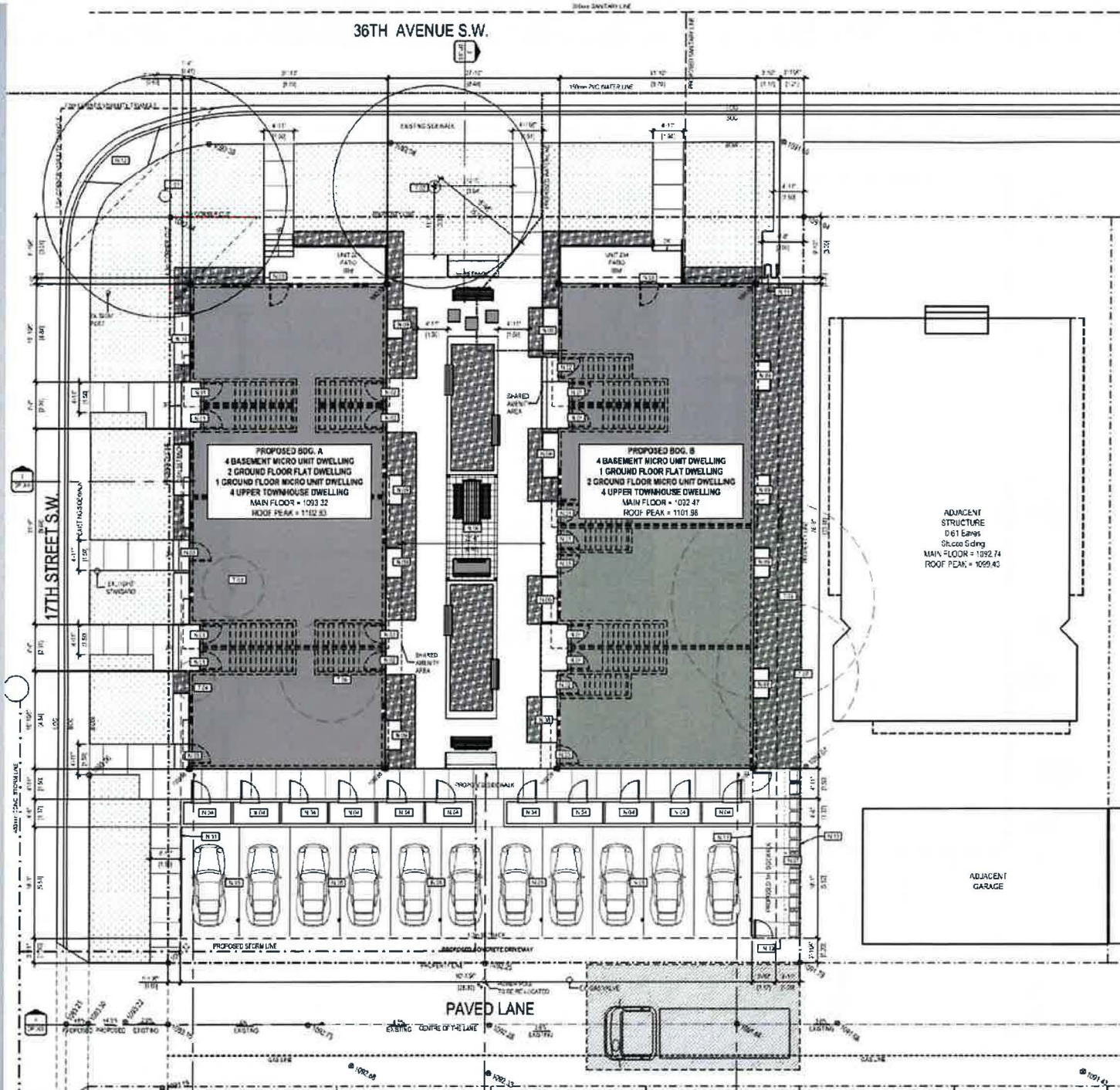
East elevation





1 CARPORT, WASTE + RECYCLING PLAN  
 DP.106 3/16" = 1'-0"





Height

- ~10.5 metres (max 12)

FAR

- 1.19 (max 1.3)

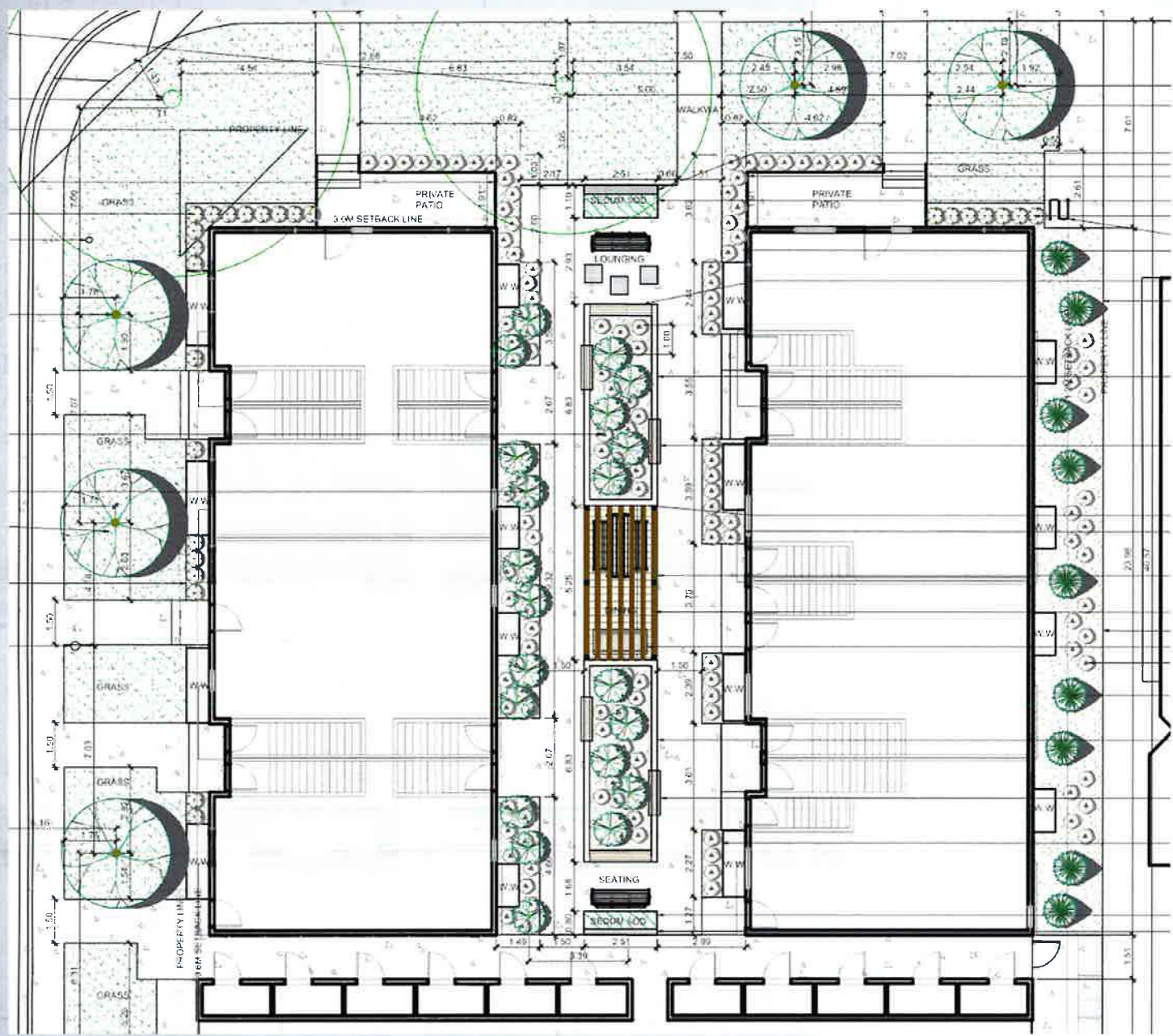
Unit types

- 8 basement units (<45m<sup>2</sup>)
- 3 main floor units (<45m<sup>2</sup>)
- 3 main floor flats
- 8 upper townhouses

Amenity space

- 9.56 m<sup>2</sup> per unit
- Courtyard width 6.9 metres

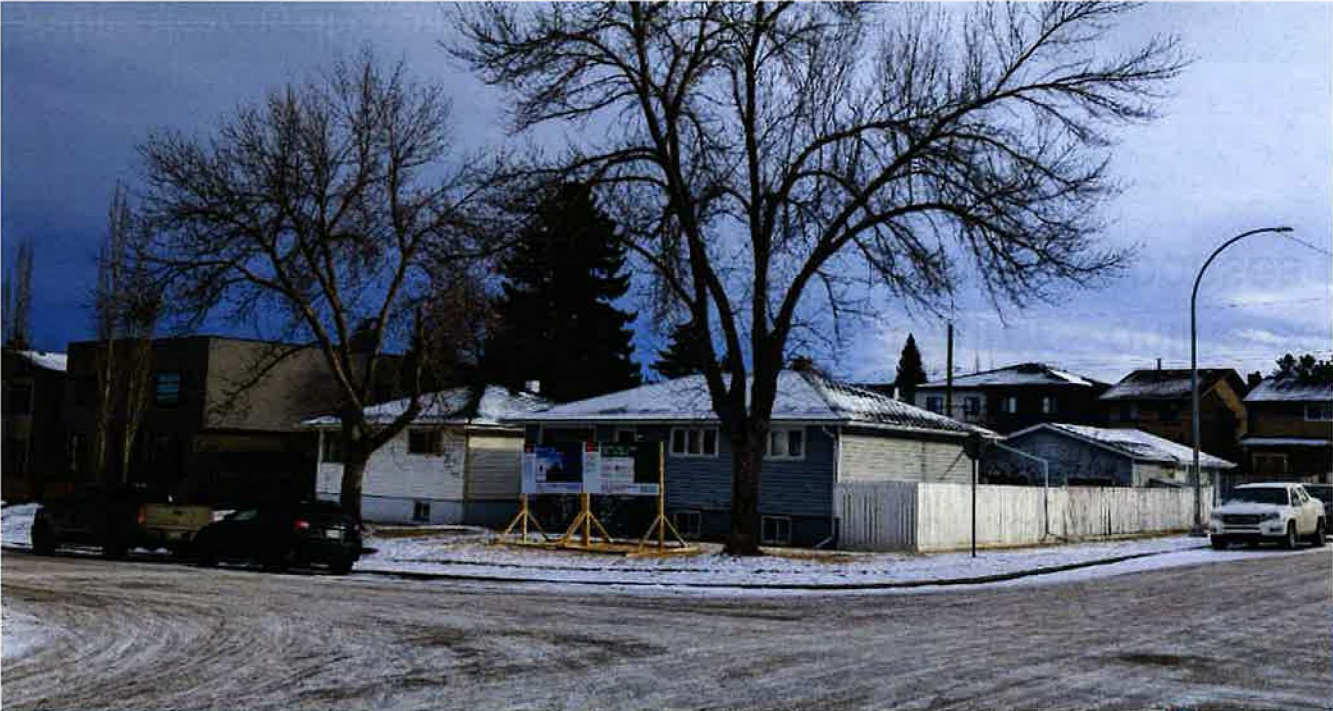




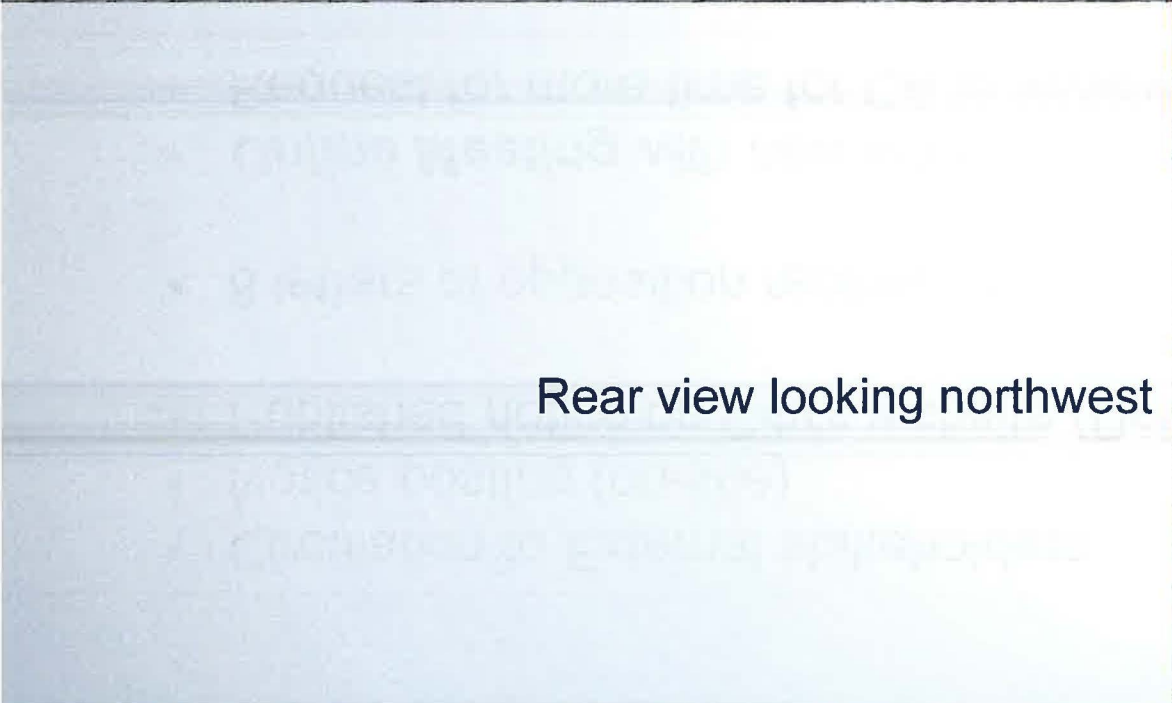


- Circulation to External stakeholders
- Notice posting (on-site)
- Published notice on City's website (Development Map)
  
- 8 letters of opposition received specifically regarding this project, 1 letter of support
  
- **Online Meeting** with new Marda Loop CA held (**2021 November 17**)
- Request 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 Q&A period held (Mural – online comment board created)
  - Follow-up by City with written responses to all questions posed from this info Session.





Front view looking southeast



Rear view looking northwest

























