

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 34th Avenue between 17th and 19th 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 – 33rd and 34th 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 land use designations along 33rd and 34th 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 33rd and 34th Avenues and 21st and 22nd 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.

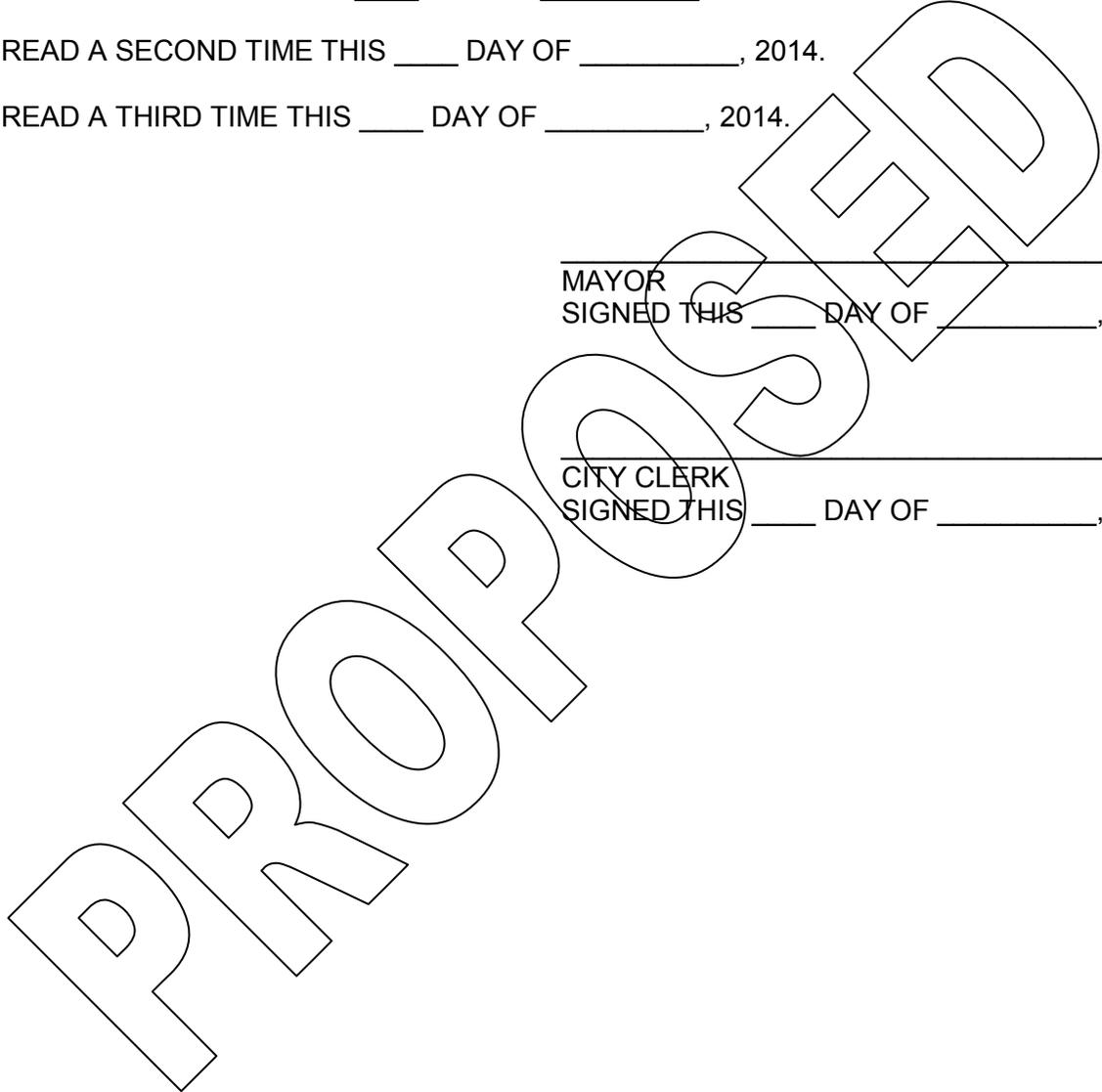
READ A FIRST TIME THIS ____ DAY OF _____, 2014.

READ A SECOND TIME THIS ____ DAY OF _____, 2014.

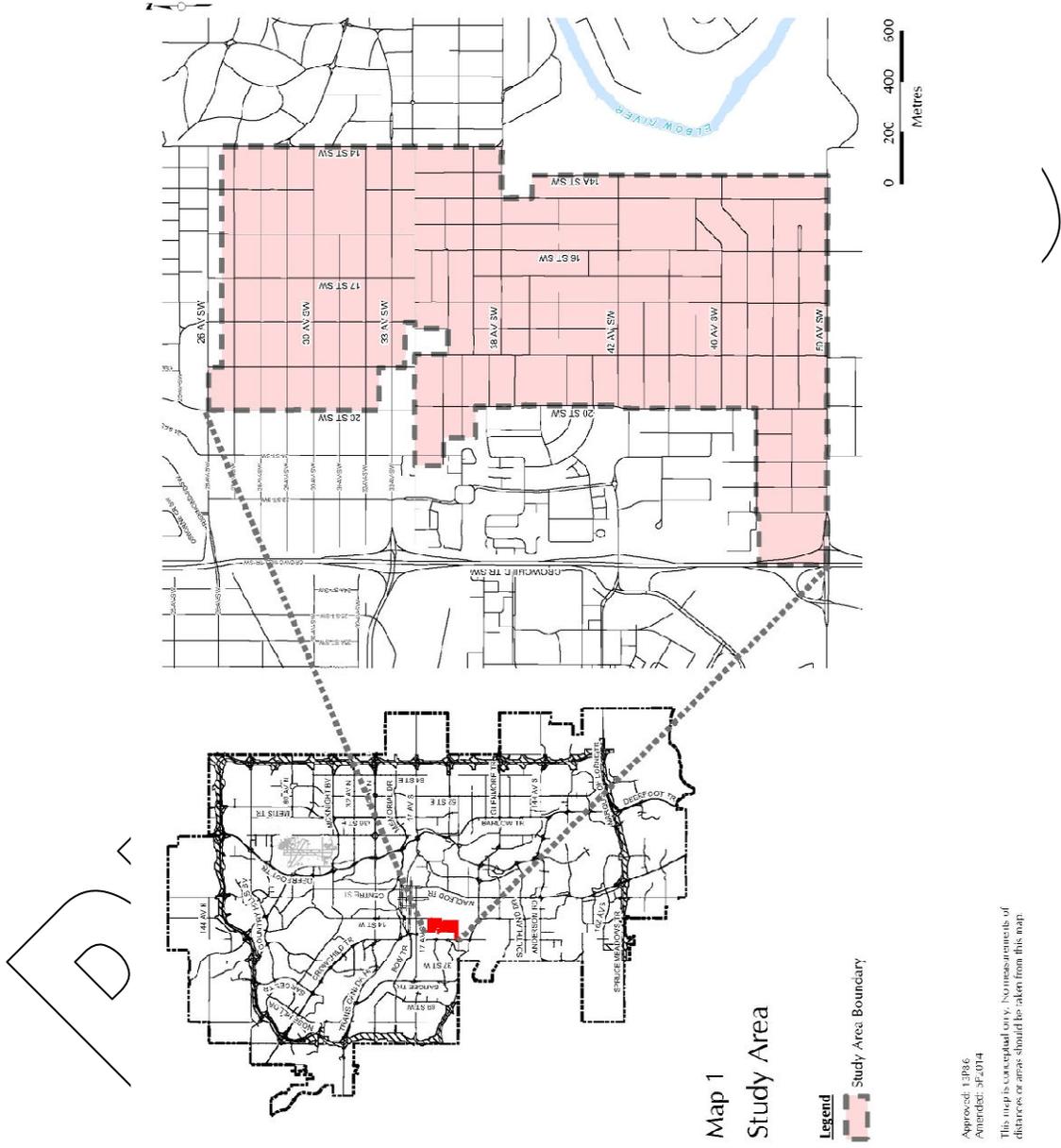
READ A THIRD TIME THIS ____ DAY OF _____, 2014.

MAYOR
SIGNED THIS ____ DAY OF _____, 2014.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2014.



Schedule A

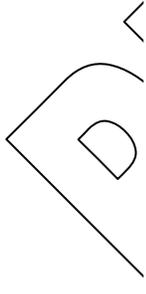


Map 1
Study Area

Legend
Study Area Boundary

Approved: 1/3/16
Amended: 3/1/14
This map is intended only for measurements of
distances or areas should be taken from this map.

Schedule B



Map 2

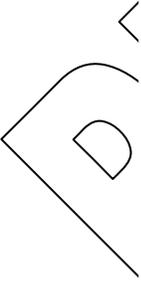
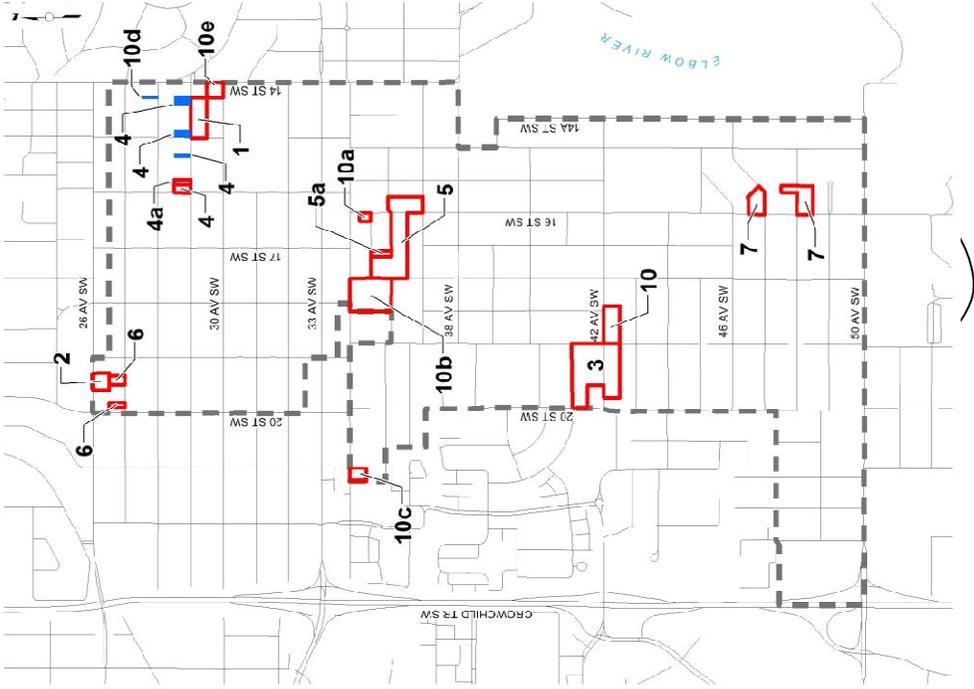
Land Use Policy

- Legend**
- Study Area Boundary
 - King Edward School Site
 - Residential Conservation
 - Residential Low Density
 - Residential Medium Density
 - Local Commercial
 - General Commercial
 - Open Space



Approved: 2/2/2013
 Amended: 5/20/14
 This map is conceptual only. No measurements of distances or areas should be taken from this map.

Schedule C



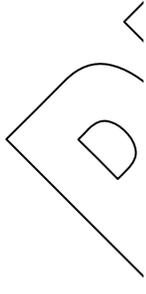
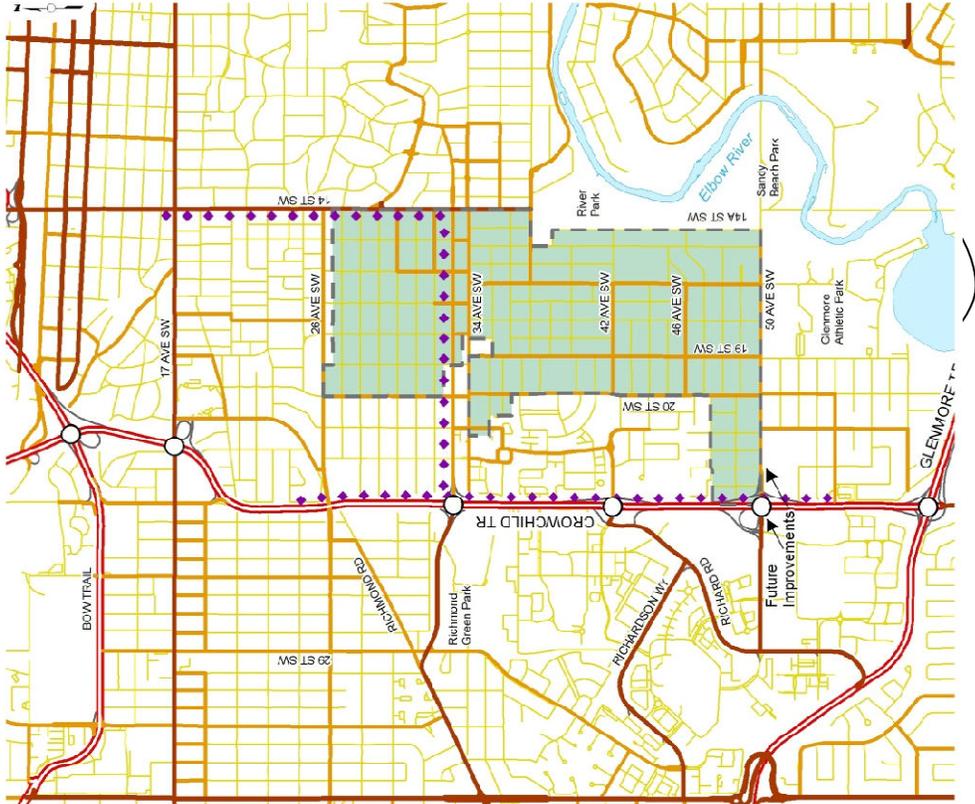
Map 3
**Sites Requiring
 Implementation Action**

Legend
 - - - Study Area Boundary
 [Red Outline] Site Number (see Action Required Sections 2.4.2 & 3.4.2)
 [Blue Outline] RM-4/75



Approved: 1.3P196
 Amended: 5P2014
 This map is conceptual only. No measurements of distances or areas should be taken from this map.

Schedule E



Map 5
Transportation System

- Legend**
- Study Area Boundary
 - Expressway
 - Major Street
 - Collector Street
 - Local Road
 - Ramp
 - Truck Route
 - Interchange



Approved: 13106
Amended: 5P2014
This map is conceptual only. No measurements of distances or areas should be taken from this map.