

Public Hearing of Council

Agenda Item: 7.2.15



LOC2022-0056 / CPC2023-0406

Policy and Land Use Amendment

June 20, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 20 2023
ITEM: 7.2.15 CPC2023-0406
Distrib - Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendations:

That Council:

1. Give three readings to **Proposed Bylaw 30P2023** for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 76D2023** for the redesignation of 0.28 hectares \pm (0.70 acres \pm) located at 2116, 2120 and 2124 – 36 Avenue SW and 2121 and 2127 – 35 Avenue SW (Plan 5730AJ, Block 1, Lots 1 and 2; Plan 5730AJ, Block 1, Lots 3 to 8) from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District.



LEGEND

○ Bus Stop

Parcel Size:

0.28 ha
61m x 54m

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



Calgary Planning Commission's Recommendations:

That Council:

1. Give three readings to **Proposed Bylaw 30P2023** for the amendments to the South Calgary/Altadore Area Redevelopment Plan(Attachment 2); and
2. Give three readings to **Proposed Bylaw 76D2023** for the redesignation of 0.28 hectares \pm (0.70 acres \pm) located at 2116, 2120 and 2124 – 36 Avenue SW and 2121 and 2127 – 35 Avenue SW (Plan 5730AJ, Block 1, Lots 1 and 2; Plan 5730AJ, Block 1, Lots 3 to 8) from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

Supplementary Slides

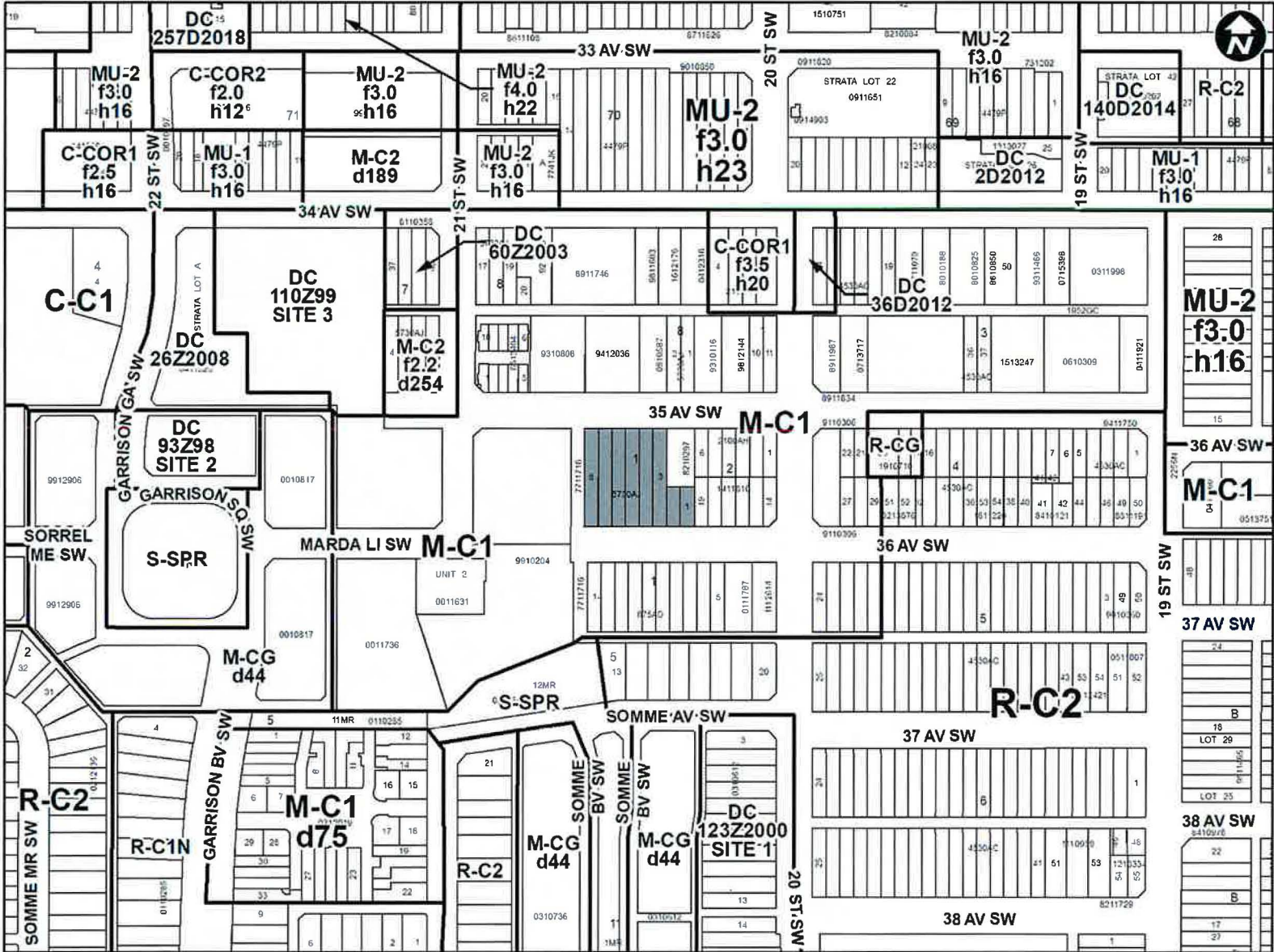












(a) In Section 2.3 Policy, delete subsection 2.3.4 and replace with the following:

2.3.4 A medium density policy is appropriate for parts of the community to encourage redevelopment with a variety of unit types using the RM-4 designation and is encouraged to locate around activity nodes (i.e., commercial areas) or along the more major roads in the area (i.e., 26 Avenue SW).

The M-CG designation is considered appropriate for the sites located at:

- 3730 – 14A Street SW.

The M-C2 designation is considered appropriate for the sites located at:

- 3511 – 15A Street SW;
- 3711 – 15 Street SW;
- 1823, 1831, and 1835 – 28 Avenue SW;
- 2121 and 2127 – 35 Avenue SW; and
- 2116, 2120, and 2124 – 36 Avenue SW.