



Public Hearing of Council

Agenda Item: 6.1.2



LOC2021-0173 / CPC2022-1309
Land Use Amendment
February 7, 2023

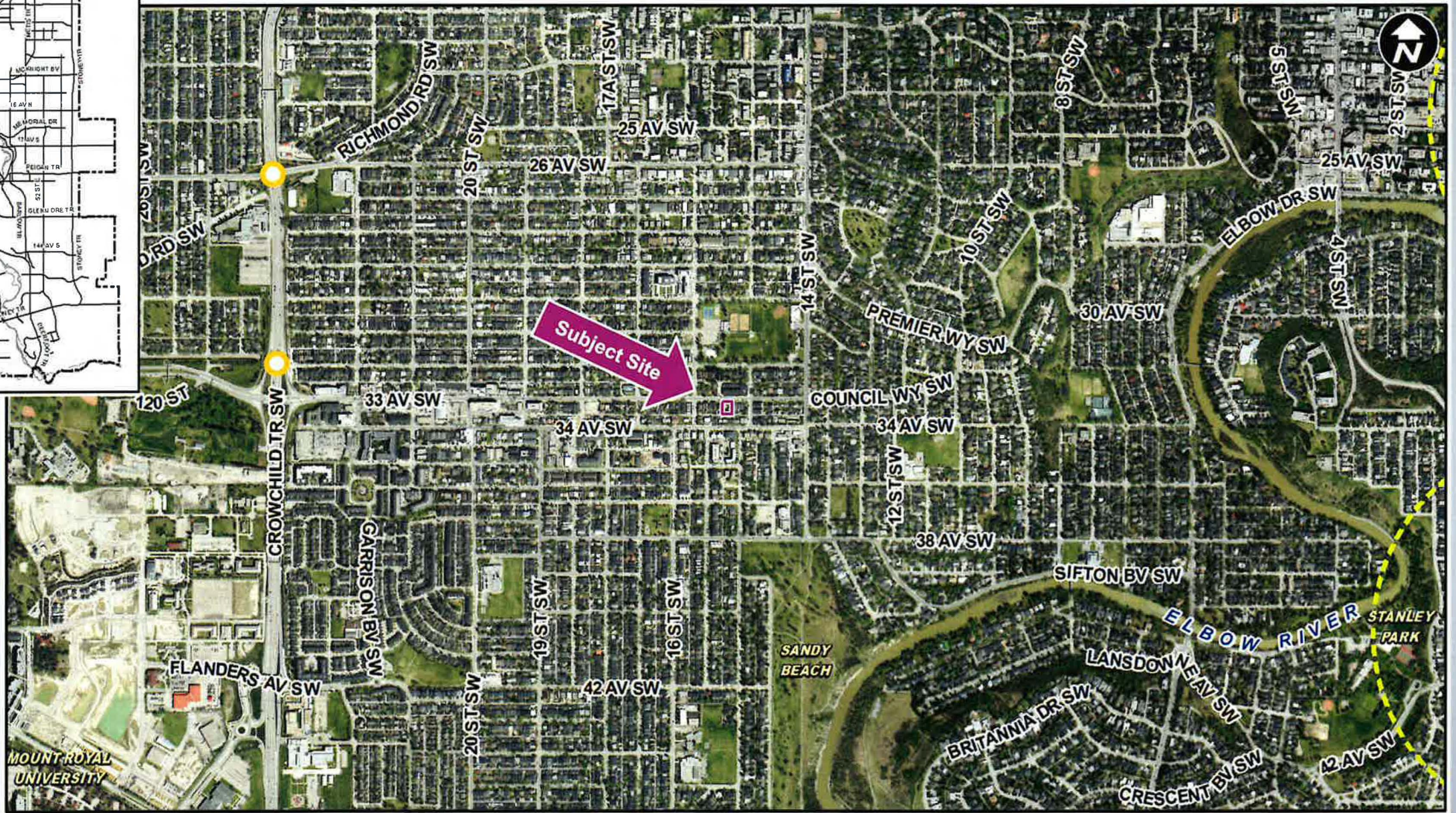
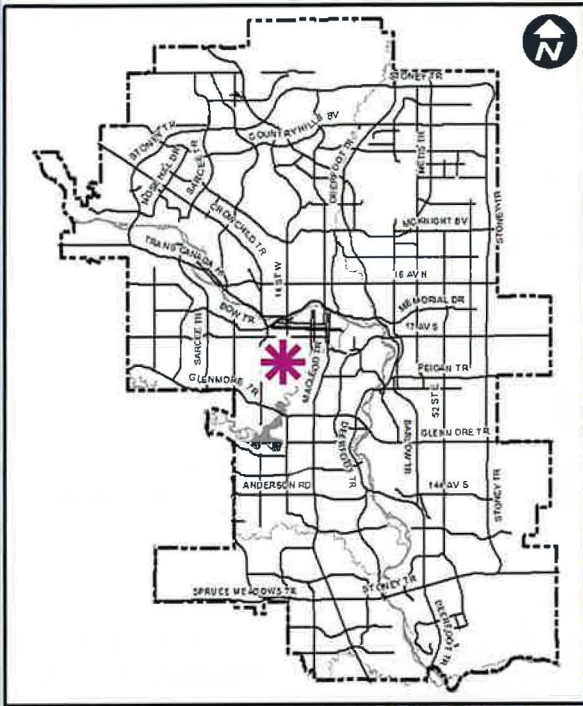
CITY OF CALGARY
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ITEM: 6.1.2 CPC 2022-1309
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CITY CLERK'S DEPARTMENT



Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 12P2023** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 21D2023** for the redesignation of 0.12 hectares \pm (0.30 acres \pm) located at 1615 and 1619 – 33 Avenue SW (Plan 4479P, Block 65, Lots 31 to 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

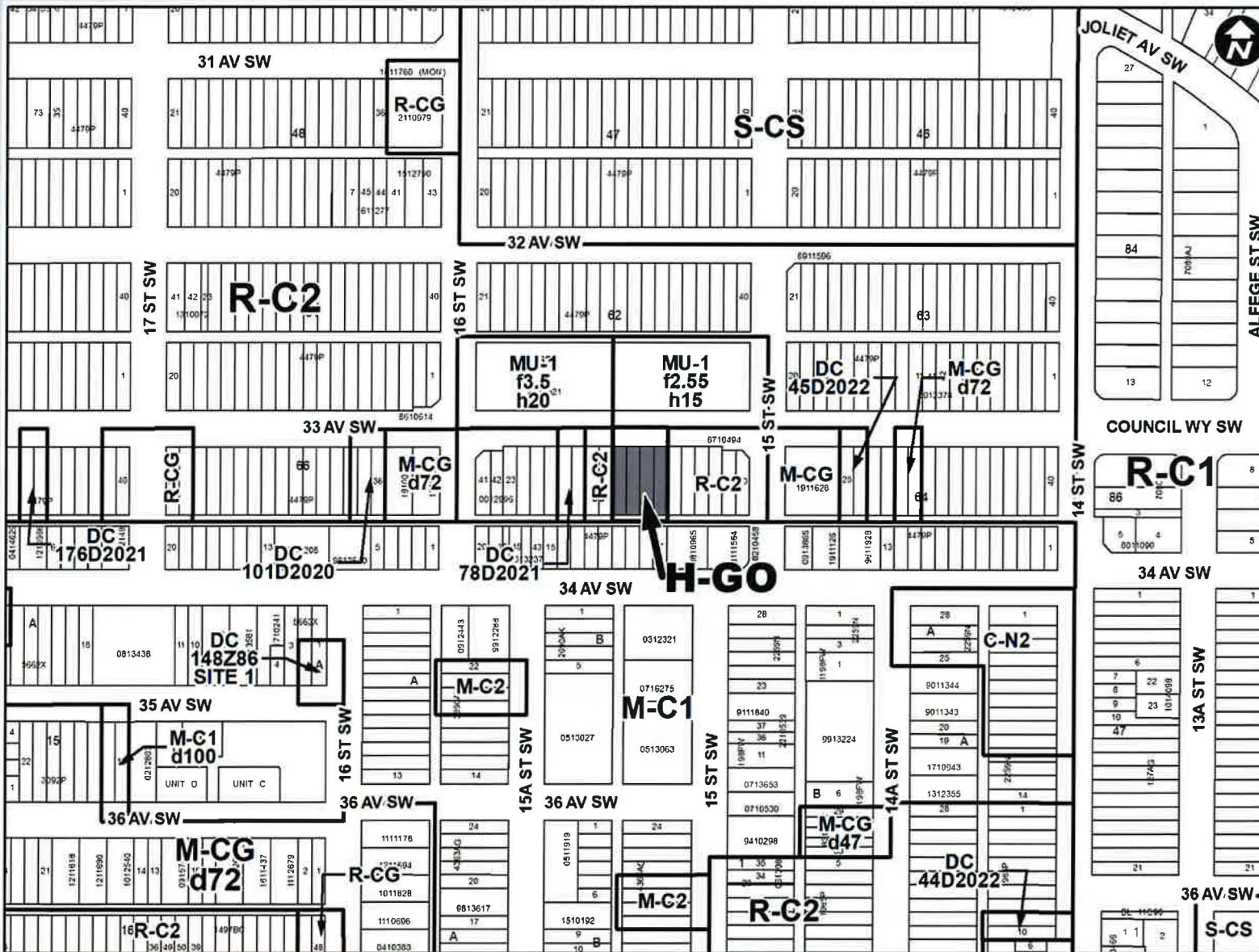


- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

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 H-GO District:

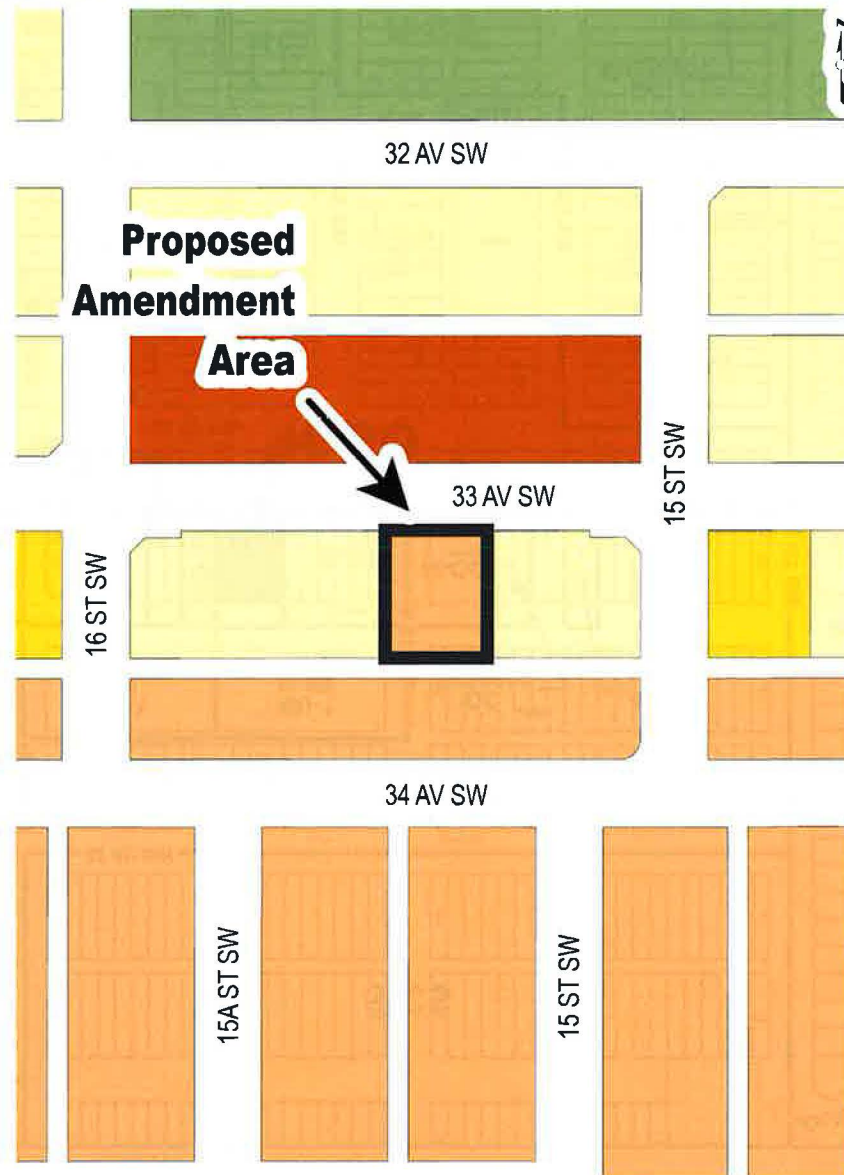
- Accommodates attached grade-oriented development
- Scale consistent with low density residential districts
- Supported in areas within 200 metres of a Main Street (33 Ave SW)

Map 2

Land Use Policy

Legend

-  Residential Conservation
-  Residential Low Density
-  Residential Medium Density
-  Community Mid-Rise
-  Open Space



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

Proposed Amendment (Map 2):

Reclassify subject parcels from “Residential Conservation” to “Residential Medium Density”

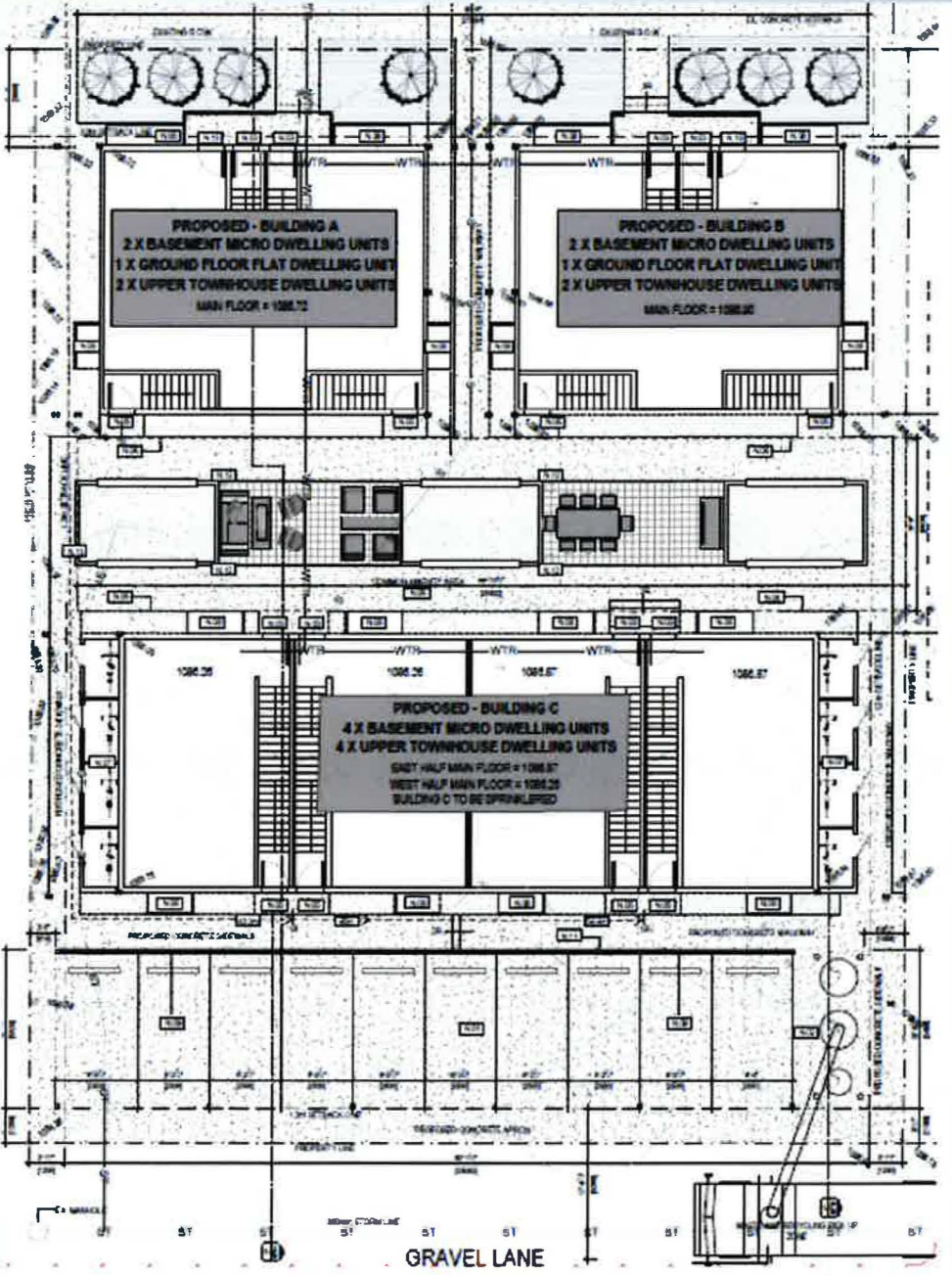
- Accommodates multi-residential development
- scale, mass and height compatible to adjacent conservation and infill development



- Three multi-residential buildings (18 units total)
- Central courtyard (common amenity area)
- Eight (8) alternative mobility storage

Lane

- Ten (10) vehicular parking stalls (covered carport)
- Consolidated waste/recycling facilities (Molok bins)

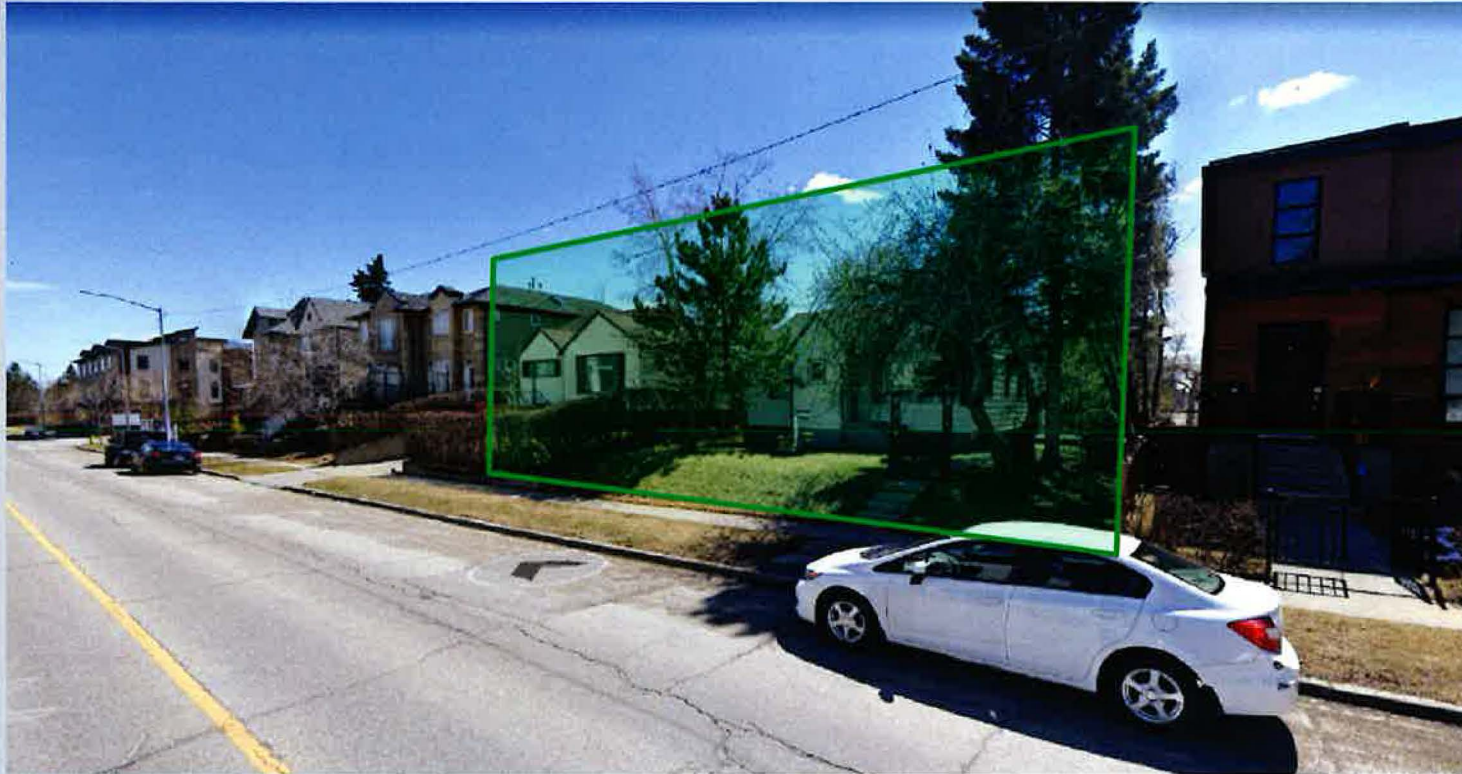


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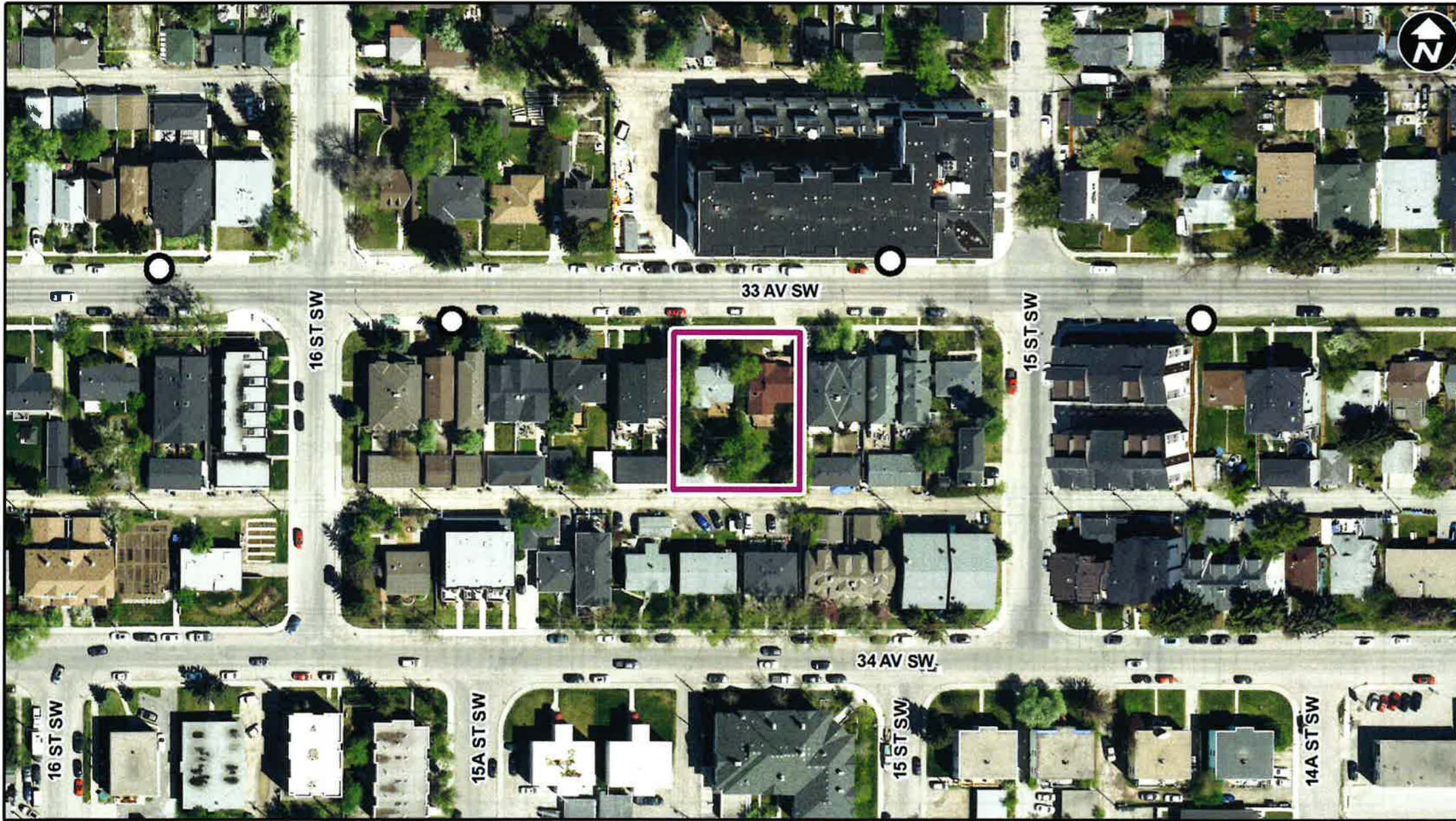
Supplementary Slides



33 Avenue SW



Rear Lane



- 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:
 0.12 ha
 30 m x 38 m

