

**BYLAW NUMBER 5P2014**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE SOUTH CALGARY/ALTADORE  
AREA REDEVELOPMENT PLAN BYLAW 13P86  
\*\*\*\*\***

**WHEREAS** it is desirable to amend the South Calgary/Altadore Area Redevelopment Plan Bylaw 13P86, as amended;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. This Bylaw may be cited as the “South Calgary/Altadore Area Redevelopment Plan Amendment Number 17 Bylaw.”
2. The South Calgary/Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
  - (a) In the Summary, under Residential Land Use, delete the last sentence of the third bullet point.
  - (b) In the Summary, under Commercial Land Use, delete the second bullet point in its entirety.
  - (c) In Section 1.1 Study Boundaries, delete the existing text in its entirety and replace with the following text:

“The boundaries of the South Calgary/Altadore A.R.P. are illustrated in Map 1 (Study Area).”
  - (d) Delete existing Map 1 entitled “Study Area” and replace with revised Map 1 entitled “Study Area”, attached hereto as Schedule A.
  - (e) In Section 2.2 Context, insert the words “and illustrated in Map 2” at the end of the fourth paragraph.
  - (f) In Section 2.3 Policy, add Map 2 entitled “Land Use Policy”, attached hereto as Schedule B.
  - (g) In Section 2.4.2 Action Required, delete and replace the words “see Map 2” with “see Map 3”.
  - (h) Delete existing Map 2 entitled “Sites Requiring Implementation Action” and replace with revised Map 3 entitled “Sites Requiring Implementation Action”, attached hereto as Schedule C.

- (i) In Section 2.4.2 Action Required, delete sites 8, 8 (a), 8 (b), 8 (c), and 9.
- (j) In Section 3.2 Context, delete the following text:

“A larger node at 34<sup>th</sup> Avenue between 17<sup>th</sup> and 19<sup>th</sup> Streets serves very much a local function. It contains a number of buildings as outlined in the smaller nodes above as well as one large, one storey building and parking lot presently used as a Safeway grocery store. This store is intended to be relocated within the community which would allow for redevelopment of the site for medium density residential uses.”

- (k) In Section 3.2 Context, delete the section entitled “Commercial Centre – 33<sup>rd</sup> and 34<sup>th</sup> Avenues” in its entirety.
- (l) Delete existing Map 3 entitled “Marda Loop Commercial Centre”.
- (m) Delete subsection 3.3.3 Commercial Centre in its entirety.
- (n) In Section 3.4 Implementation, delete Districts C-2(12) and C-3(23) from the table.
- (o) Delete Section 3.4.2 in its entirety.
- (p) Delete existing Map 4 entitled “Area School Facilities & Park/Open Space” and replace with revised Map 4 entitled “Area School Facilities & Park/Open Space”, attached hereto as Schedule D.
- (q) In Section 7.2 Context, delete the following text:

“With the present commercial and use designations along 33<sup>rd</sup> and 34<sup>th</sup> Avenues, traffic volumes exceed acceptable standards for a collector road.”

- (r) Delete existing Map 5 entitled “Transportation System” and replace with revised Map 5 entitled “Transportation System”, attached hereto as Schedule E.

- (s) In Section 8.2.2 Senior Citizens Accommodation, delete the following text:

“One possible site for such a complex would be the Eastern Star Site (City owned) at the east end of the block bounded by 33<sup>rd</sup> and 34<sup>th</sup> Avenues and 21<sup>st</sup> and 22<sup>nd</sup> Street W. (Site 14 in Map 2). Another site, owned by the Alberta Mortgage and Housing Corporation at 3401 – 21 Street S.W., would also be an appropriate location for such a facility. The Alberta Department of Housing recognizes the need for a seniors housing project in this community in the future and may well provide one at this location.”

3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

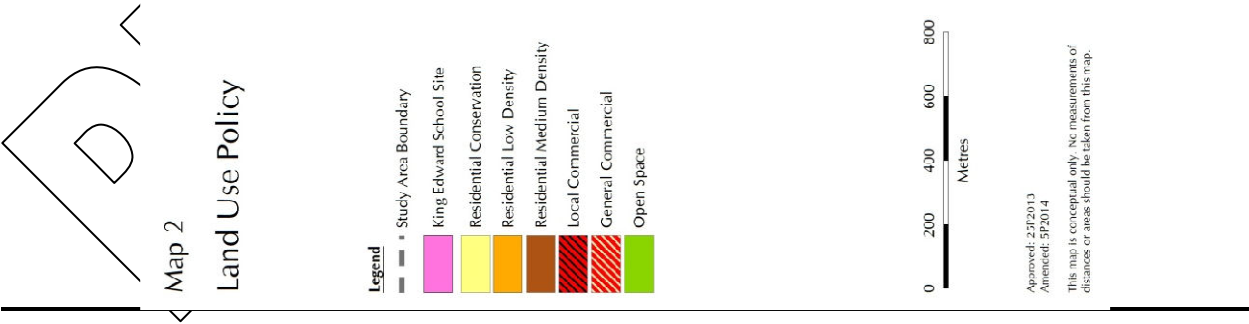
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

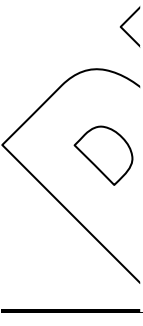
\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.



Schedule B



Schedule C

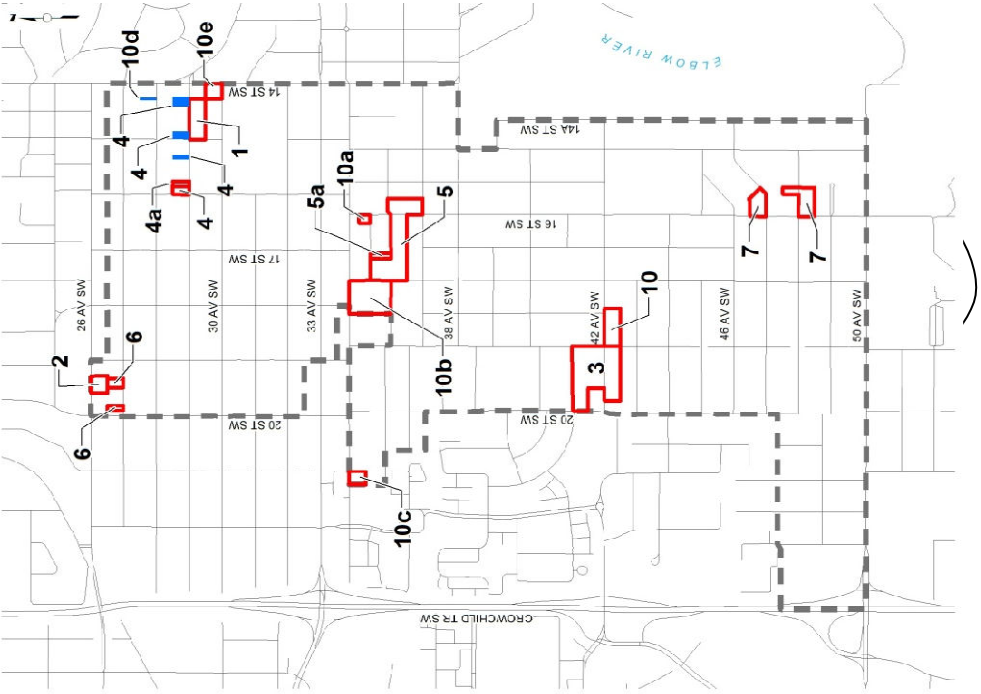


Map 3  
Sites Requiring  
Implementation Action

- Legend**
- Study Area Boundary
  - Site Number (See Action Required Sections 2.4.2 & 3.4.2)
  - RM-4/75



Approved: 13P96  
Amended: 5P2014  
This map is conceptual only. No measurements of distances or areas should be taken from this map.



Schedule D

