



Calgary Planning Commission

Agenda Item: 7.2.2

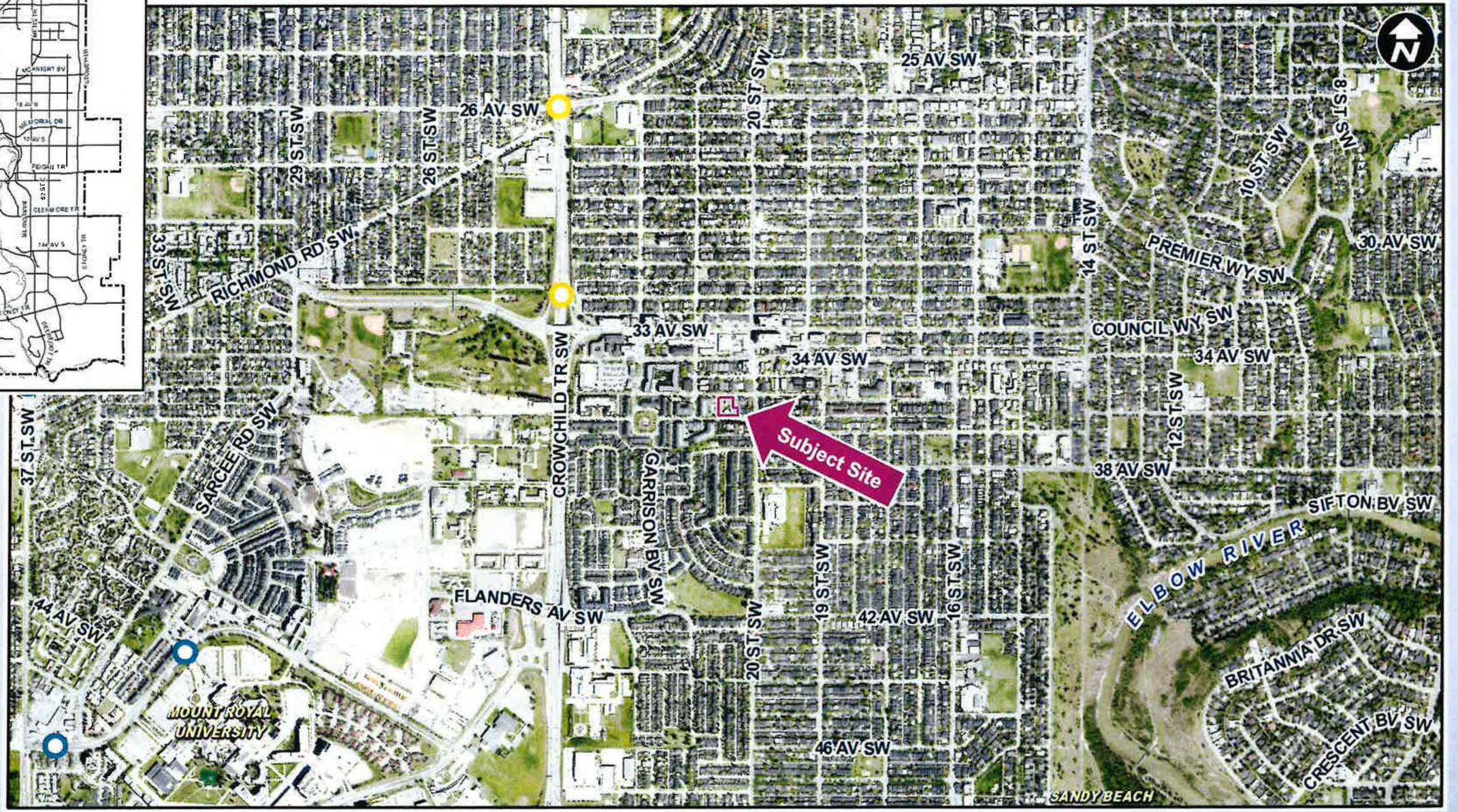
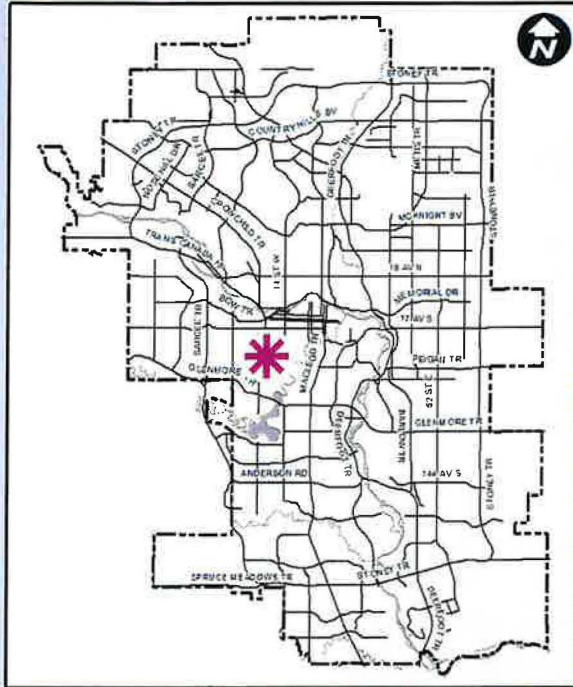
LOC2022-0056
Land Use Amendment
April 20, 2023

CITY OF CALGARY
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IN COUNCIL CHAMBER
APR 20 2023
ITEM: #7.2.2. CPC2022-0406
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CITY CLERK'S DEPARTMENT

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/Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.28 hectares \pm (0.70 acres \pm) located at 2116, 2120 and 2124 – 36 Avenue SW and 2121 and 2127 – 35 Avenue SW (Plan 5730AJ, Block 1, Lots 1 and 2; Plan 5730AJ, Block 1, Lots 3 to 8) from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) 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
○ Bus Stop

Parcel Size:

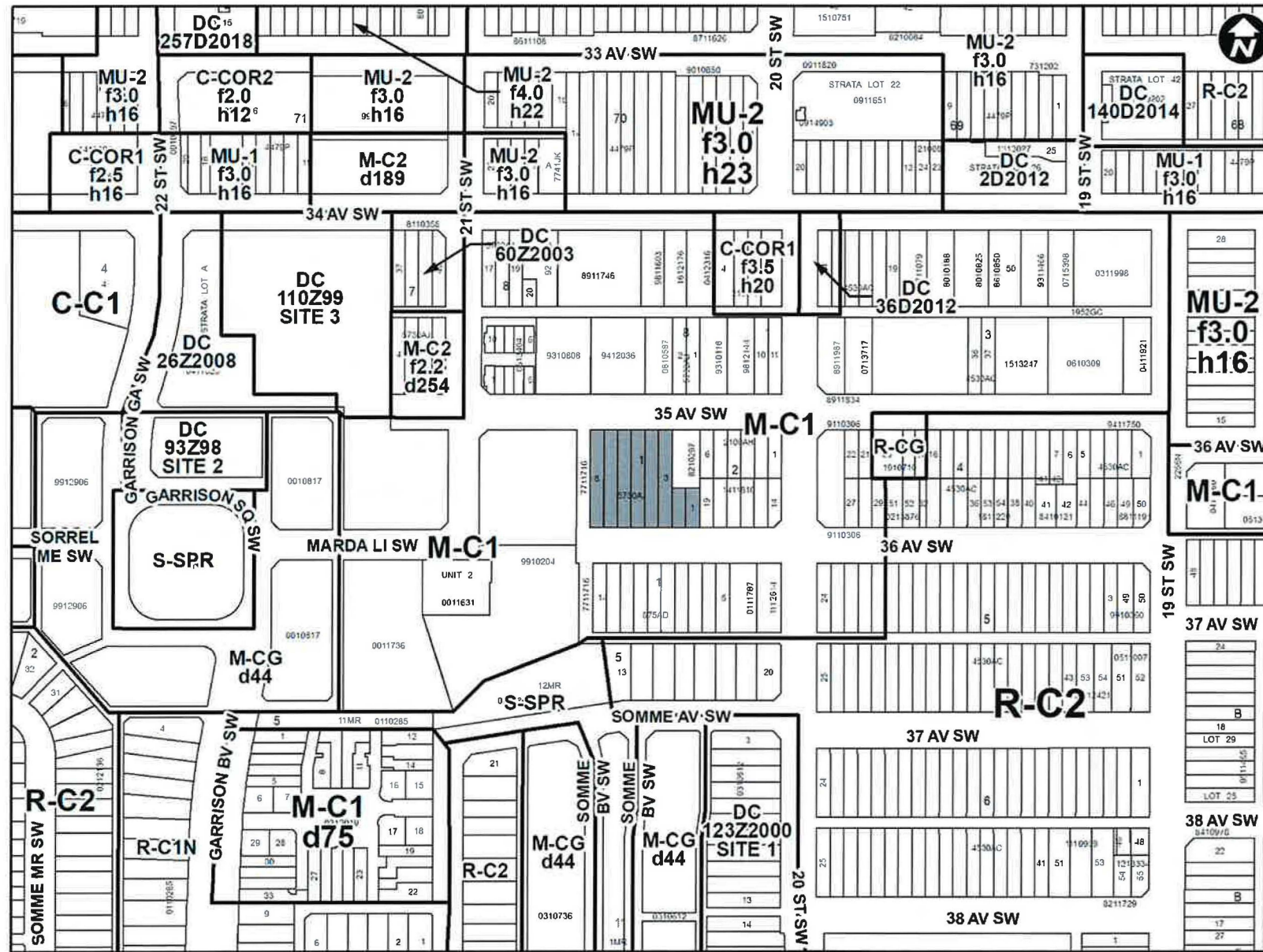
.28 ha
61m x 54m

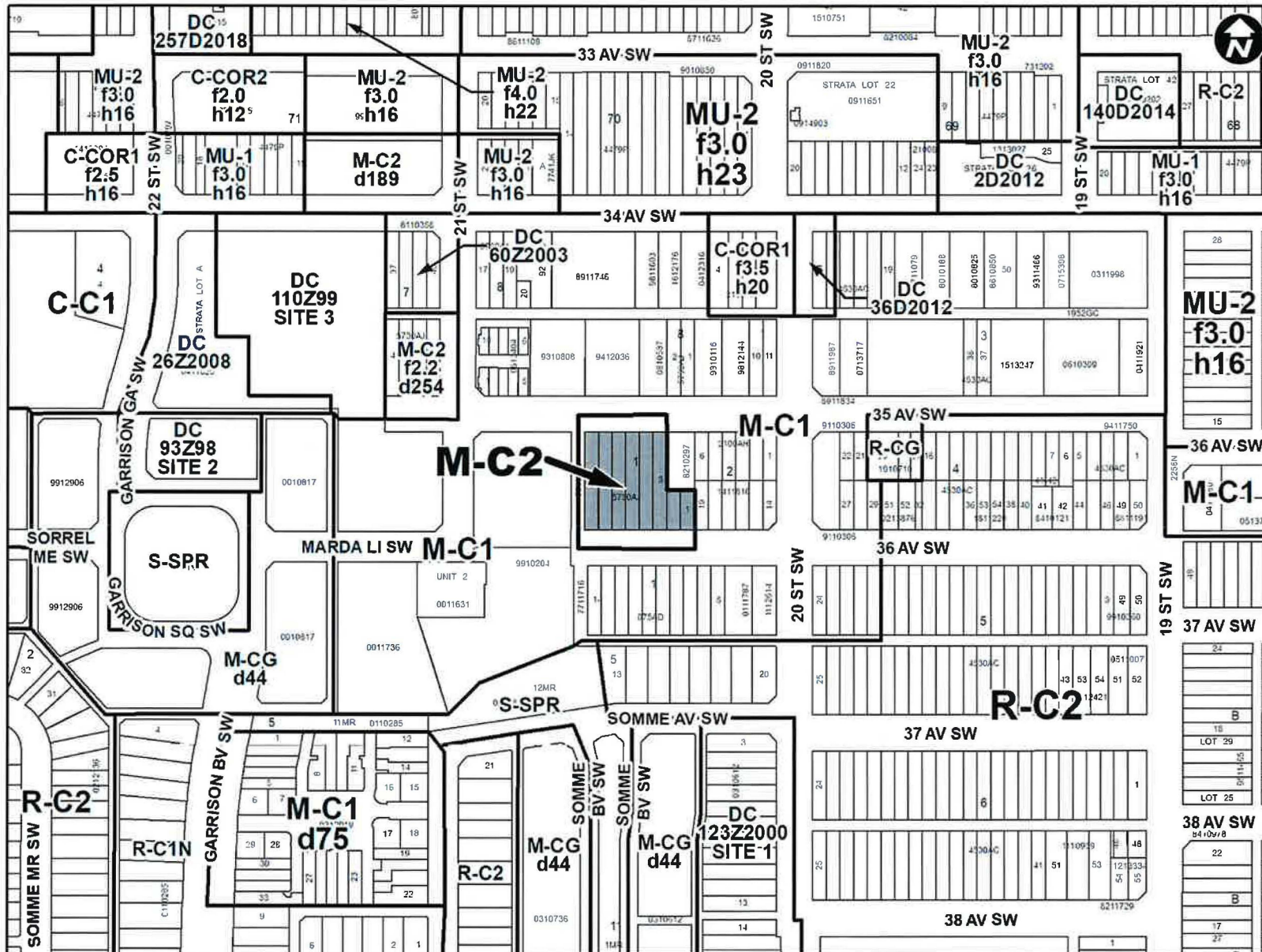












Proposed M-C2 District:

- Maximum 16 metres (+2m)
- Maximum 2.5 Floor Area Ratio
- Amendment to South Calgary/Altadore ARP required

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Supplementary Slides



(a) In Section 2.3 Policy, delete subsection 2.3.4 and replace with the following:

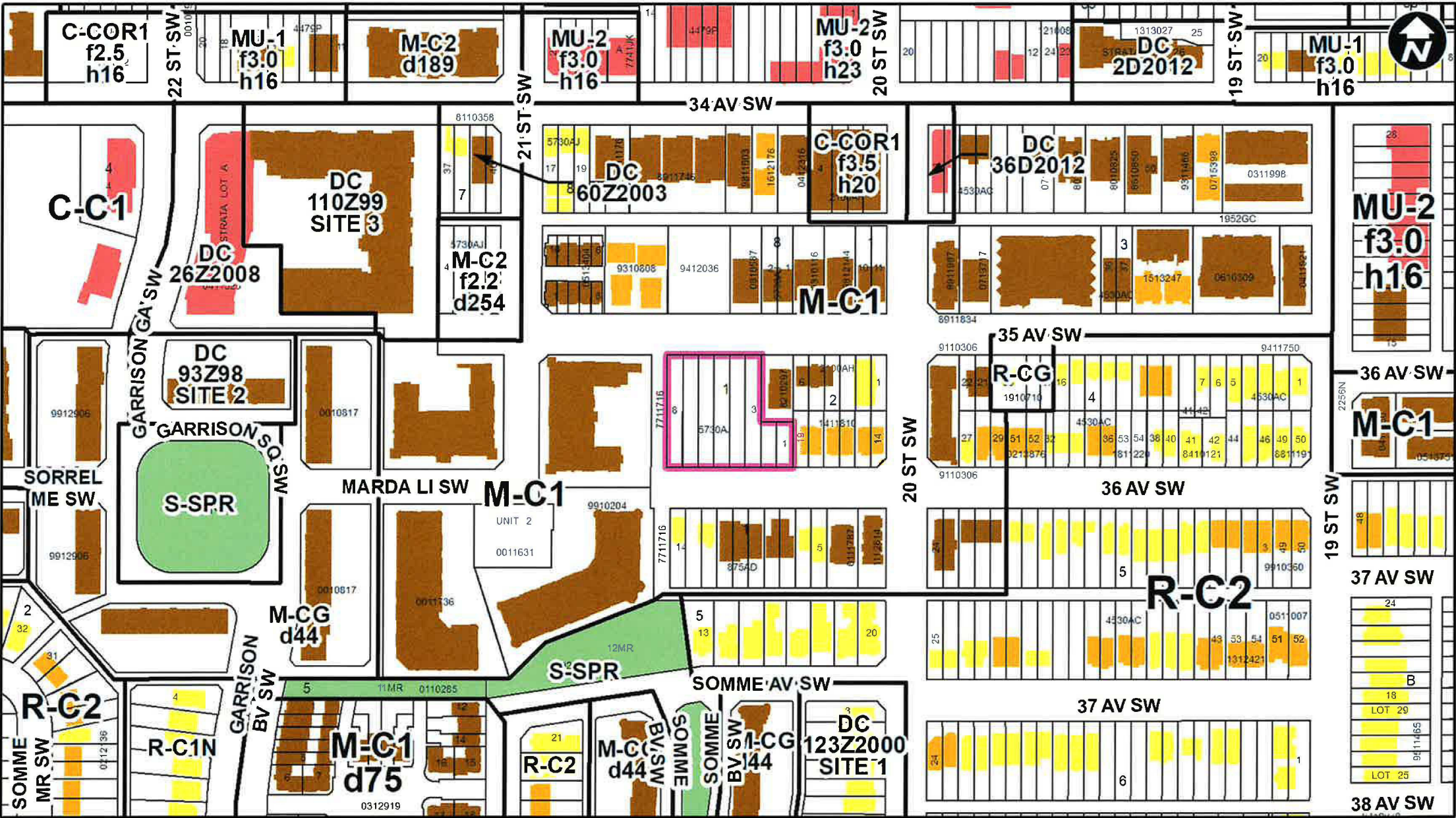
2.3.4 A medium density policy is appropriate for parts of the community to encourage redevelopment with a variety of unit types using the RM-4 designation and is encouraged to locate around activity nodes (i.e., commercial areas) or along the more major roads in the area (i.e., 26 Avenue SW).

The M-CG designation is considered appropriate for the sites located at:

- 3730 – 14A Street SW.

The M-C2 designation is considered appropriate for the sites located at:

- 3511 – 15A Street SW;
- 3711 – 15 Street SW;
- 1823, 1831, and 1835 – 28 Avenue SW;
- 2121 and 2127 – 35 Avenue SW; and
- 2116, 2120, and 2124 – 36 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