

Calgary Planning Commission

Agenda Item: 7.2.2

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LOC2023-0015

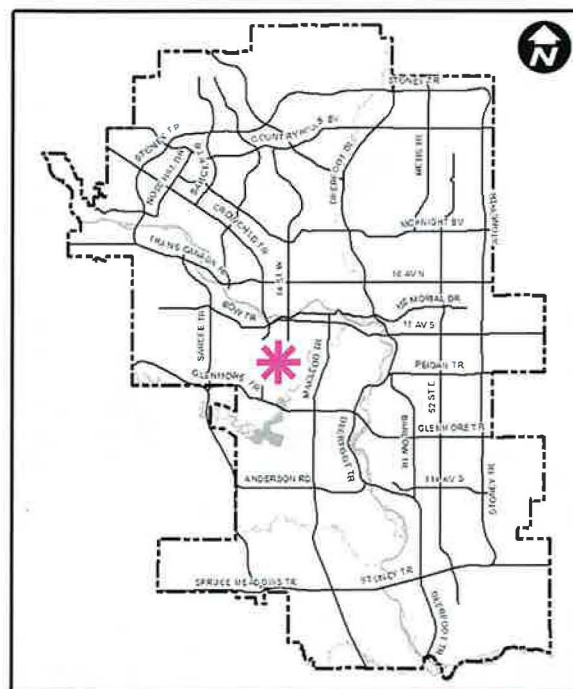
Policy Amendment and Land Use Amendment

May 18, 2023

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares $\pm$ (0.28 acres $\pm$) located at 1743 and 1747 – 36 Avenue SW (Plan 1497BC, Block 16, Lots 21 to 24) from Multi-Residential – Contextual Grade Oriented (M-CGd72) District to Housing – Grade Oriented (H-GO) District.



LEGEND

600m buffer from LRT station

LRT Stations

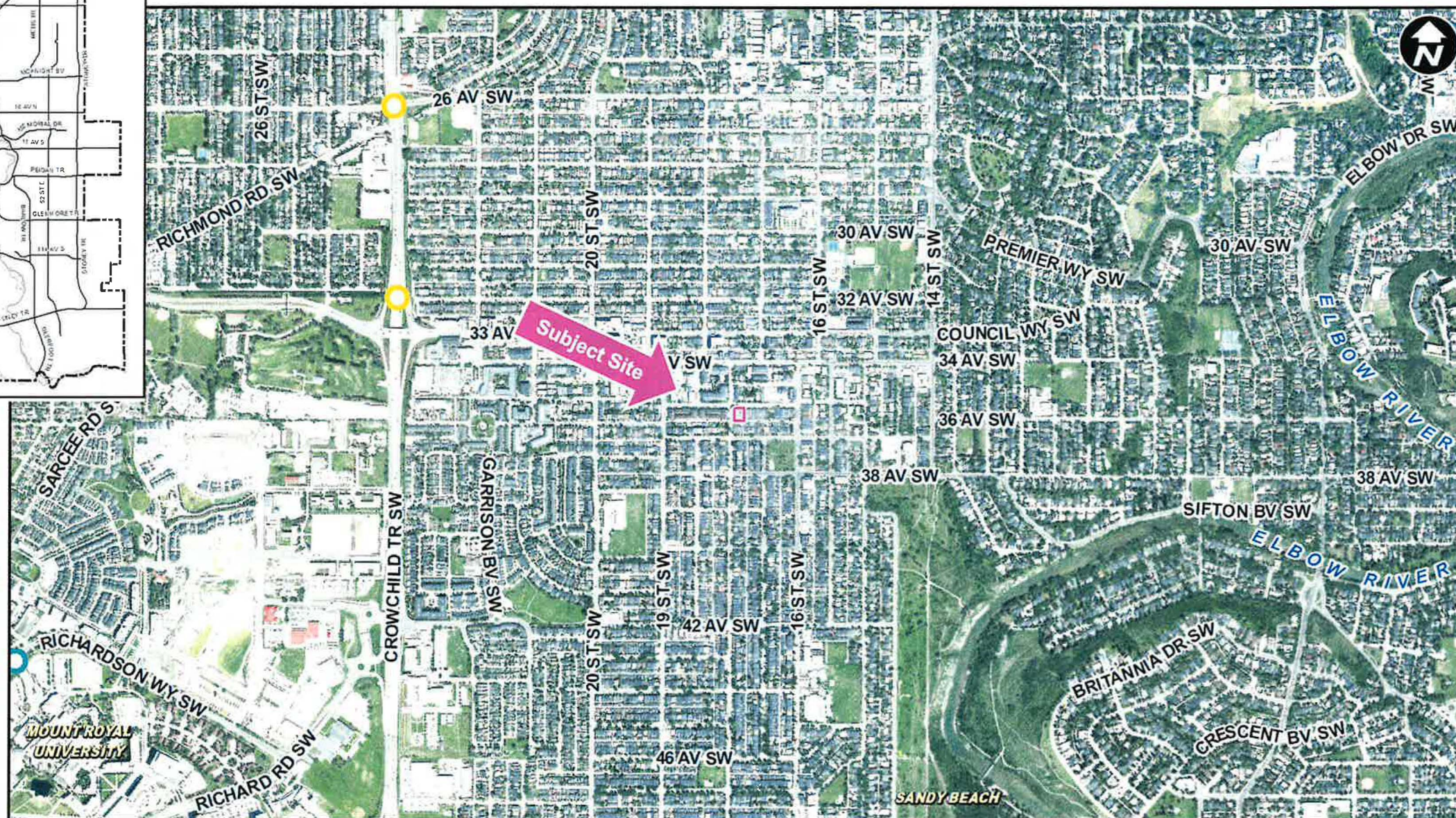
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow





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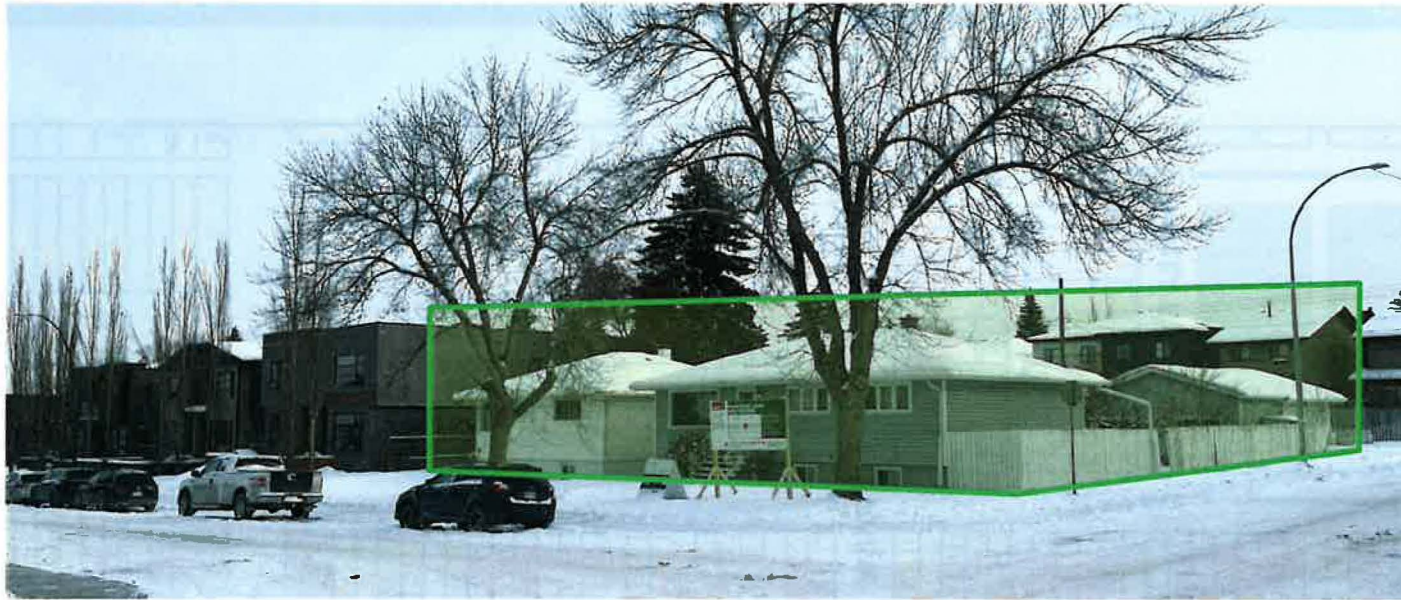
Max BRT Stops

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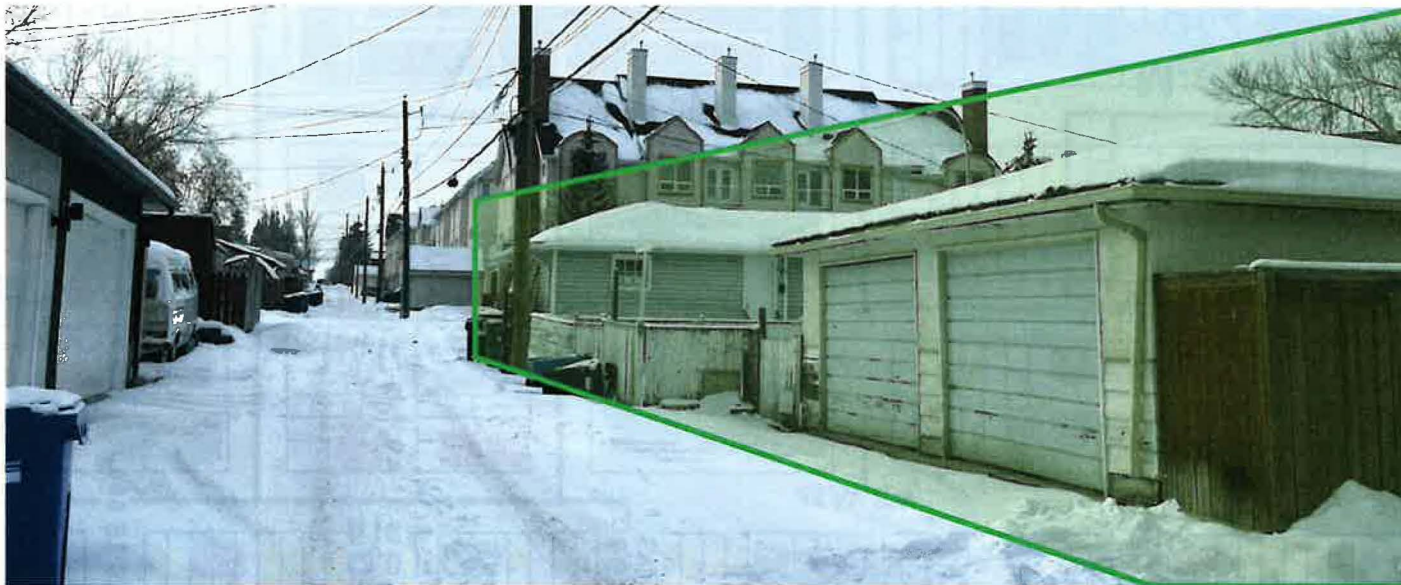
Bus Stop

Parcel Size:

0.11 ha
31m x 37m



36 Avenue SW – facing SE



Rear lane – facing NW

Surrounding Land Use

6

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



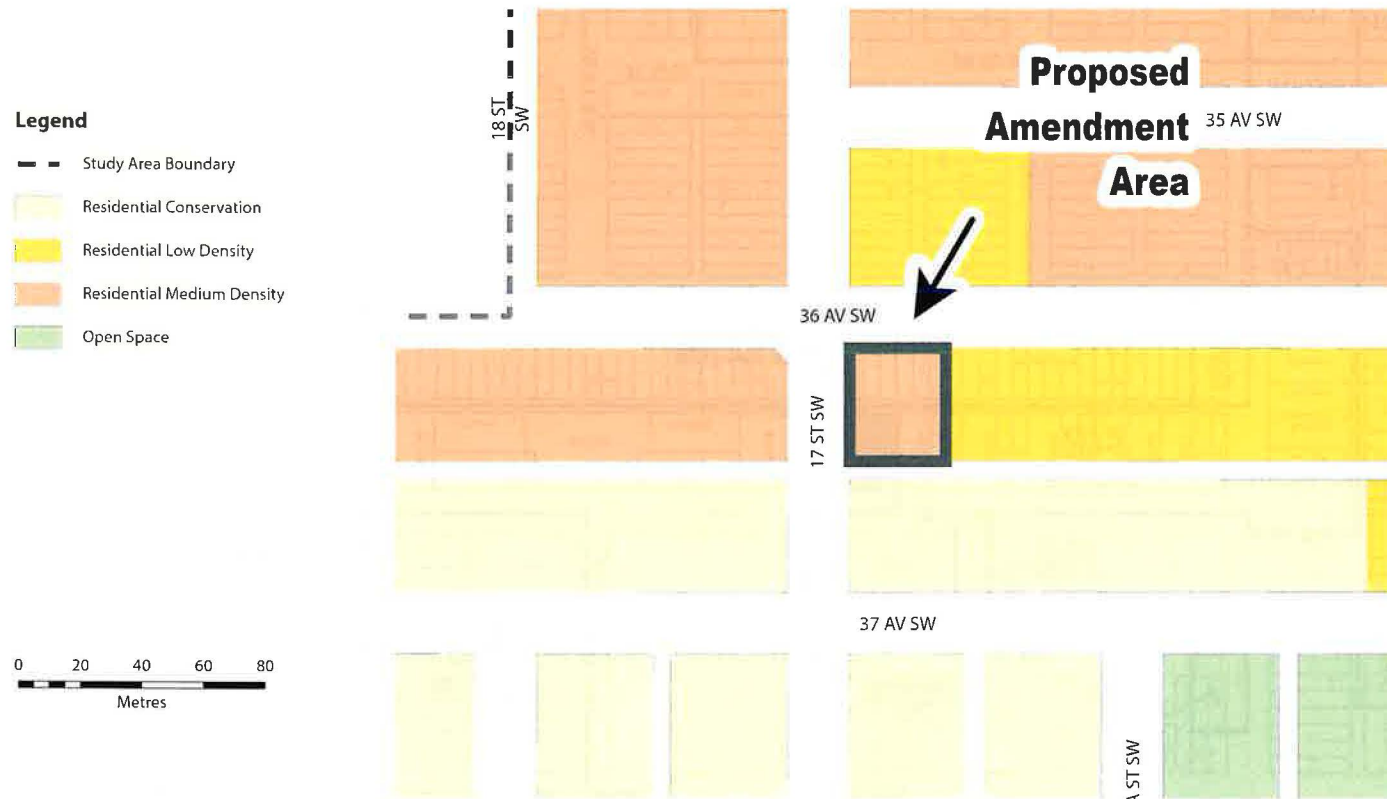


Proposed H-GO District:

- Accommodates grade-oriented development
- Dwelling units attached, stacked within shared buildings
- Scale consistent with low density residential districts
- Supported in areas within 200 metres of a Main Street area (33 Avenue SW)

Policy Amendment to the South Calgary/Altadore Area Redevelopment Plan

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Proposed Amendment (Map 2):

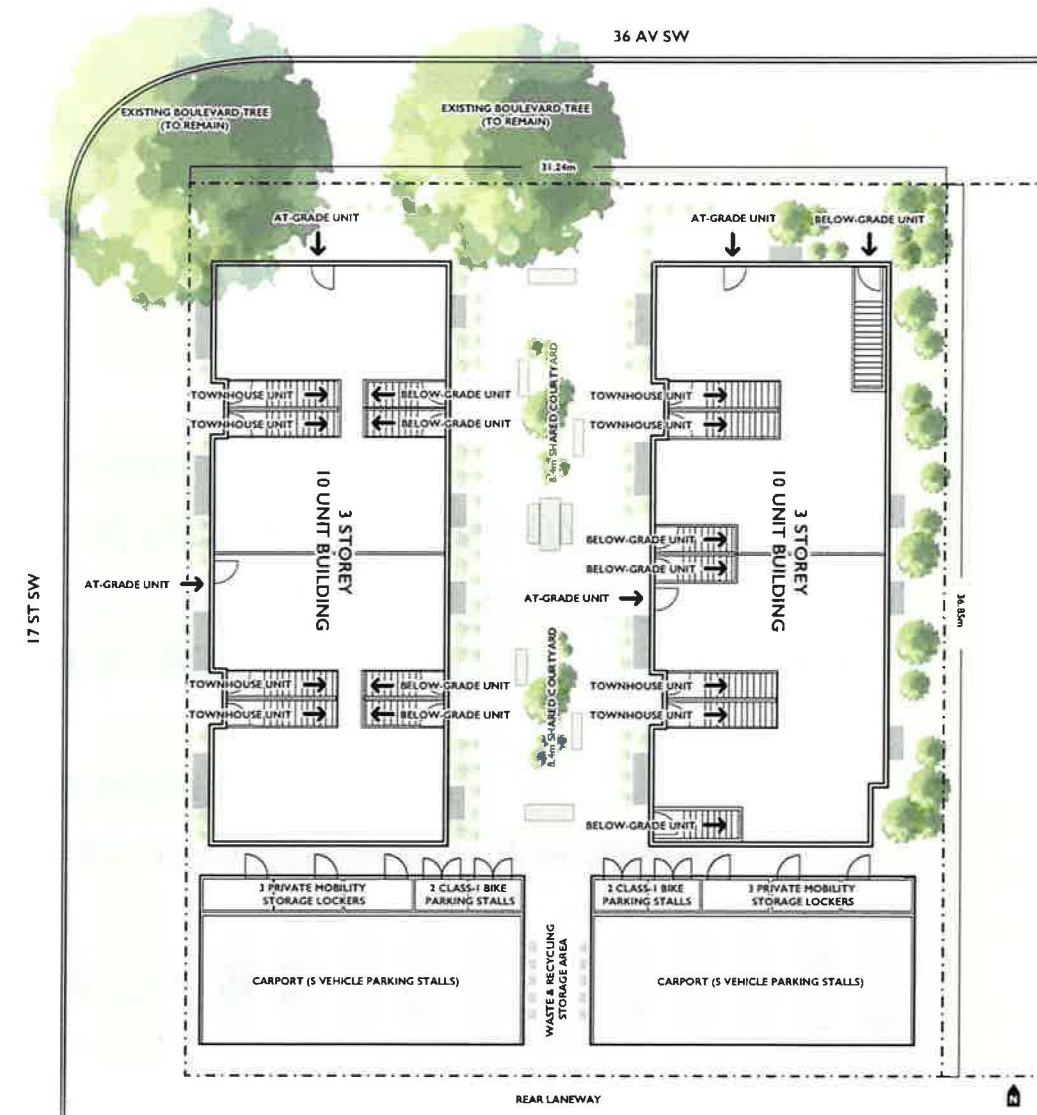
- Redesignate subject parcel from 'Residential Low Density' to 'Residential Medium Density'
- Accommodates multi-residential development
- Scale, mass and height compatible to adjacent conservation development

Development Permit Summary

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- Two Multi-Residential Buildings (20 Units total)
- Central Courtyard (Common Amenity Area)
- Ten Alternative Mode storage facilities
- Ten Vehicular Parking stalls (covered Carport)
- Waste/recycling facilities adjacent to rear lane



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Supplementary Slides

