

Public Hearing of Council

Agenda Item: 6.1.7



LOC2022-0131 / CPC2022-1329 Policy and Land Use Amendment

April 4, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

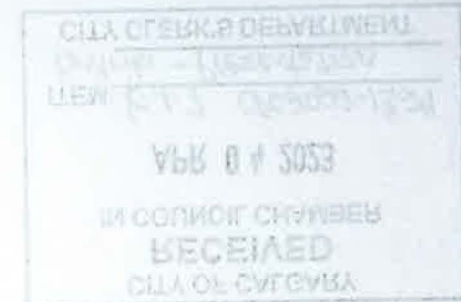
APR 04 2023

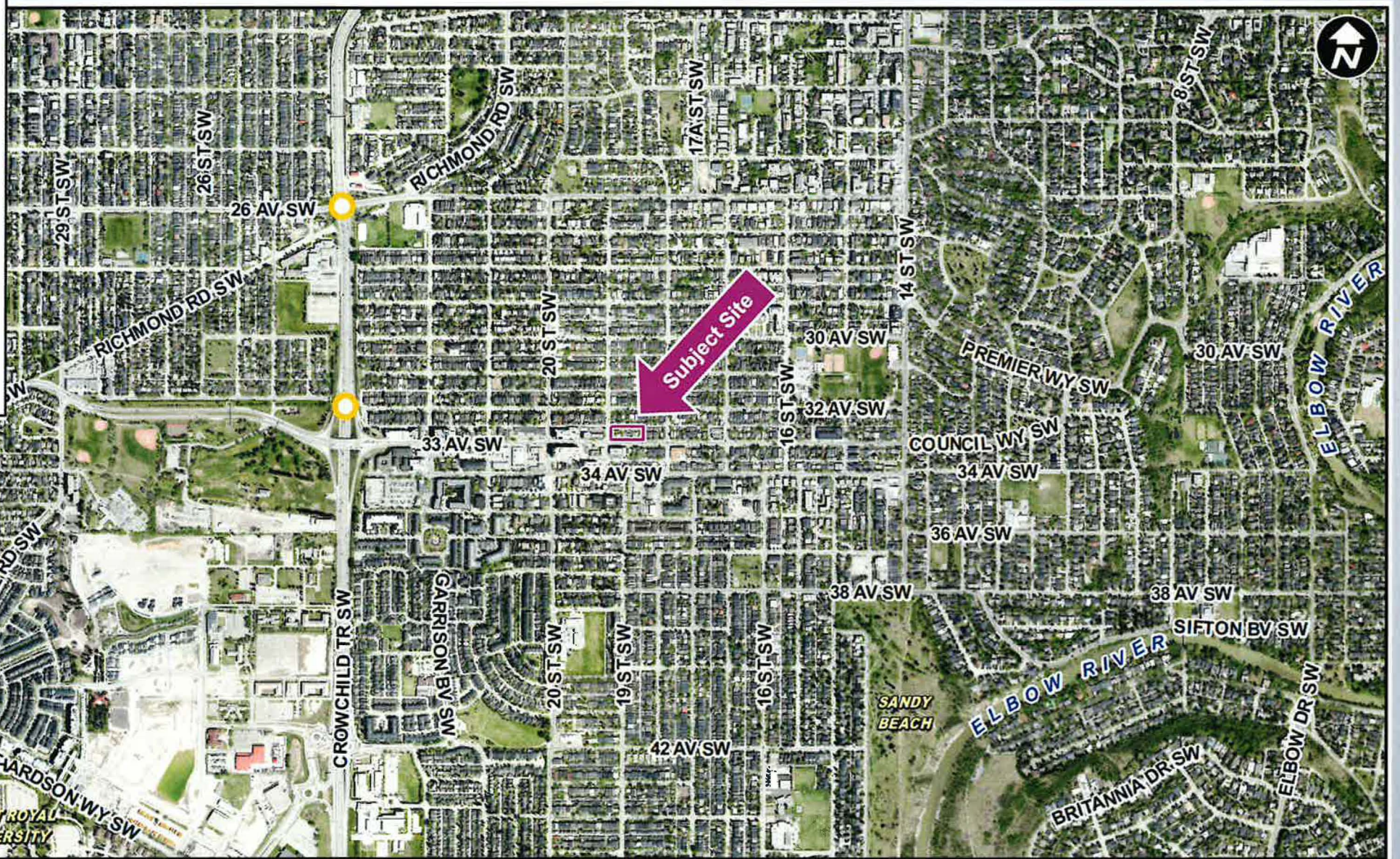
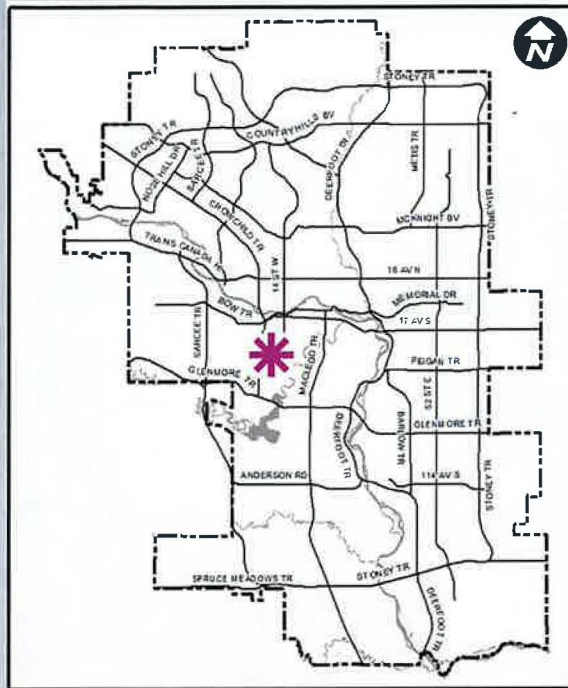
ITEM: 6.1.7 CPC2022-1329
Distrib - Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

That Council:

1. Give three readings to the to **Proposed Bylaw 17P2023** for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 18P2023** for amendments to the Marda Loop Area Redevelopment Plan (Attachment 3); and
3. Give three readings to **Proposed Bylaw 45D2023** for the redesignation of 0.35 hectares $\pm$ (0.86 acres $\pm$) located at 1918, 1922, 1924, 1928, 1932, 1936, and 1940 – 33 Avenue SW (Plan 4479P, Block 59, Lots 9 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.6h23) District.

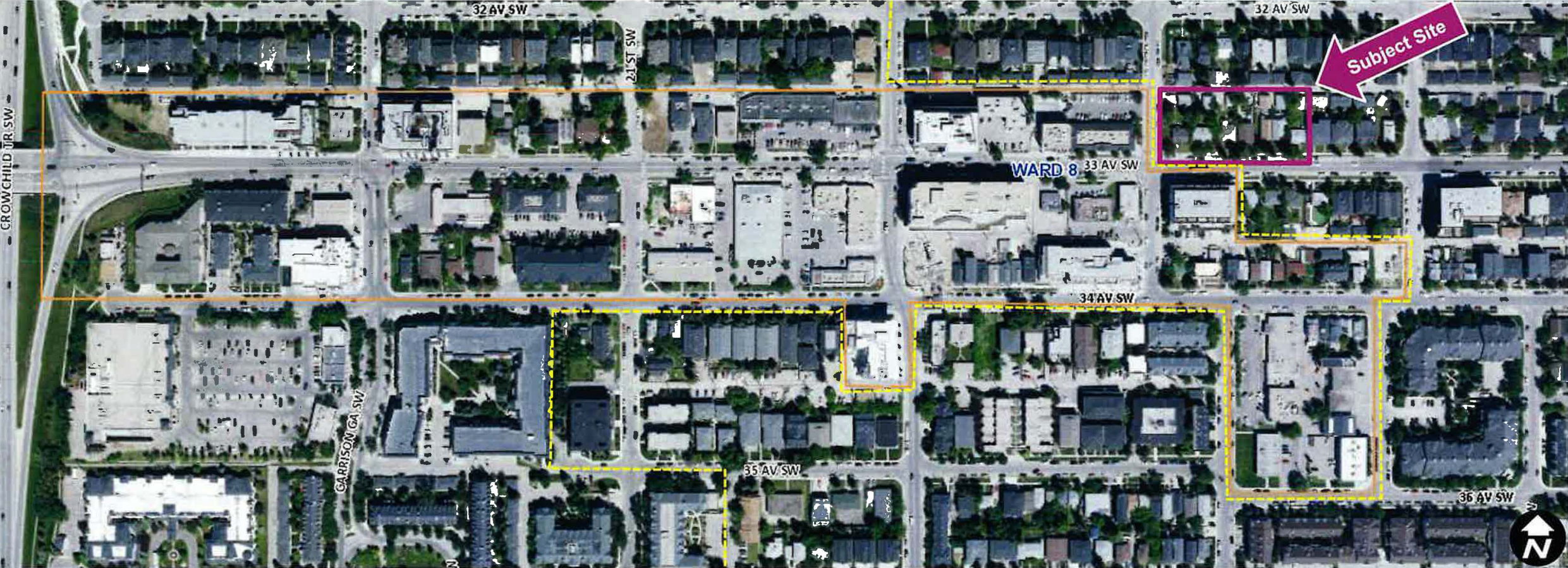




LEGEND

-  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
- Marda Loop Community
 - South Calgary Community





Site Photo – Looking Northeast

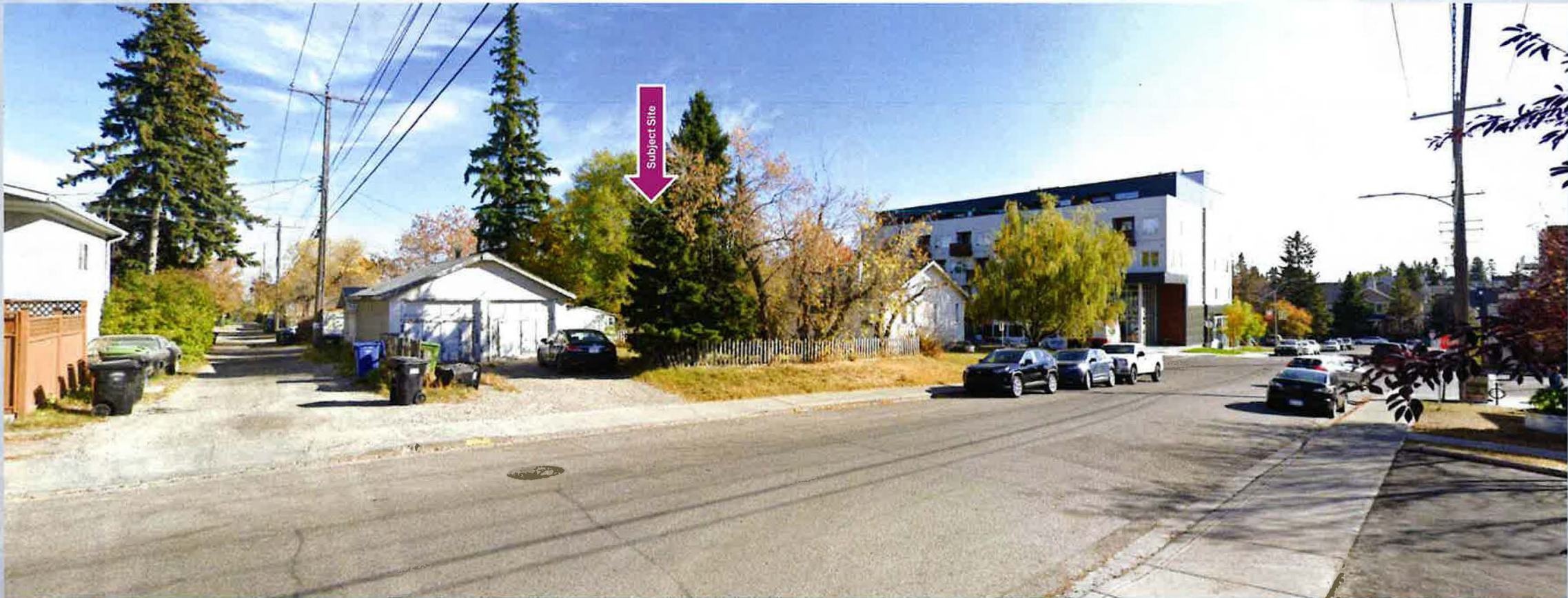
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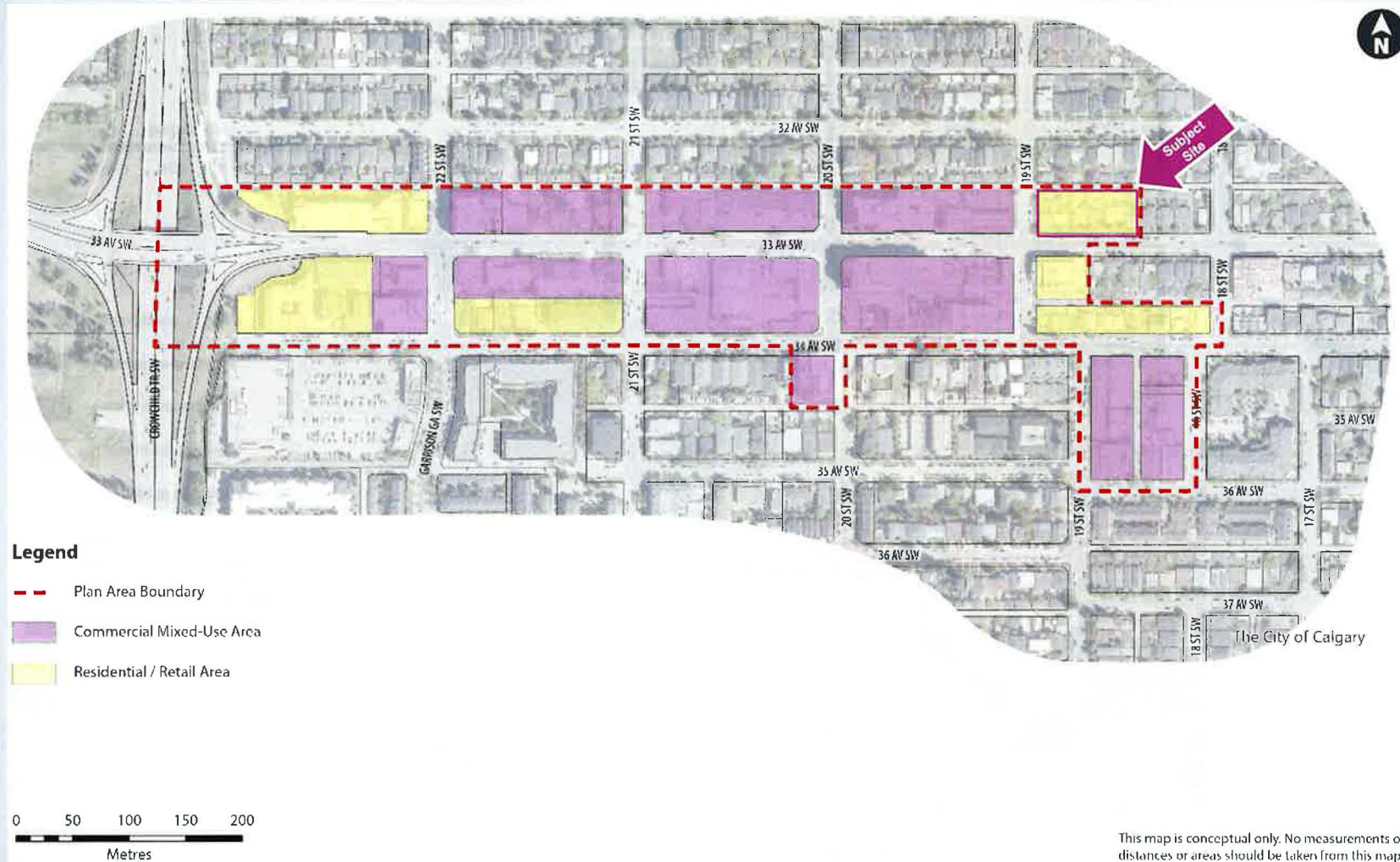


Site Photo – Looking Southeast

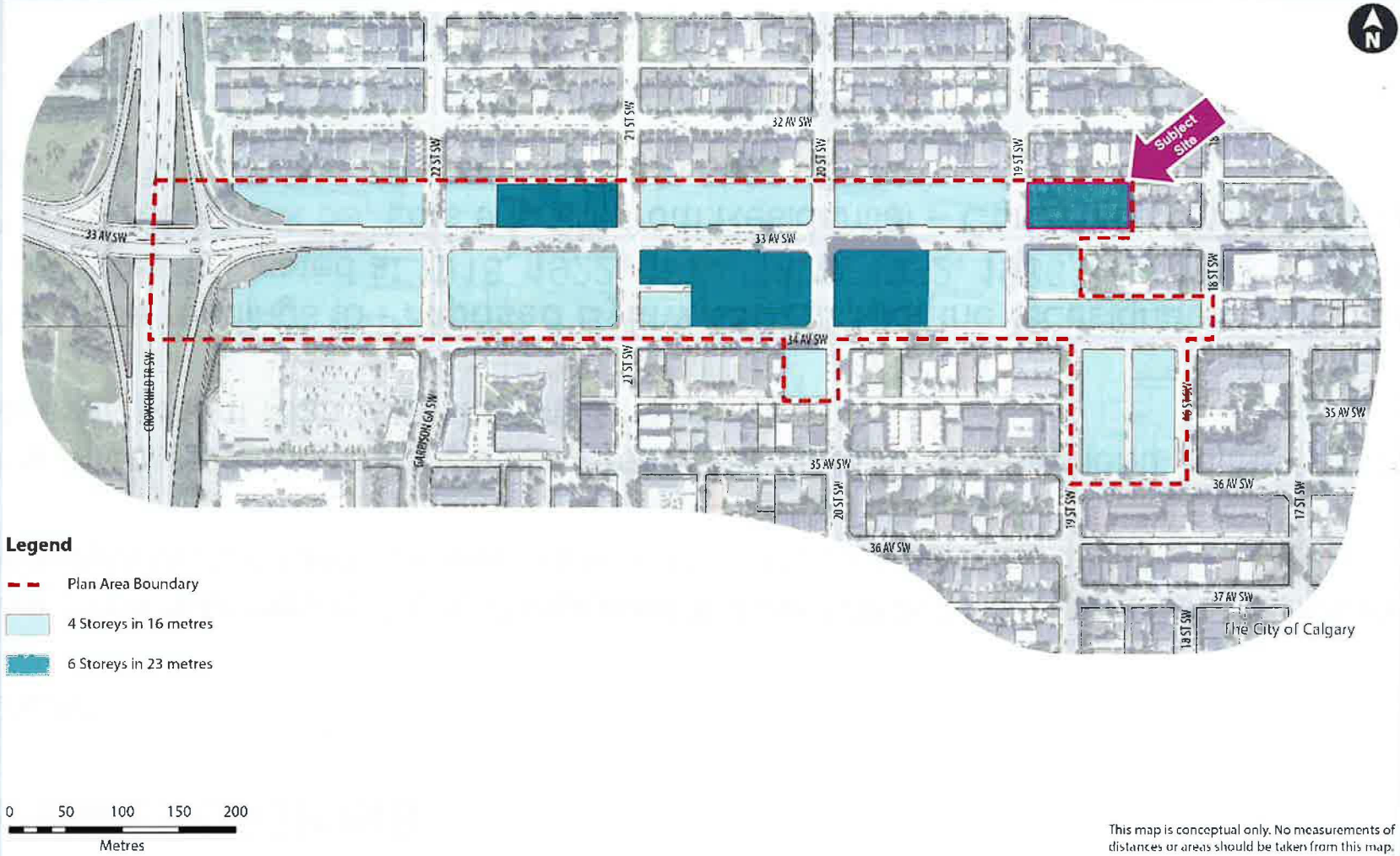
6



Map 3.1: Land Use Policy Areas



Map 4.2: Maximum Building Heights



RECOMMENDATIONS:

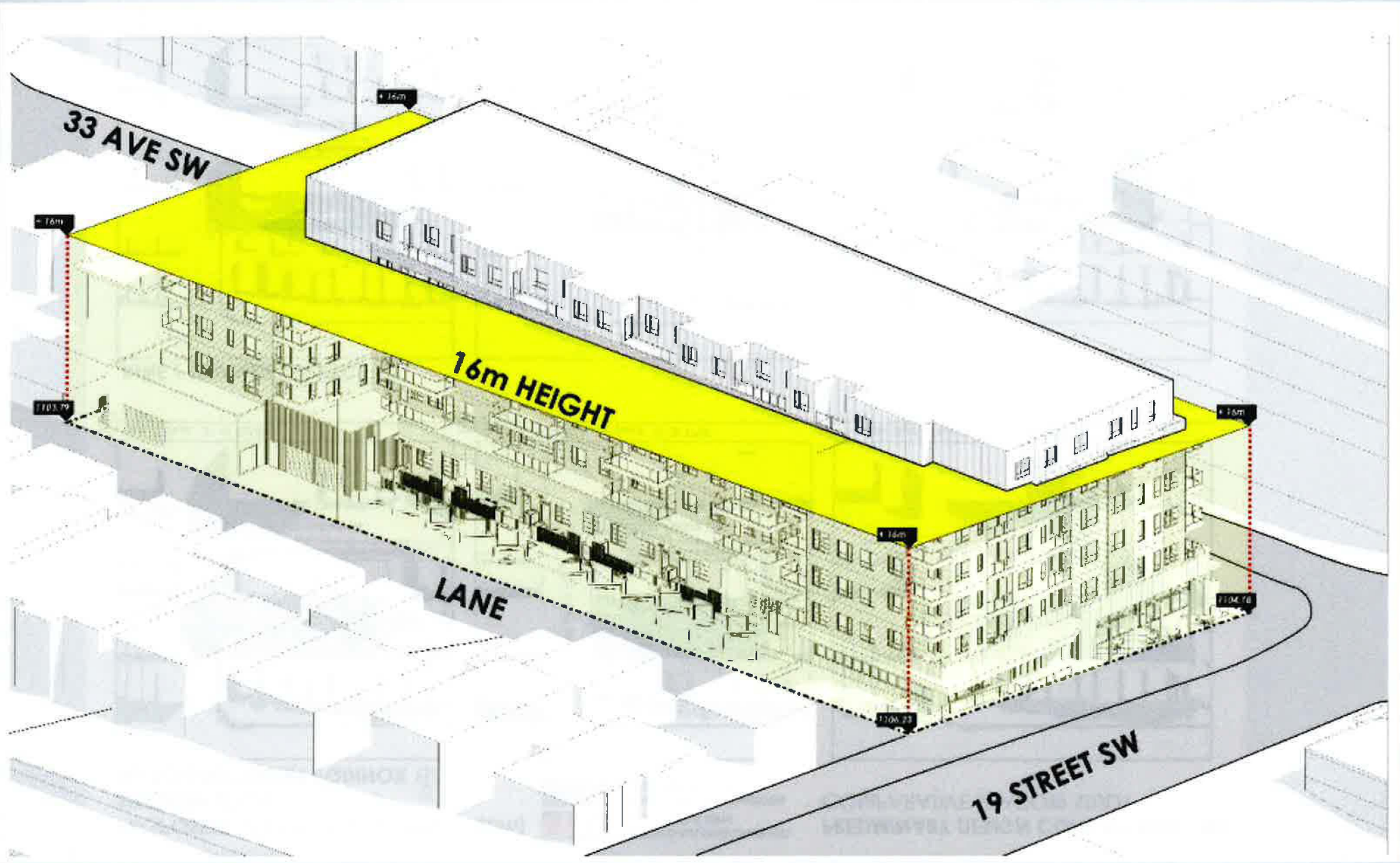
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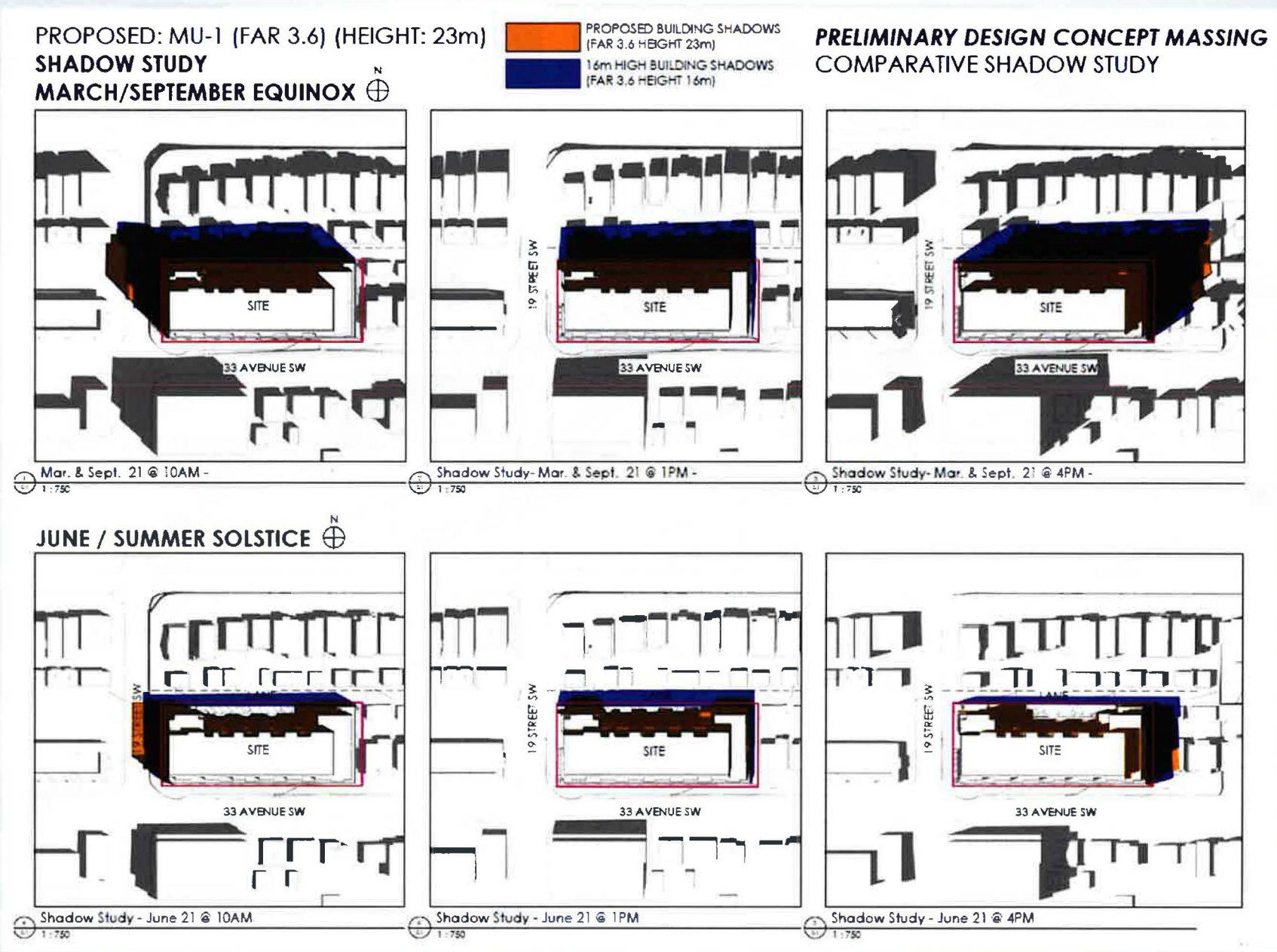
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Supplementary Slides

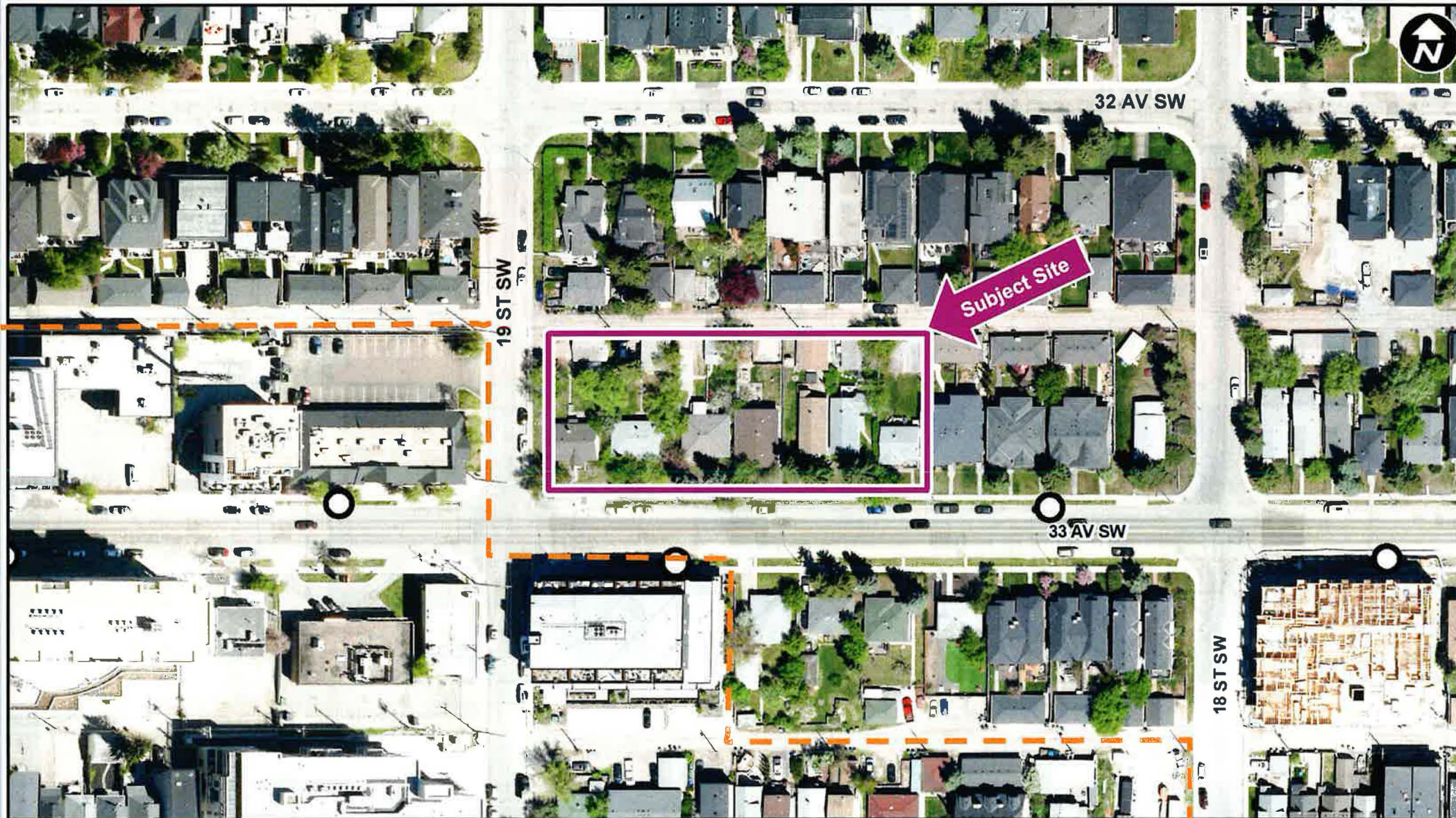


19 STREET SW (WEST) ELEVATION









LEGEND

- Bus Stop
- Marda Loop ARP Boundary

Parcel Size:

**0.35 ha
91.3m x 38m**

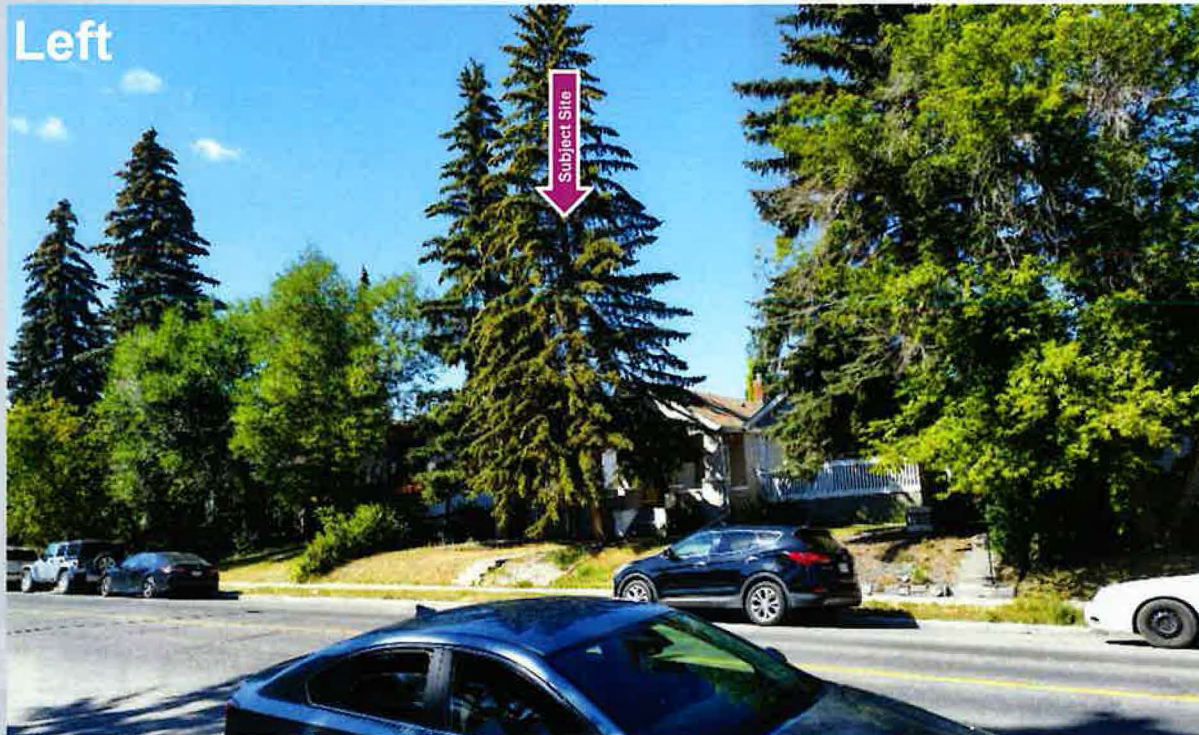


Site Photo – Looking North 19





Site Photo – Looking North 20





Site Photo – Looking West 21

