



LOC2023-0037

Policy and Land Use Amendment

July 06, 2023

CITY OF CALGARY
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IN COUNCIL CHAMBER

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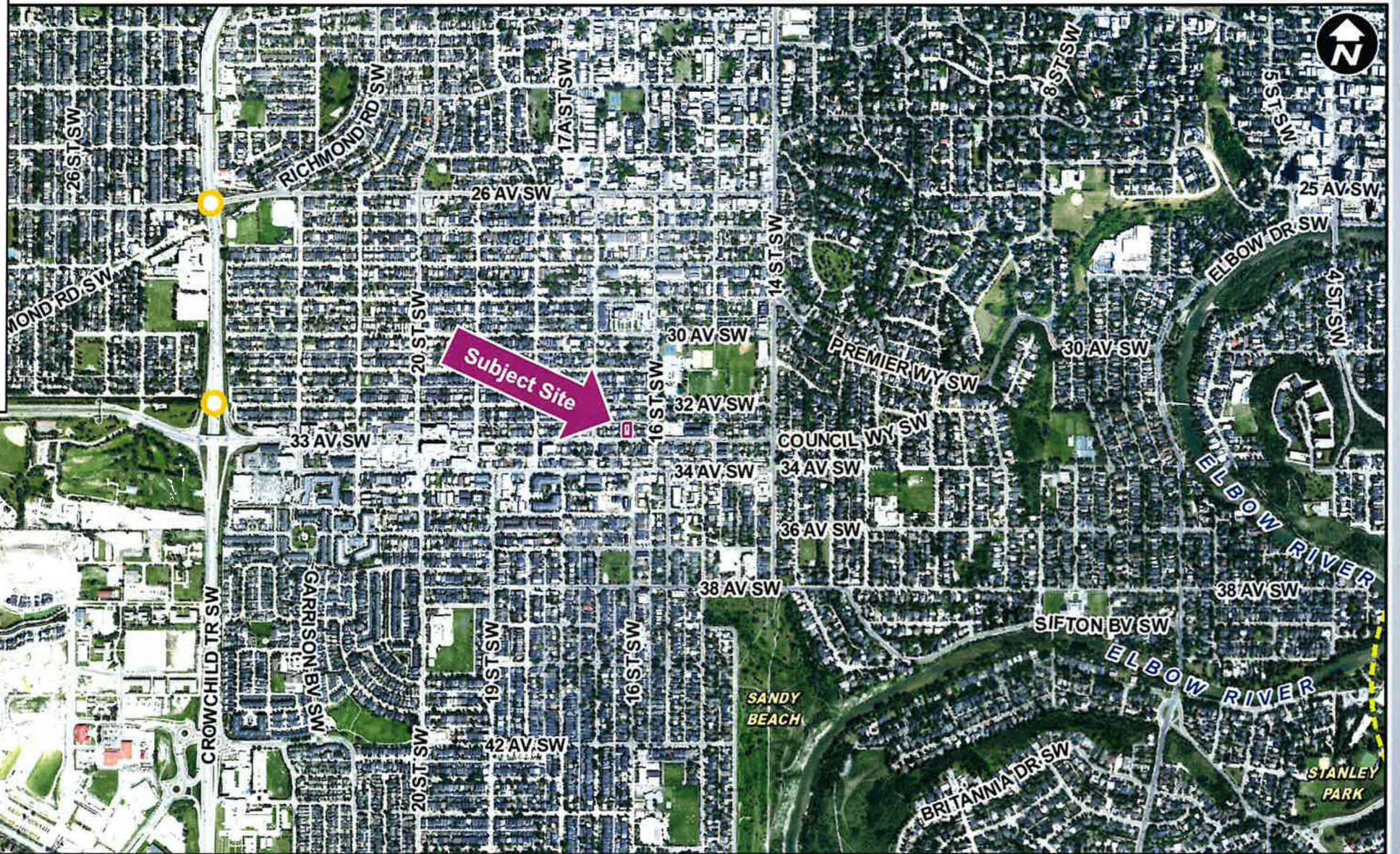
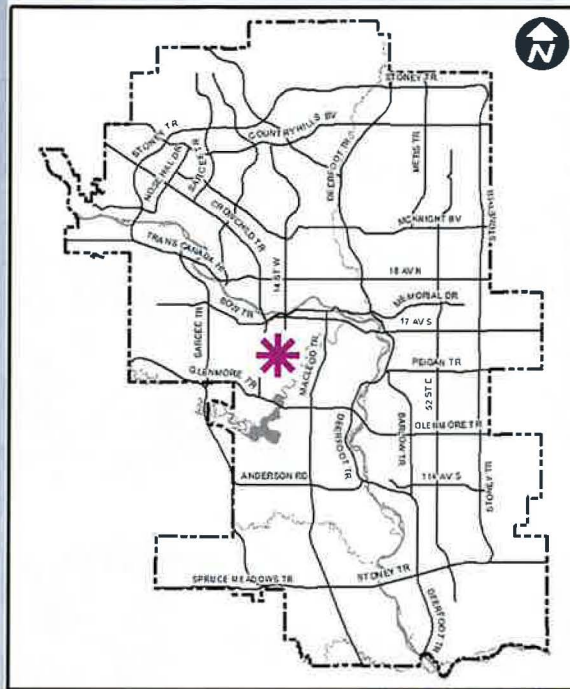
ITEM: 7.2.4 CPC2023-0713
Distrib - Presentation
CITY CLERK'S DEPARTMENT

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 0.07 hectares $\pm$ (0.17 acres $\pm$) located at 1720 33 AV SW (Plan 4479P, Block 61, Lot 9, 10, and portion of 11) 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

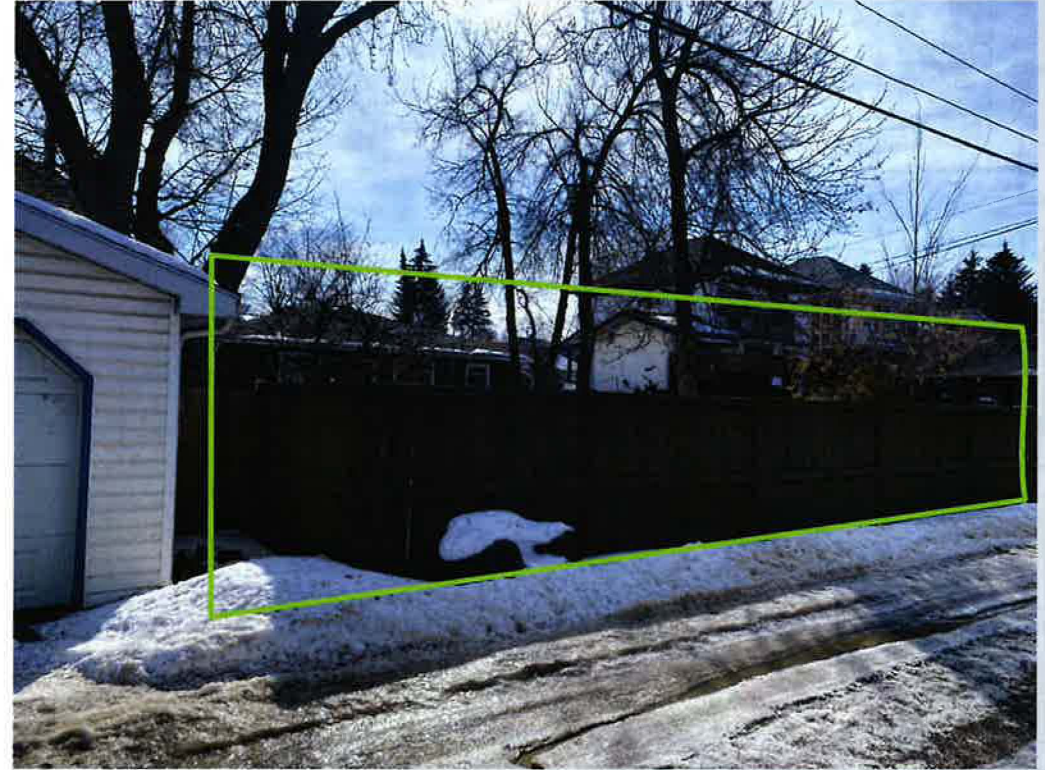
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 - Purple
 - Teal
 - Yellow
 - Bus Stop

Parcel Size:

**0.07 ha
19m x 38m**



33 Ave SW



Rear lane

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 Land Use Map 7

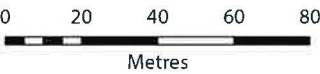


Proposed H-GO District:

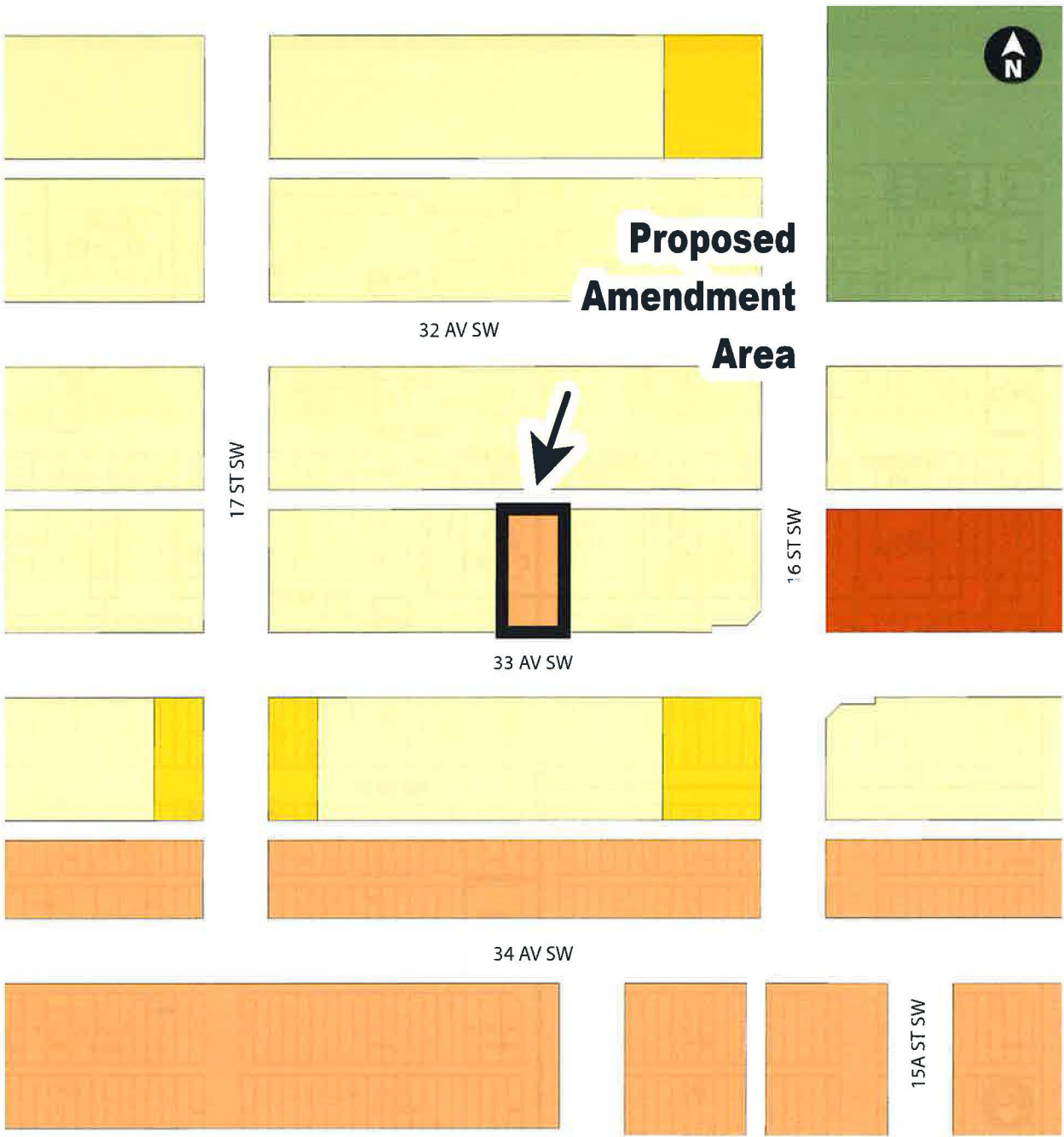
- Accommodates grade-oriented development
- Dwelling units attached, stacked within shared buildings
- Scale consistent with low density residential districts
- Supported in areas within 200 metres of a Main Street (33 Ave SW)

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.



Policy Amendment 8

Proposed Amendment:

Re-designate subject parcels from "Residential Conservation" to "Residential Medium Density"

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

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Supplementary Slides

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