

Public Hearing of Council

Agenda Item: 6.1.6

1



LOC2022-0153 / CPC2023-0202 Policy and Land Use Amendment

April 4, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

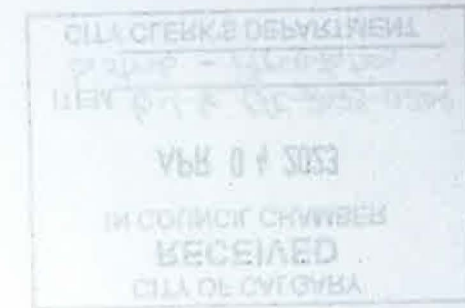
APR 04 2023

ITEM: 6.1.6 CPC-2023-0202
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

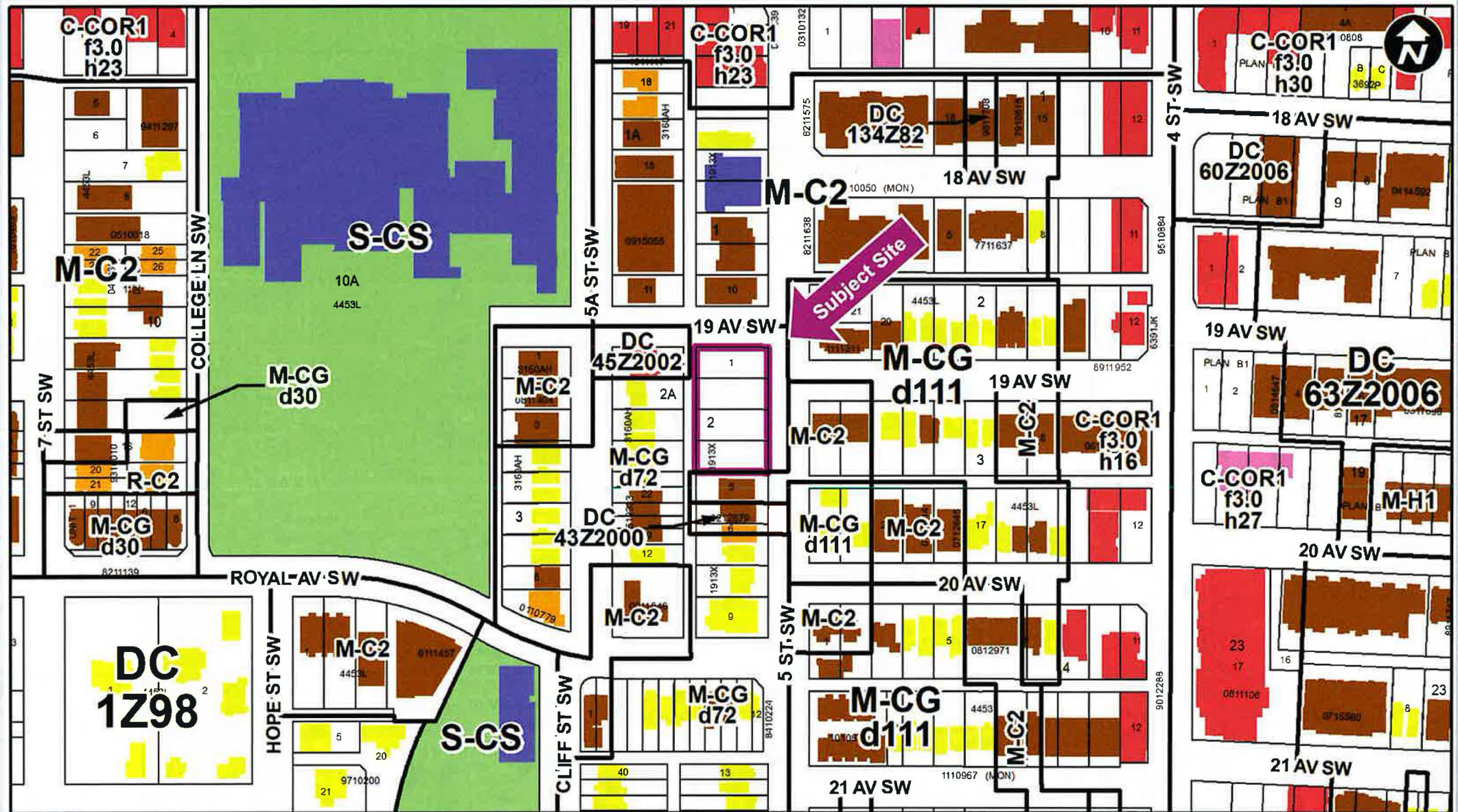
That Council:

1. Give three readings to **Proposed Bylaw 21P2023** for the amendment to the Cliff Bungalow Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 51D2023** for the redesignation of 0.21 hectares \pm (0.52 acres \pm) located at 1901, 1905, 1913, 1915 – 5 Street SW (Plan 1913X, Block 2, Lots 1 to 4) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – High Density Low Rise (M-H1f3.0h24) District.



LEGEND

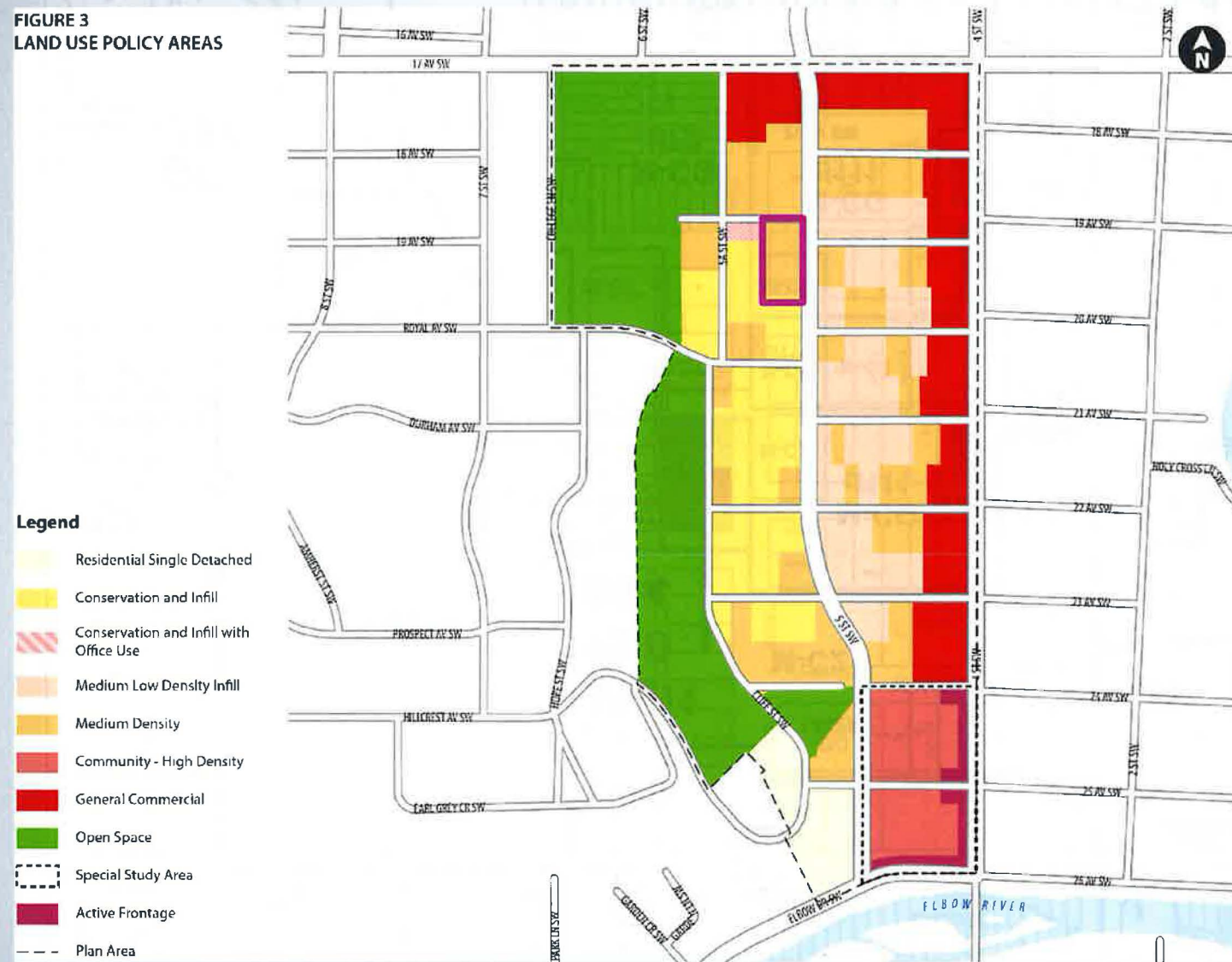
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



Policy Amendment – Cliff Bungalow Area Redevelopment Plan (1984)

6

FIGURE 3
LAND USE POLICY AREAS



Proposed Amendment (Figure 3) (Replace Land Use Policy Areas):

Re-designate subject parcels from
'Conservation and Infill' to 'Medium
Density':

- Accommodates multi-residential development;
- Scale and mass compatible to adjacent conservation and infill development.

Calgary Planning Commission's Recommendation:

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Supplementary Slides

5 ST SW Interface

Perspective View looking South West







Site Photo – Looking South along the Rear Alley 12



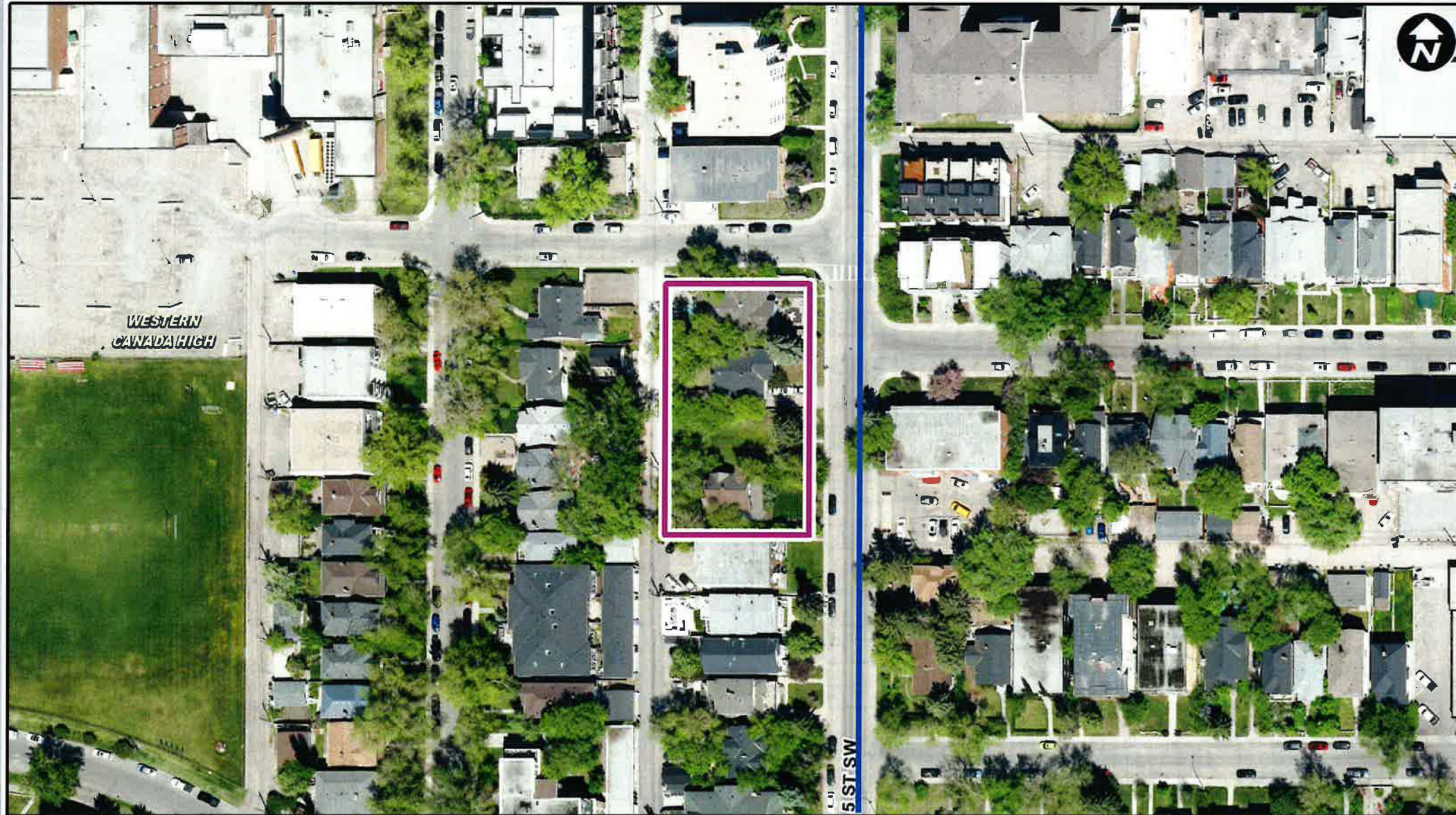
Site Photos – Looking West towards the Subject Site 13











LEGEND

Cycle Track



Parcel Size:

**0.21 ha
60m x 35m**

