



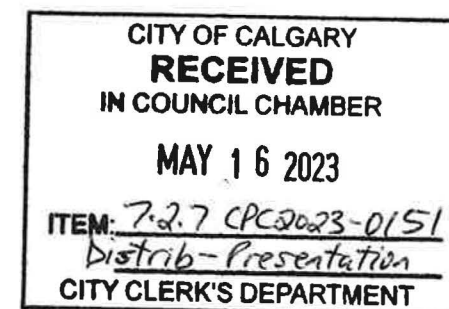
Public Hearing of Council

Agenda Item: 7.2.7



LOC2022-0193 / CPC2023-0151 Land Use Amendment

May 16, 2023

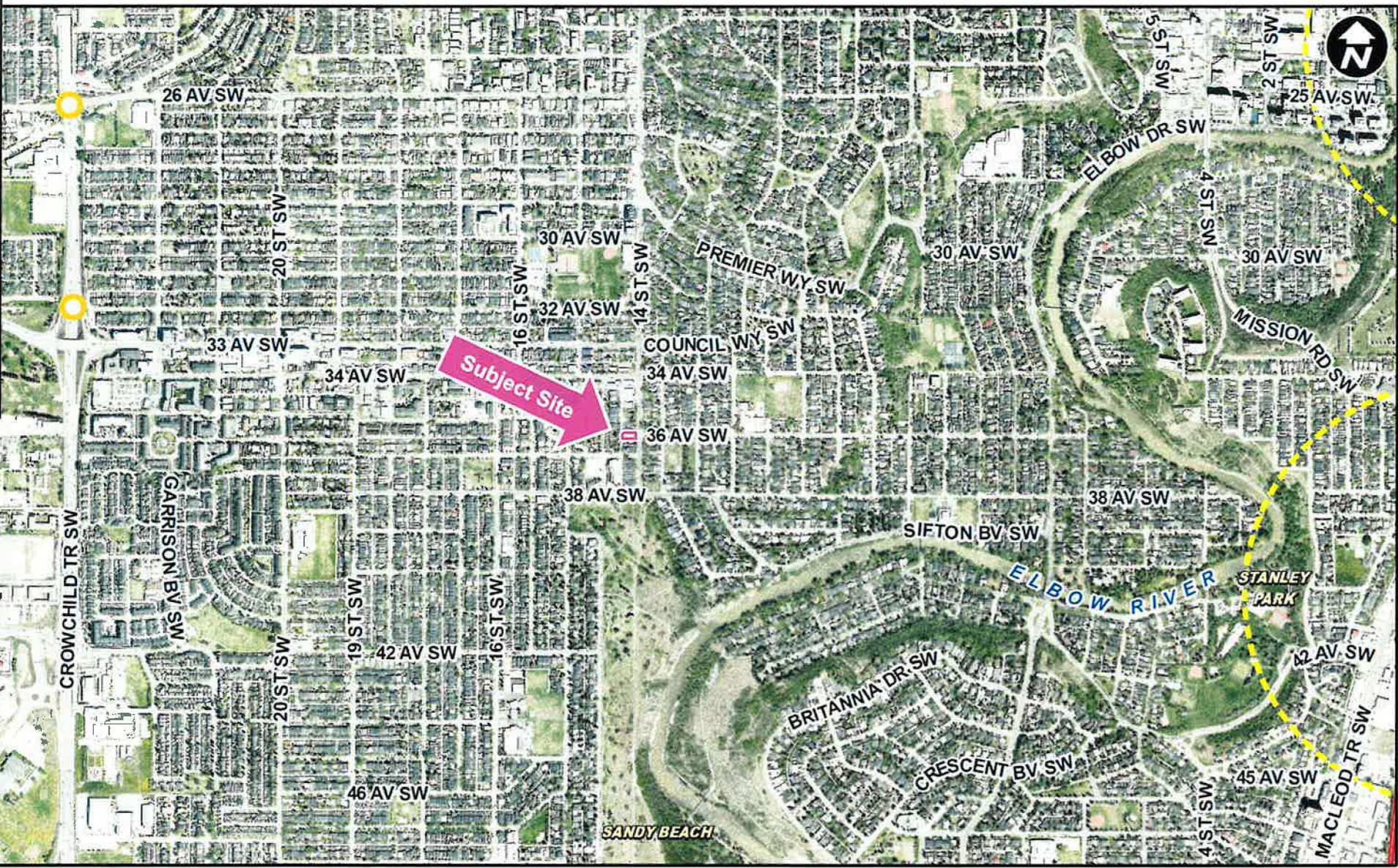
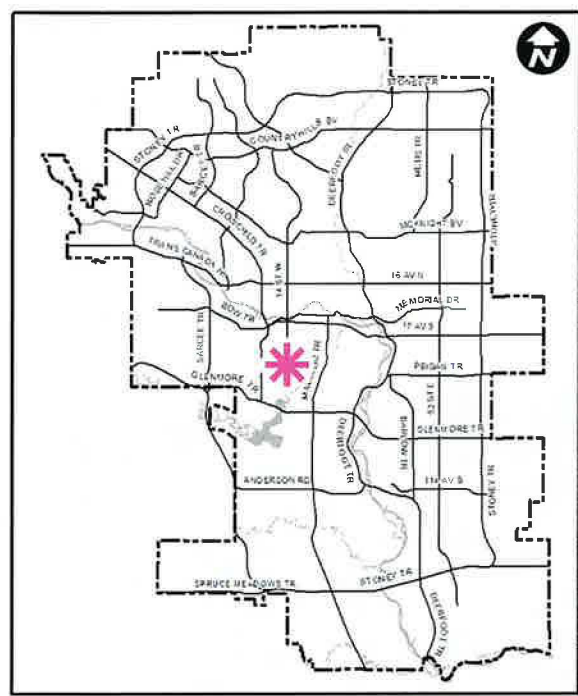


Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 23P2023** for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 56D2023** for the redesignation of 0.06 hectares $\pm$ (0.14 acres $\pm$) located at 3715 – 14 Street SW (Plan 1965P, Block A, Lots 7 and 8 from Residential Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) 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



○ Bus Stop

Parcel Size:

0.06 ha
15.0 m x 37.0m

Surrounding Land Use

5

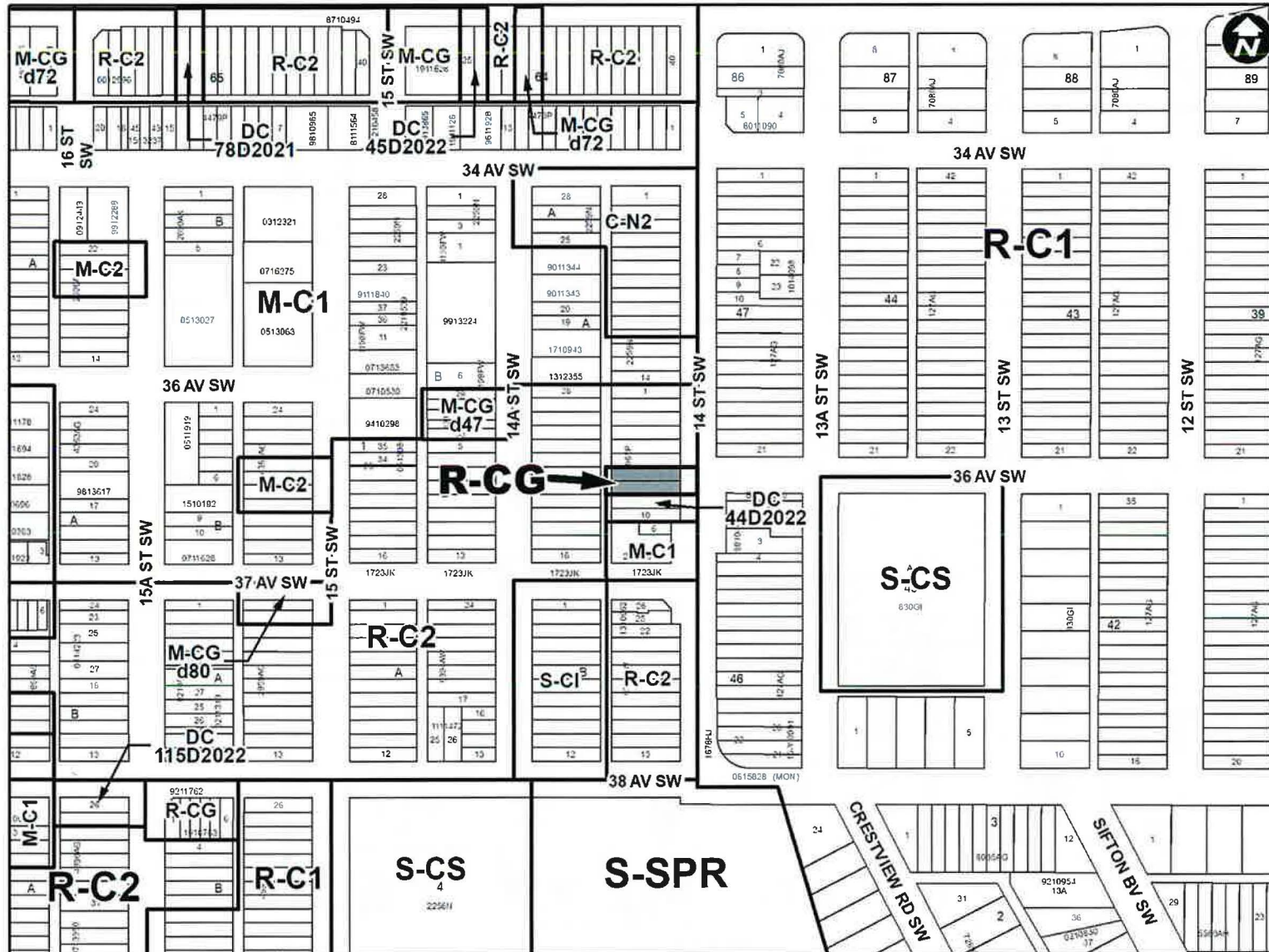
LEGEND

- 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

6



Proposed R-CG District:

- Up to 4 dwelling units
- Maximum building height of 11 metres (approximately 2-3 storeys)
- Secondary suites are a permitted use

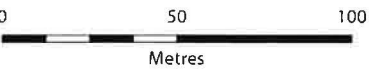
Map 2
Land Use Policy

Proposed Amendment to the South Calgary/Altadore ARP:

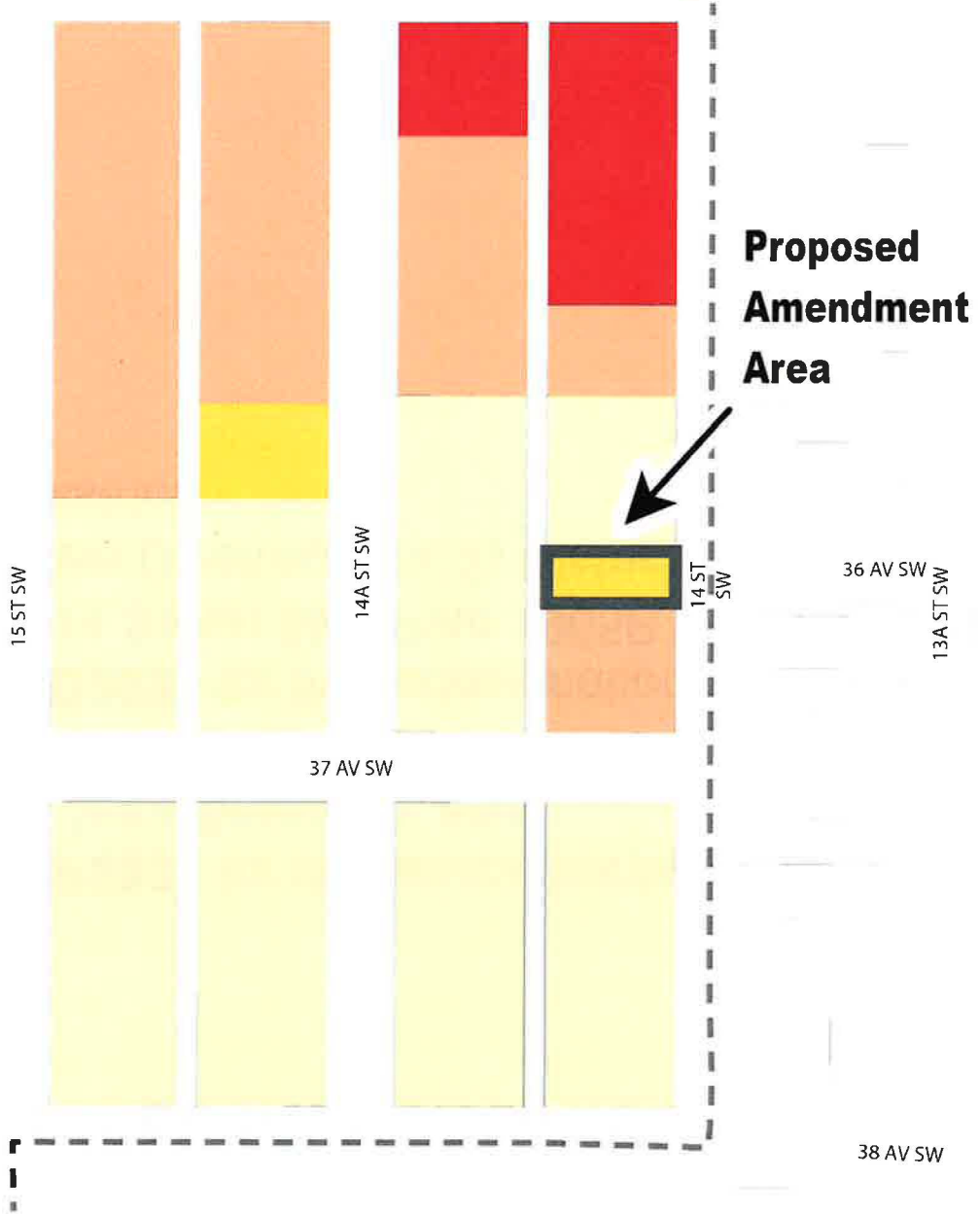
- ‘Residential Conservation’ to ‘Residential Low Density’

Legend

- Study Area Boundary
- Residential Conservation
- Residential Low Density
- Residential Medium Density
- Local Commercial



This map is conceptual only. No measurements of distances or areas should be taken from this map.



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Supplementary Slides

