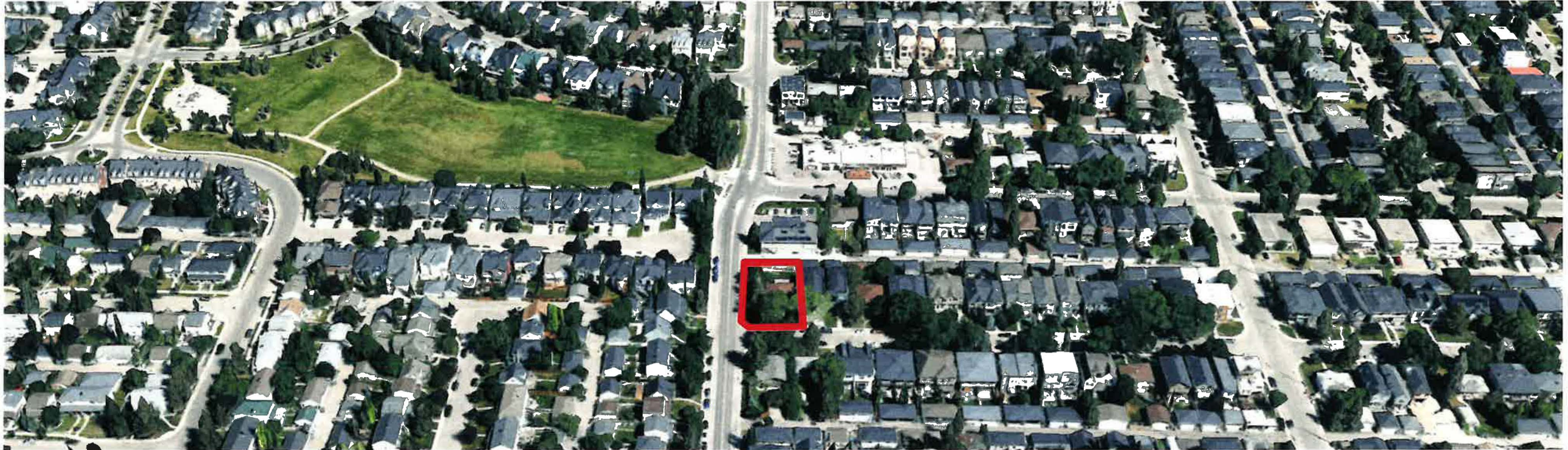




Public Hearing of Council

Agenda Item: 7.2.20



LOC2022-0121 / CPC2023-0598 Policy and Land Use Amendment

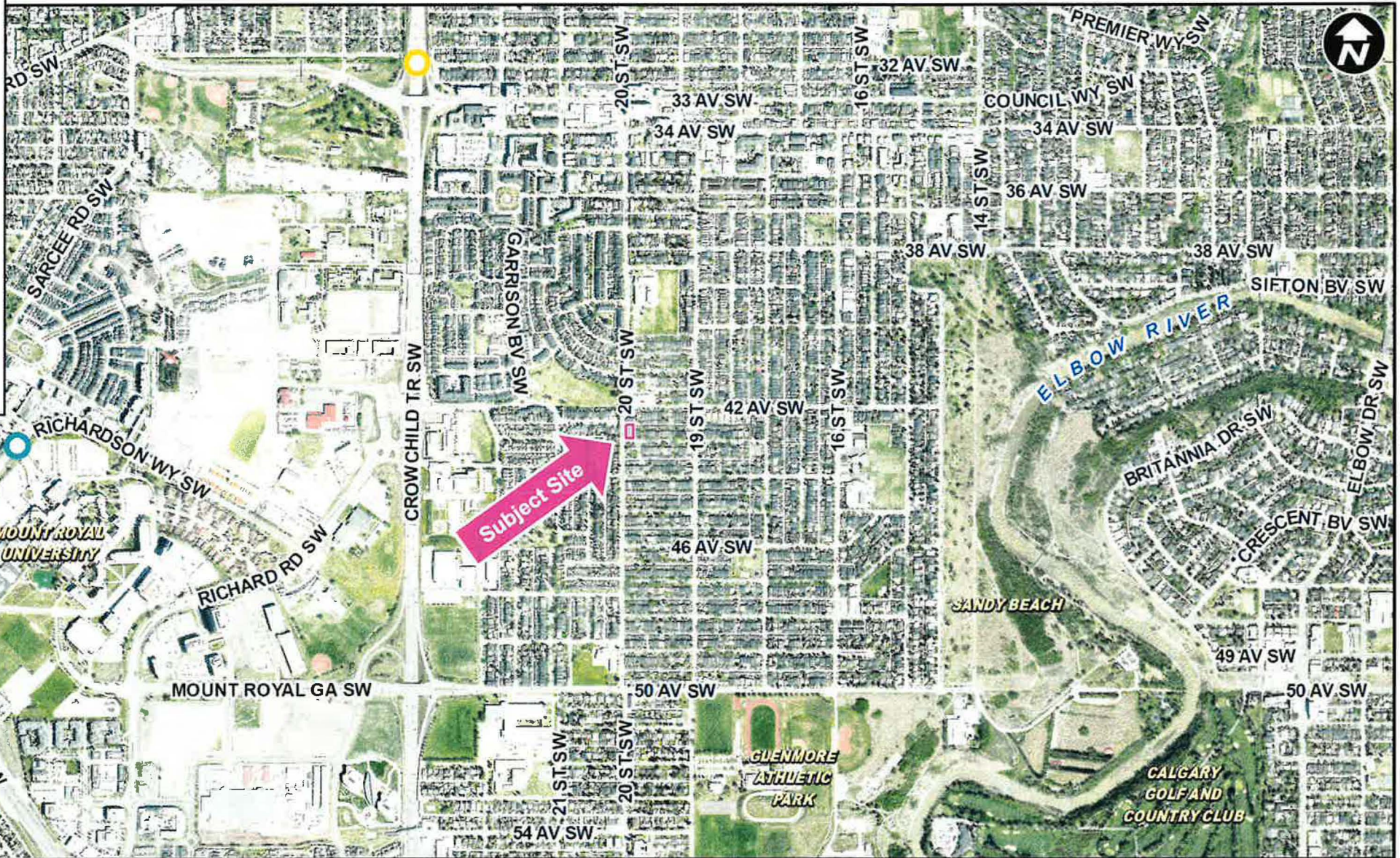
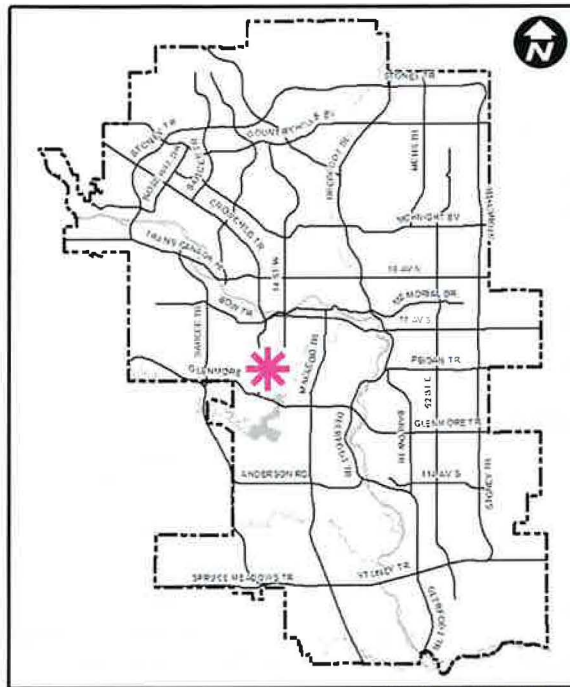
July 25, 2023

CITY OF CALGARY
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IN COUNCIL CHAMBER
JUL 26 2023
ITEM: 7.2.20 CPC2023-0598
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 37P2023** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 104D2023** for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 2048 – 43 Avenue SW (Plan 6290AJ, Block 7, Lots 49, 50 and a portion of Lot 48) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

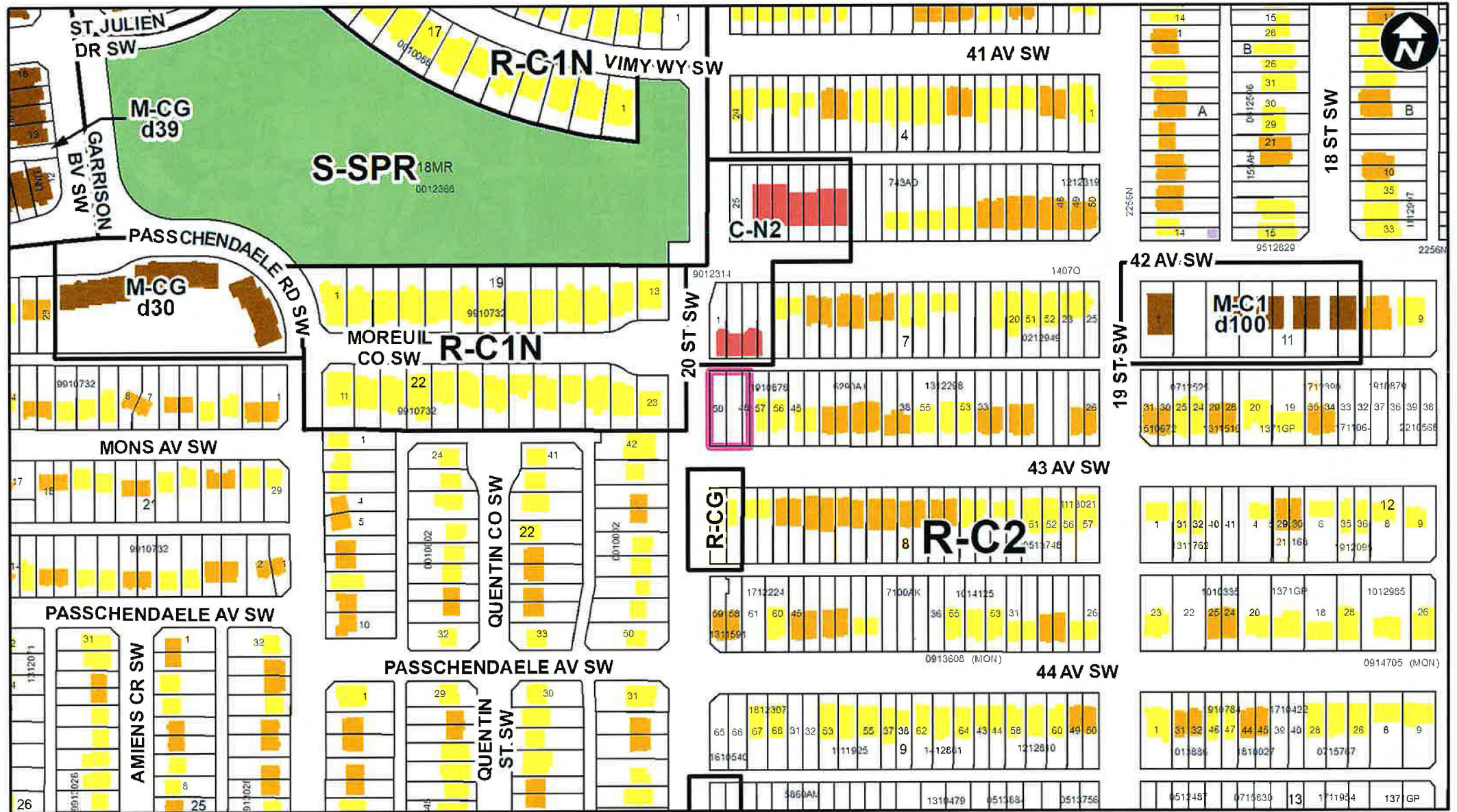


LEGEND

- 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

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 R-CG District:

- Up to 5 dwelling units
- Maximum height of 11 metres (3 storeys)
- Secondary suites are a permitted use

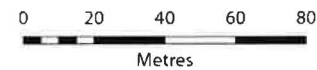
Map 2
Land Use Policy

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



LEGEND

○ Bus Stop

Parcel Size:

**0.07 ha
20m x 37m**



