



Calgary Planning Commission

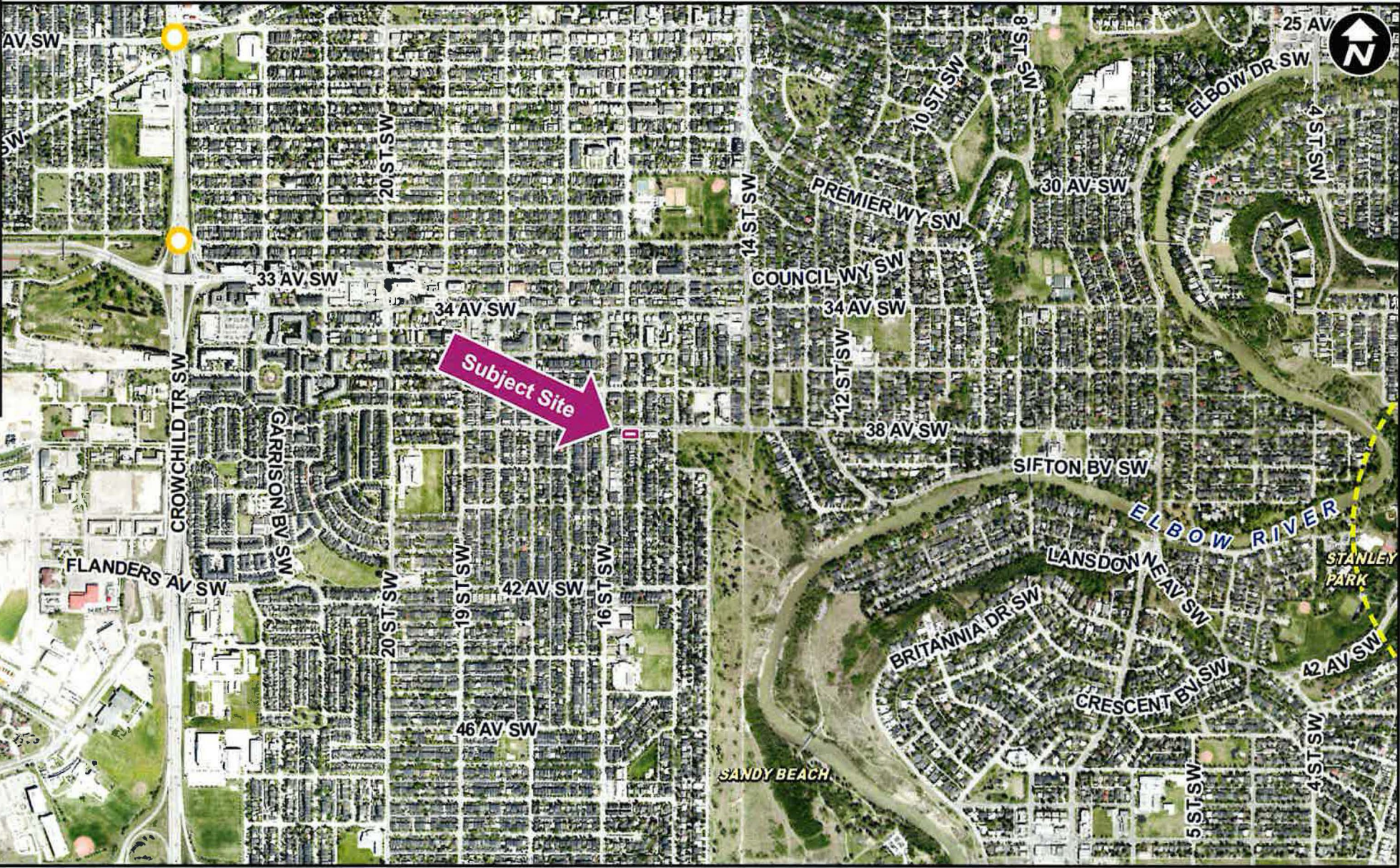
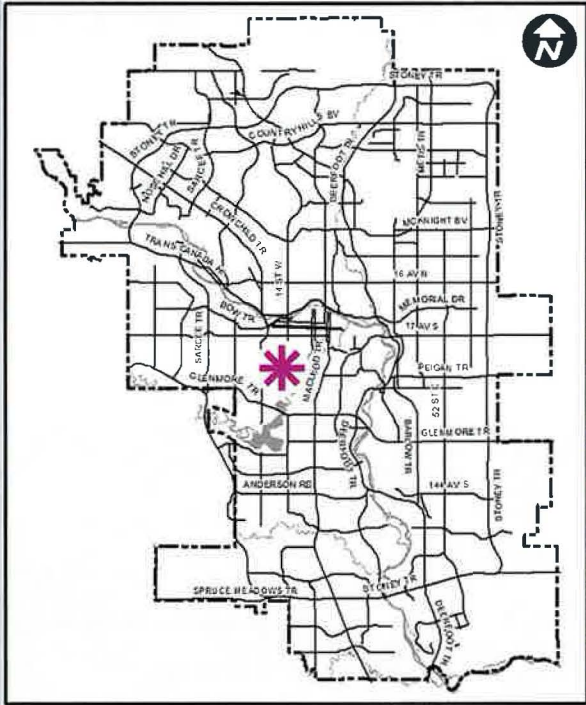
Agenda Item: 7.2.5

CITY OF CALGARY
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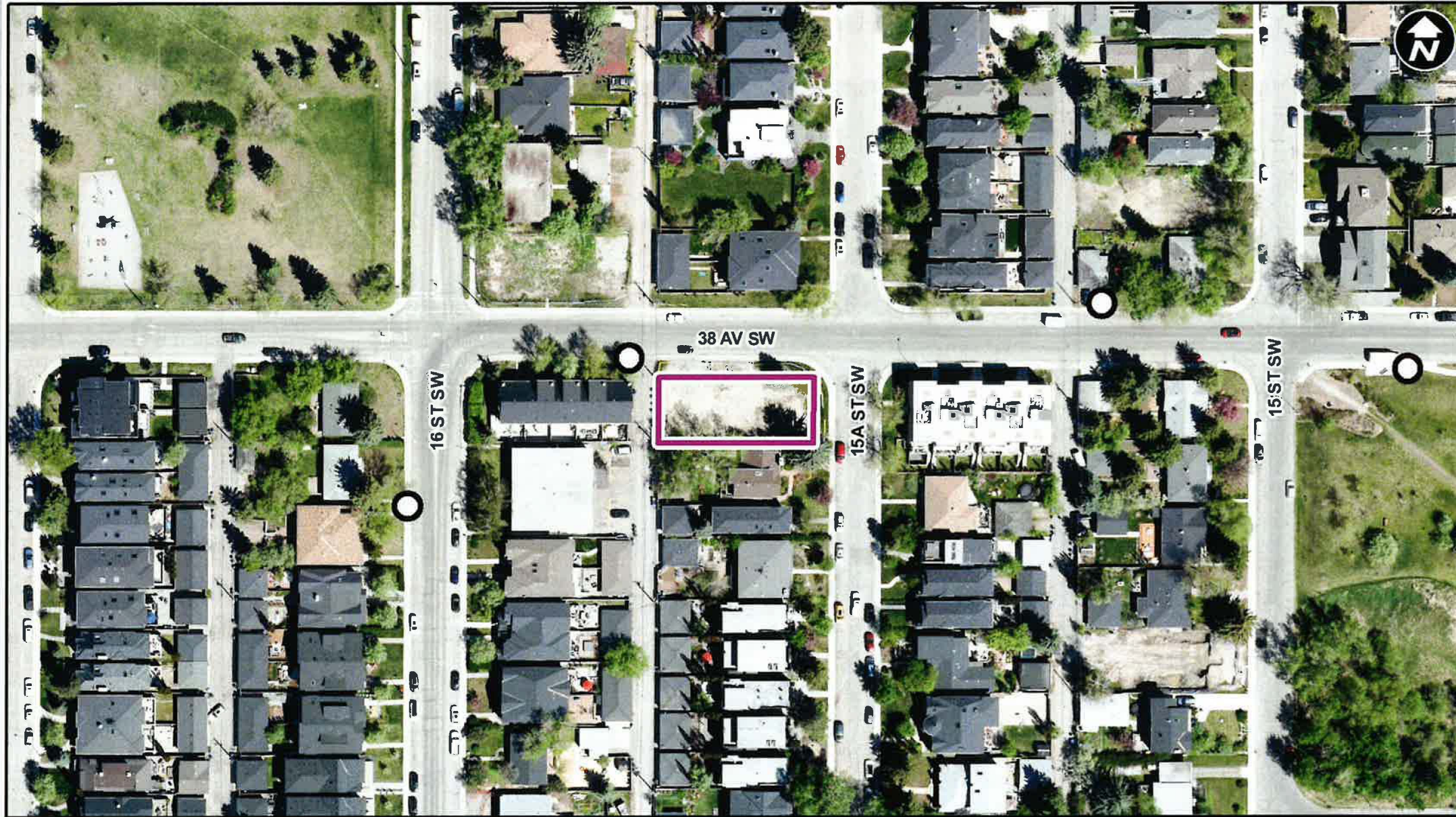
JUN 16 2022

ITEM: 7.2.5 CPC2022-0532
Distribution - Presentation
CITY CLERK'S DEPARTMENT

LOC2021-0163 / CPC2022-0532
Policy and Land Use Amendment
June 16, 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
15m x 38m



View from northeast corner at the intersection of 38 Avenue SE & 15A Street SE



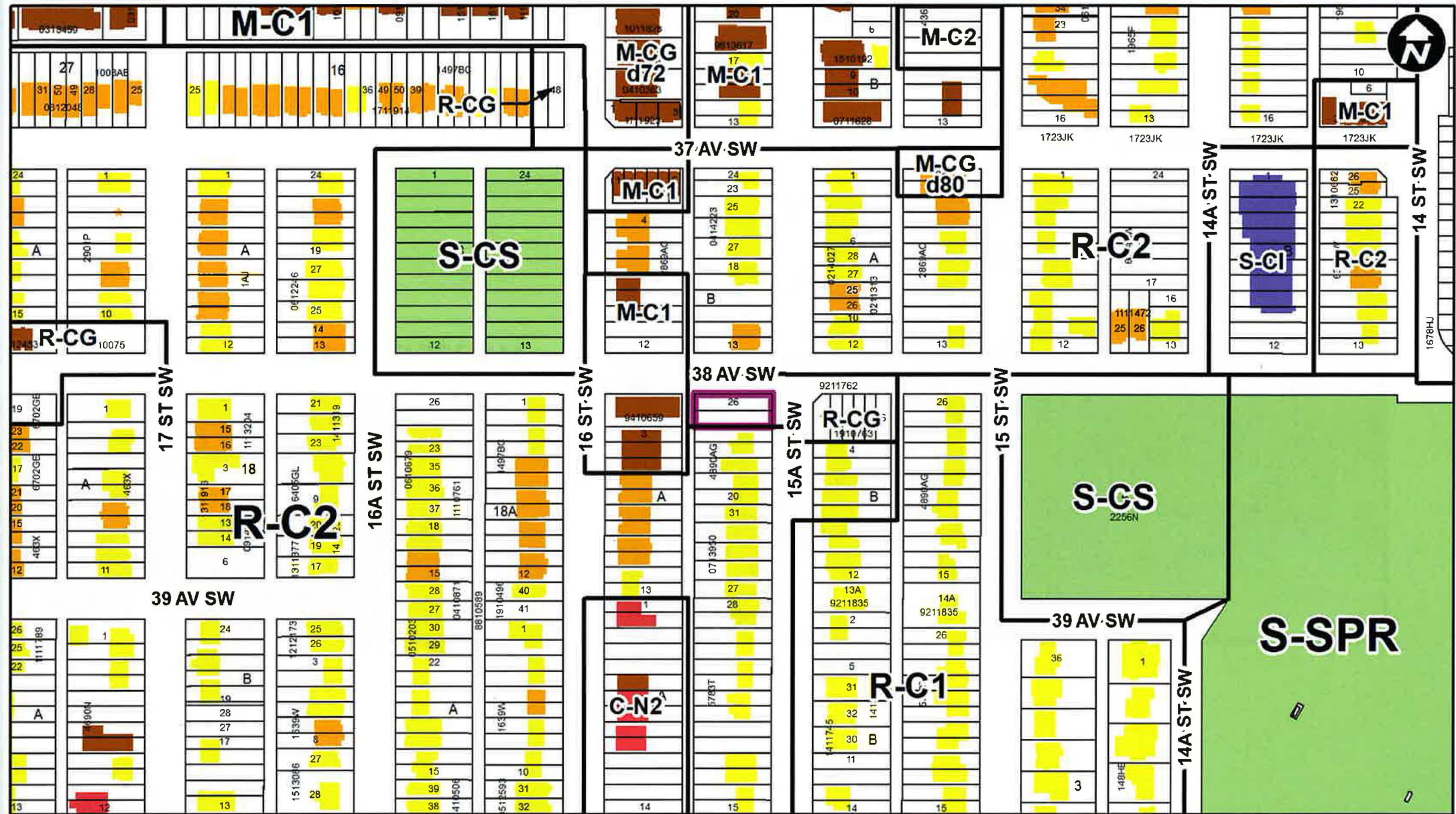
View of site looking WEST on 15A Street SW



View of site looking SOUTH on 38 Avenue SW

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 DC District:

- Based on R-CG;
- Maximum 11.0 metres height
- Maximum density of 85 units per hectare (maximum 5 dwelling units on the subject land)
- Secondary Suites

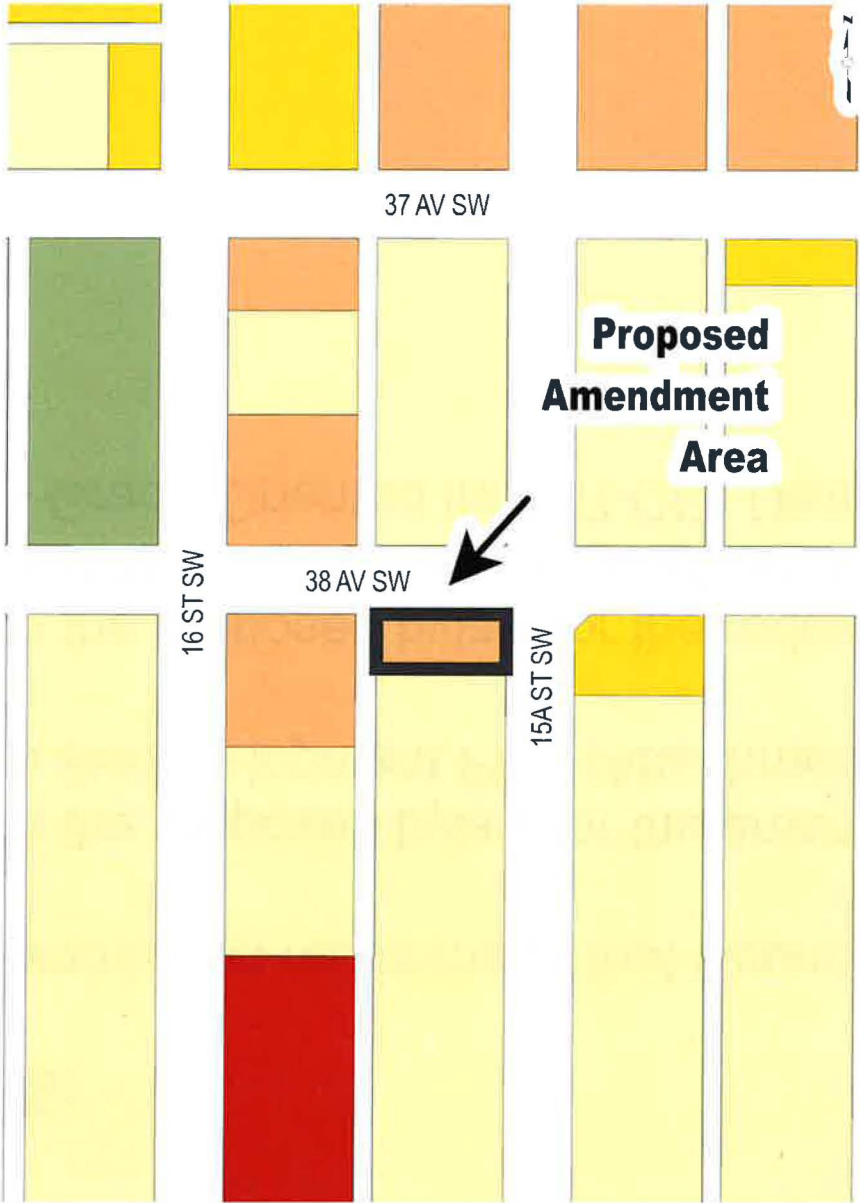
Map 2
Land Use Policy

Legend

	Residential Conservation
	Residential Low Density
	Residential Medium Density
	Local Commercial
	Open Space



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



South Calgary/Altadore ARP
(Statutory – 1986) :

- This application requires a minor amendment to Map 2 of the South Calgary/Altadore Area Redevelopment Plan in order to change the policy area from “Residential Low Density” to “Residential Medium Density”.

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares $\pm$ (0.15 acres $\pm$) located at 1603 – 38 Avenue SW (Plan 4890AG, Block A, Lots 25 and 26) from Residential - Grade-Oriented Infill (R-CG) District **to** Direct Control (DC) District.

Supplementary Slides

