

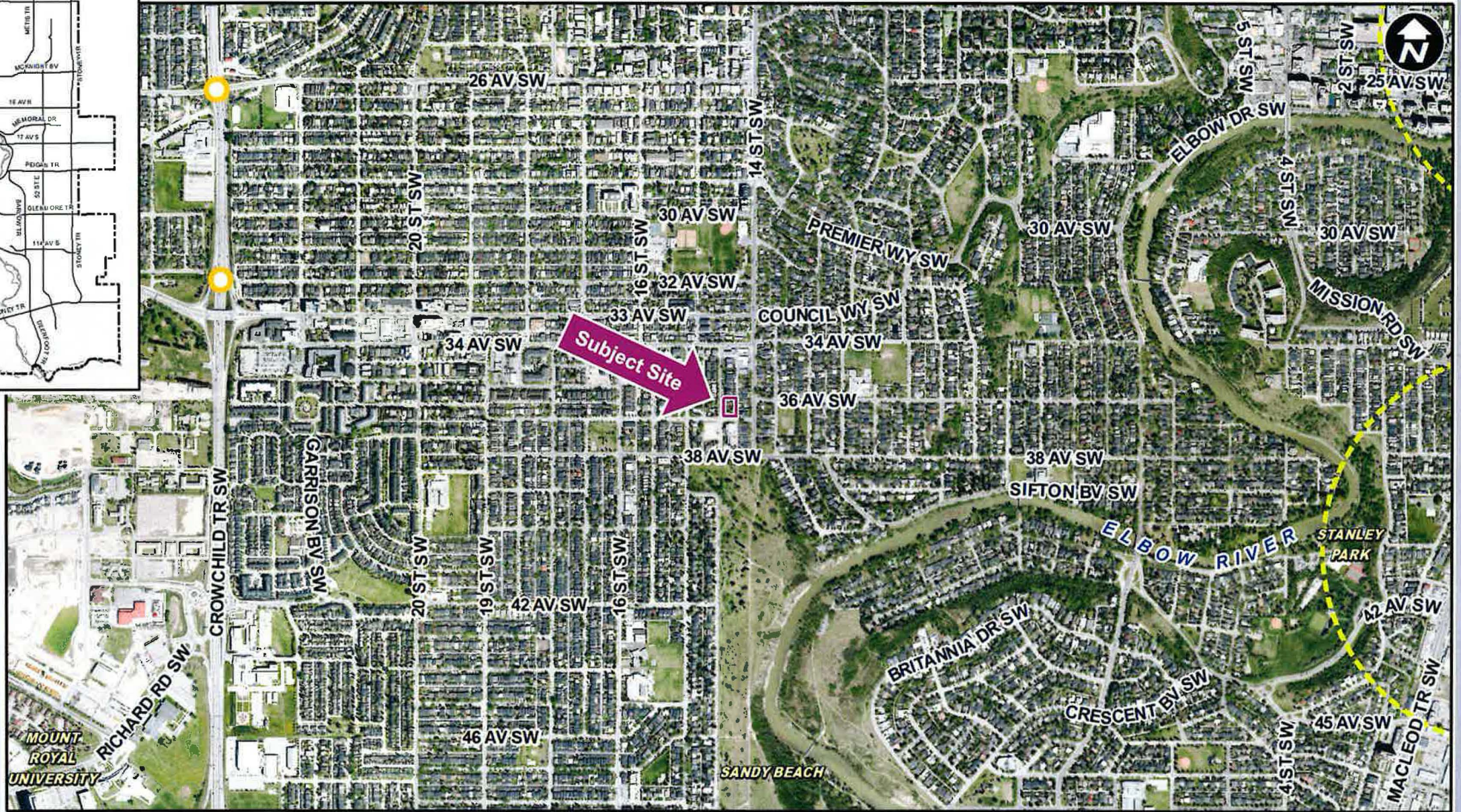
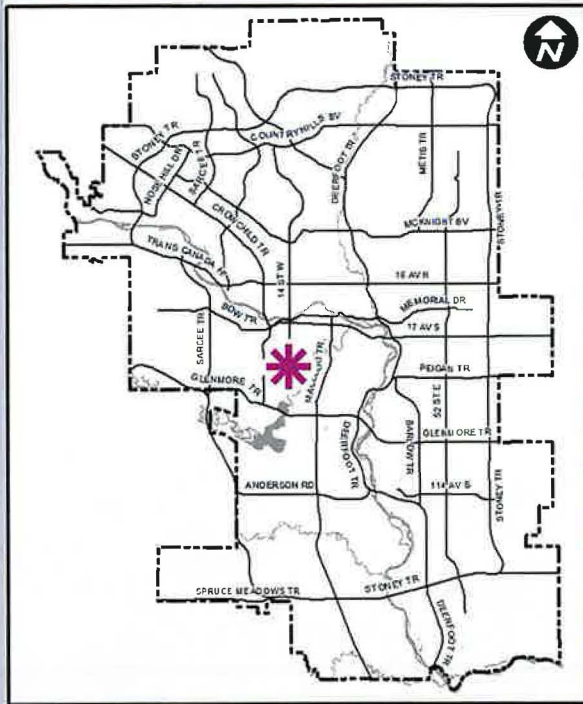


# Calgary Planning Commission

## Agenda Item: 7.2.4

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
DEC 01 2022  
ITEM: 7.2.4 CPC2022-1227  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT

LOC2022-0130  
Land Use Amendment  
December 1, 2022



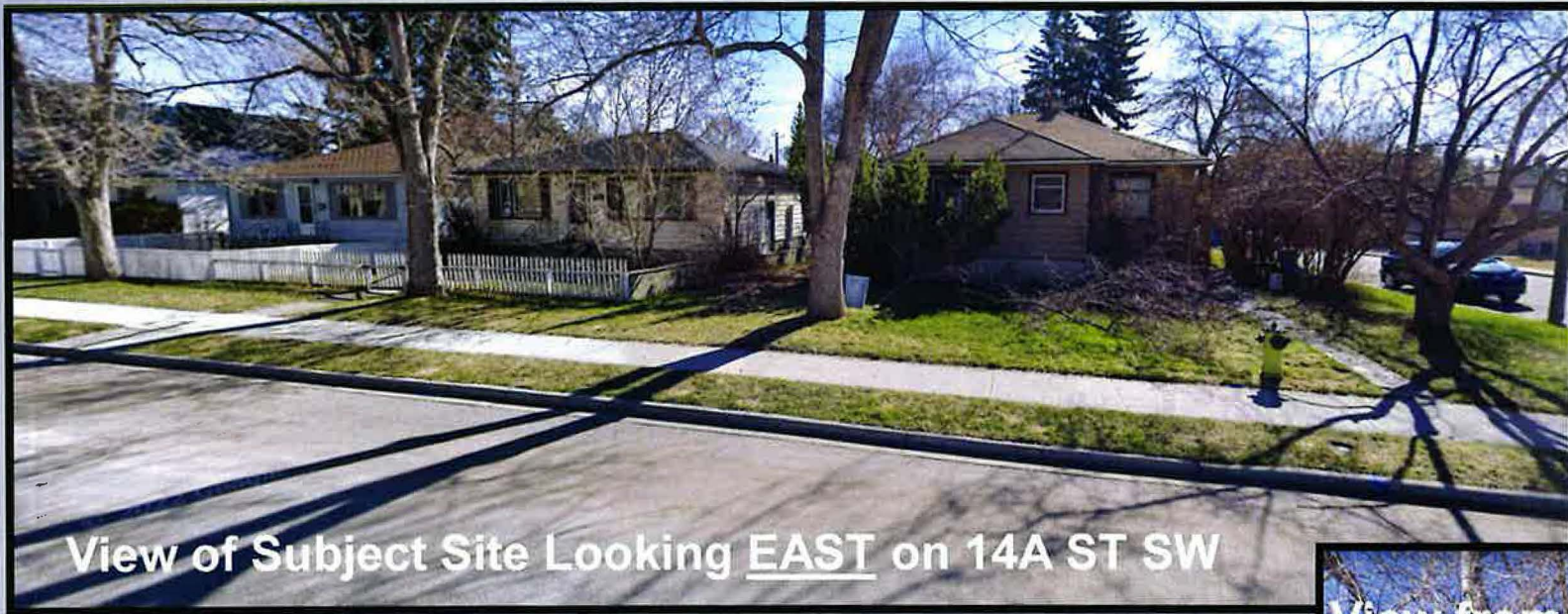
- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)  - LRT Line**
    - Blue
    - Blue/Red
    - Red  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow



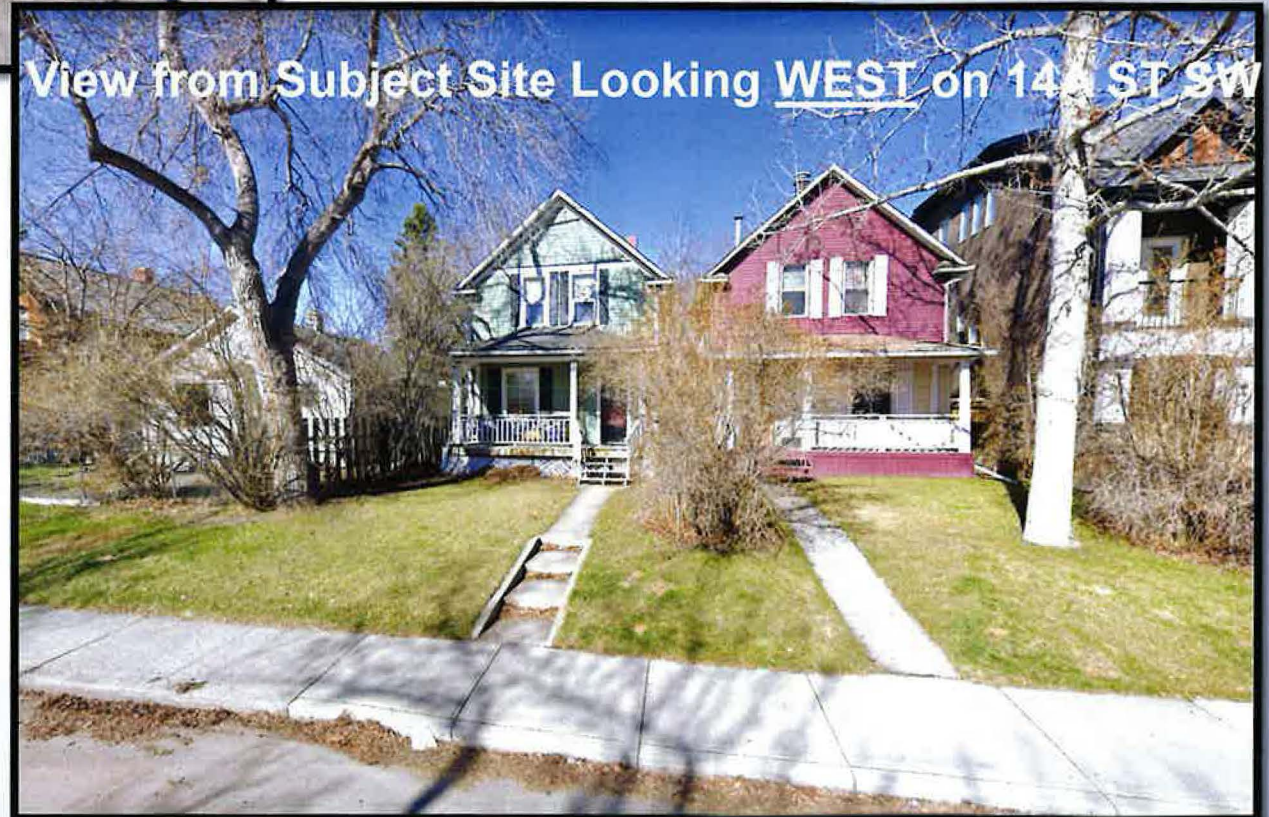
○ Bus Stop

Parcel Size:

.20 ha  
51m x 38m



View of Subject Site Looking EAST on 14A ST SW



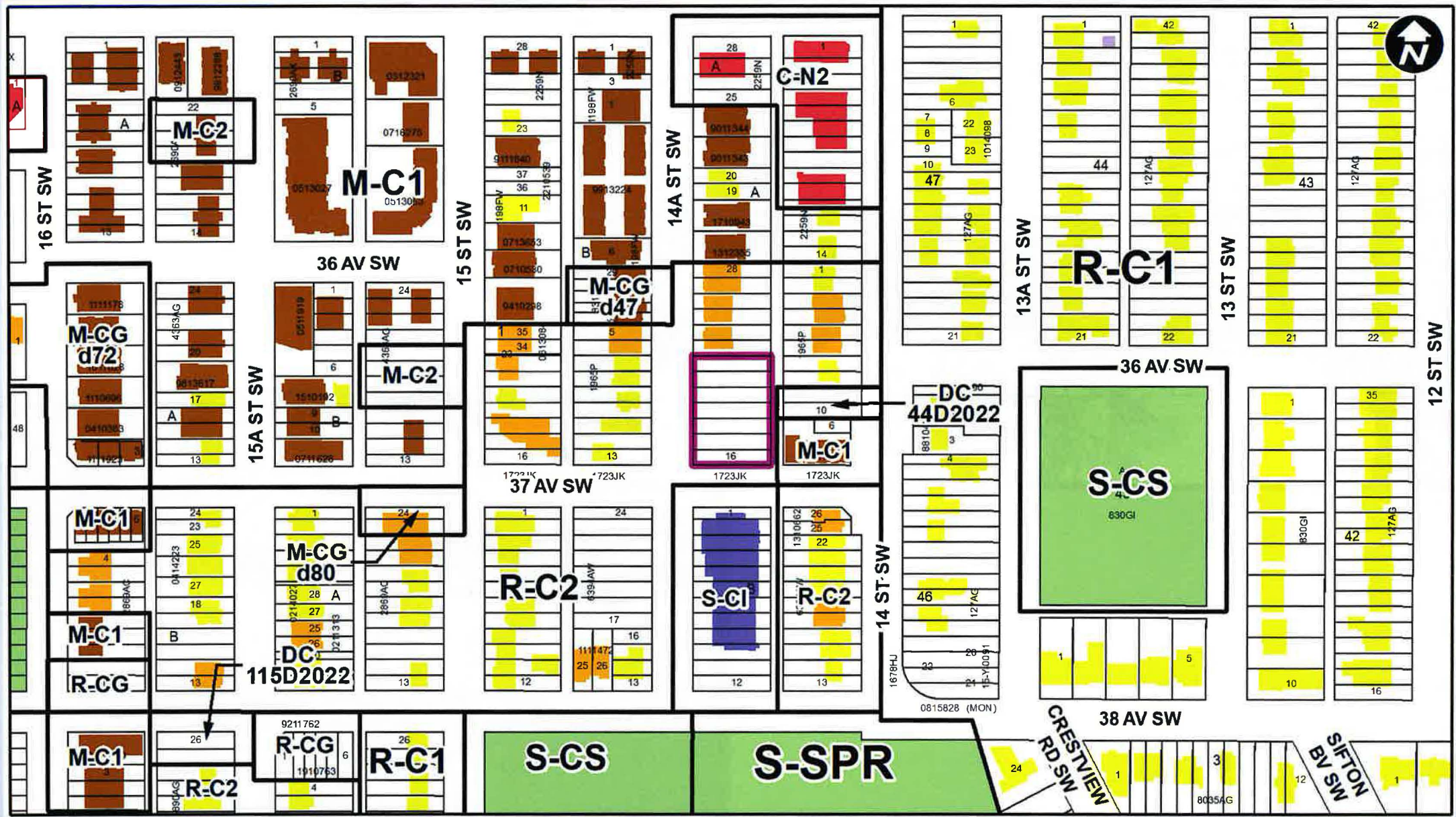
View from Subject Site Looking WEST on 14A ST SW

View from Subject Site Looking SOUTH on 14A ST SW

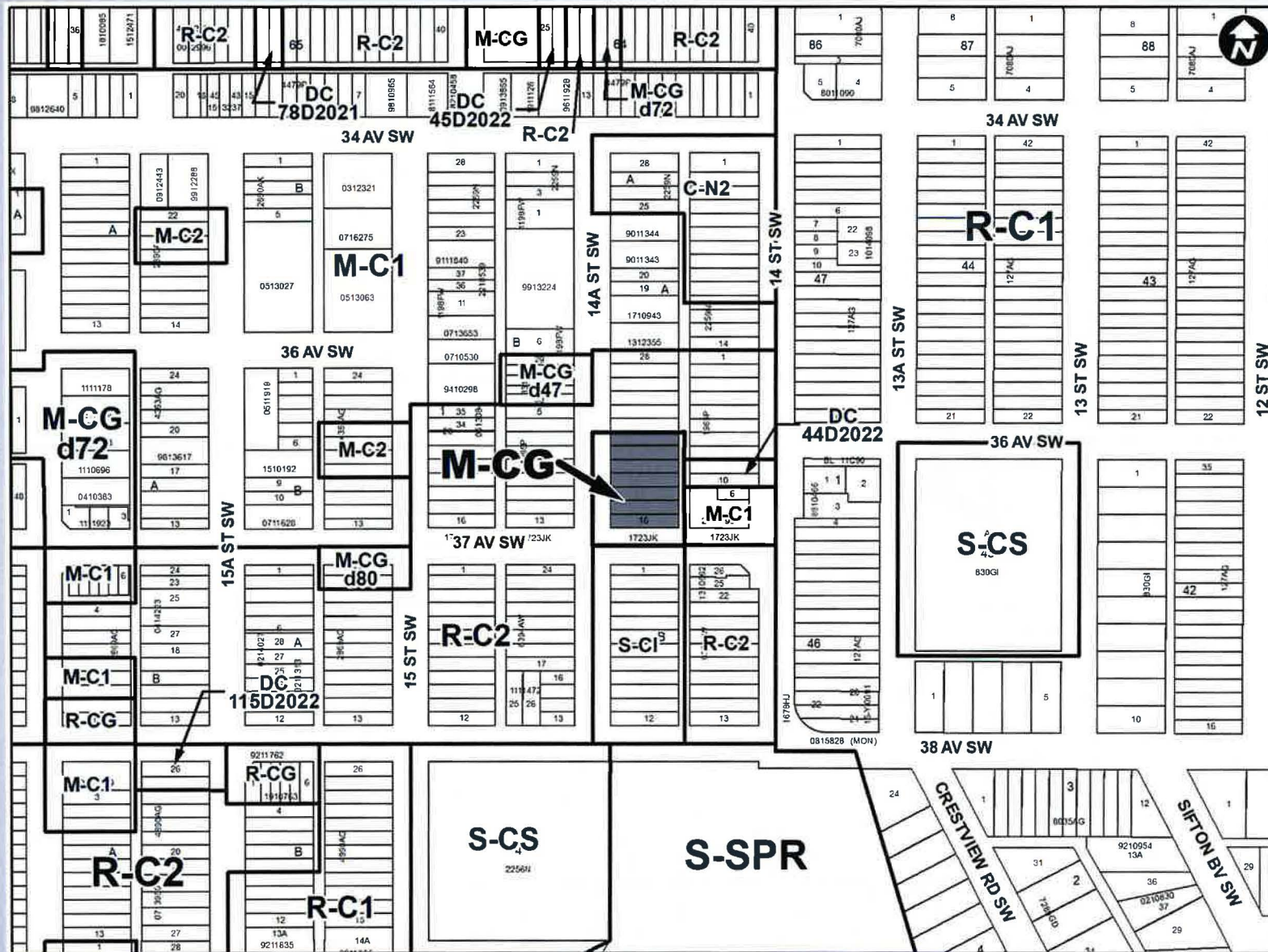


View from Subject Site Looking EAST on 14A ST SW

- 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



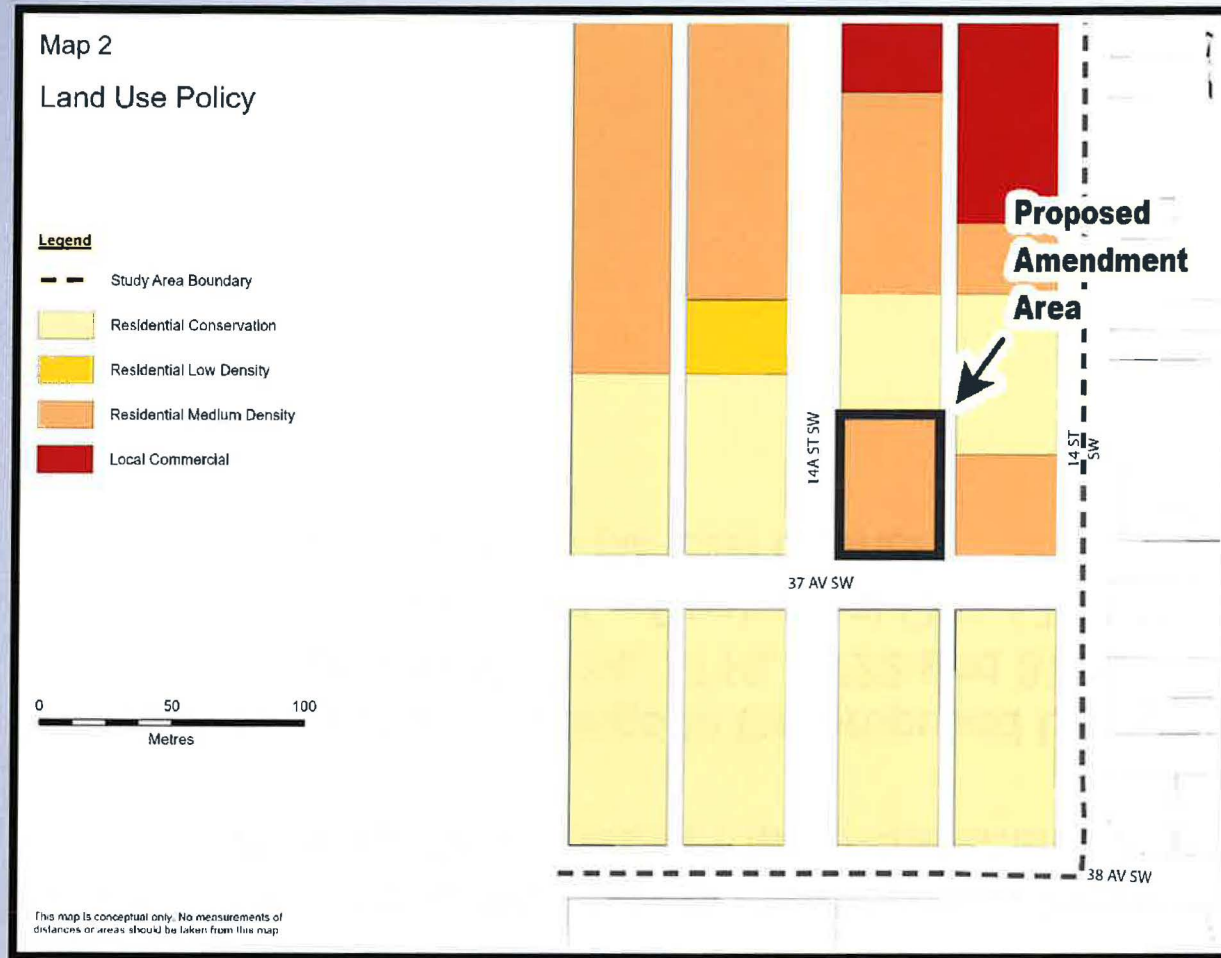




**Proposed M-CG District:**

- intended to be applied in close proximity or adjacent to low-density residential development;
- has a maximum height of 12 metres; and
- maximum density of 111 units per hectare (would allow a maximum of 22 dwelling units on this site).





**Section 2.3 Policy, subsection 2.3.4, at the end of the paragraph add the following:**

“ For the sites located at 3714, 3718, 3722 and 3726 – 14A Street SW the M-CG designation is considered appropriate.”

## 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 0.20 hectares  $\pm$  (0.50 acres  $\pm$ ) located at 3714, 3718, 3722 and 3726 – 14A Street SW (Plan 1965P; Block A, Lots 16-22) from Residential – Contextual One / Two Dwelling (R-C2) to Multi-Residential – Contextual Grade-Oriented (M-CG) District.