

PROPOSED MARDAL LOOP AREA REDEVELOPMENT PLAN (ARP), AMENDMENTS TO THE RICHMOND ARP AND TO THE SOUTH CALGARY / ALTADORE ARP (RICHMOND, SOUTH CALGARY AND ALTADORE) BYLAWS 3P2014, 4P2014 AND 5P2014

SUMMARY/ISSUE

To Adopt the Proposed Marda Loop Area Redevelopment Plan, Amendments to the Richmond Area Redevelopment Plan and Amendments to the South Calgary/Altadore Area Redevelopment Plan.

PREVIOUS COUNCIL DIRECTION

None

RECOMMENDATION OF THE ADMINISTRATION:

That Council hold a Public Hearing on Bylaws 3P2014, 4P2014 and 5P2014.

RECOMMENDATION(S) OF CPC:

That Council:

1. **ADOPT** the proposed "Marda Loop Area Redevelopment Plan" excluding the appendices, in accordance with the Land Use Planning and Policy recommendation; and
2. Give one reading to the proposed Bylaw 3P2014; and
3. **AMEND** the "Marda Loop Area Redevelopment Plan" by:
 - 4.1.1.7, page 21; to include reference to Solar Access;
 - Figure 4.4, page 27; to add a minimum height requirement that supports adaptive re-use, for ground floor commercial space;
 - 4.1.2.2, page 23; to insert a statement with respect to considering active uses, such as retail, live/work uses, etc., on lanes wherever possible;
 - 4.2.2.2, page 28; to insert a statement with respect to considering active uses, such as retail, live/work uses, etc., on lanes wherever possible; and

4. That Council give second and third reading to the proposed Bylaw 3P2014, as amended.
5. **RECEIVE AND ACCEPT FOR INFORMATION** Appendix A through D of the Proposed Marda Loop Area Redevelopment Plan, in accordance with the Land Use Planning and Policy recommendation, as amended.
6. **ADOPT** the proposed amendments to the Richmond Area Redevelopment Plan, in accordance with the Land Use Planning and Policy recommendation; and
7. Give three readings to the proposed Bylaw 4P2014.
8. **ADOPT** the proposed amendments to the South Calgary/Altadore Area Redevelopment Plan, in accordance with the Land Use Planning and Policy recommendation; and
9. Give three readings to the proposed Bylaw 5P2014.

APPLICANT(S)

The City of Calgary

INVESTIGATION

The purpose of the Marda Loop Area Redevelopment Plan (ARP) is to establish a vision and policy framework for new and re-development within the Marda Loop area. The ARP boundary generally includes the lands along 33 Avenue SW between Crowchild Trail SW and 19 Street SW, lands along the north-side of 34 Avenue SW between Crowchild Trail SW and 18 Street SW and the block south of 34 Avenue SW between 19 and 18 Street SW. The ARP is

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based on a vision for mixed-use development and modest increases in density that complements and contributes to the existing character and quality of life in the area. The proposed amendments to the Richmond ARP and the South Calgary/Altadore ARP are to bring them into alignment with the proposed Marda Loop ARP. The amendments will remove all conflicts between the ARPs and the proposed Marda Loop ARP.

ATTACHMENT(S)

1. Proposed Bylaw 3P2014
2. Proposed Marda Loop ARP Document (Schedule A of Bylaw 3P2014)
3. Proposed Bylaw 4P2014
4. Proposed Bylaw 5P2014
5. CPC Report M-2013-009