



Public Hearing of Council

Agenda Item: 7.2.19



LOC2023-0015 / CPC2023-0491 Policy Amendment & Land Use Amendment

July 25, 2023

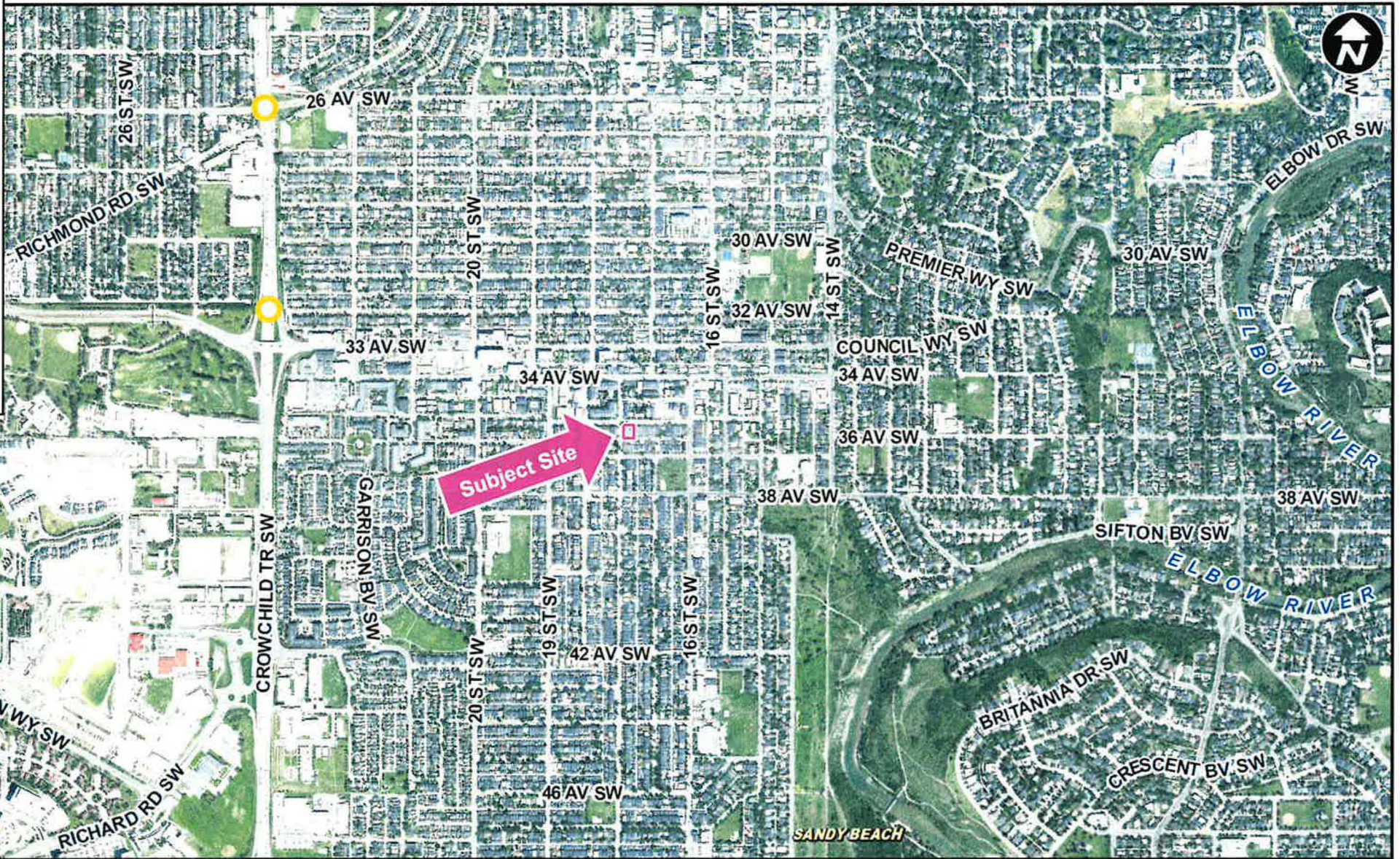
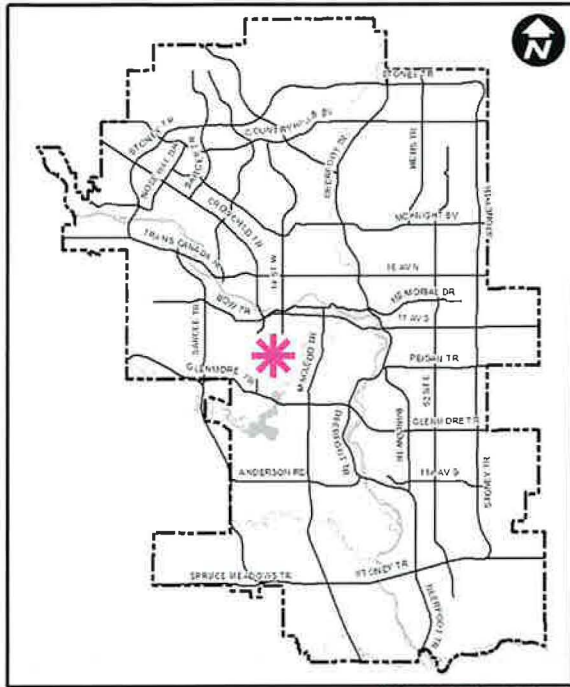
ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 26 2023
ITEM: <i>7.2.19 CPC2023-0491</i>
<i>Distrib - Presentation 1</i>
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 35P2023** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 94D2023** for the redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 1743 and 1747 – 36 Avenue SW (Plan 1497BC, Block 16, Lots 21 to 24) from Multi-Residential – Contextual Grade Oriented (M-CGd72) District to Housing – Grade Oriented (H-GO) District.



LEGEND

- 600m buffer from LRT station
- LRT Stations**

 - Blue
 - Downtown
 - Red
 - Green (Future)

- LRT Line**

 - Blue
 - Blue/Red
 - Red

- Max BRT Stops**

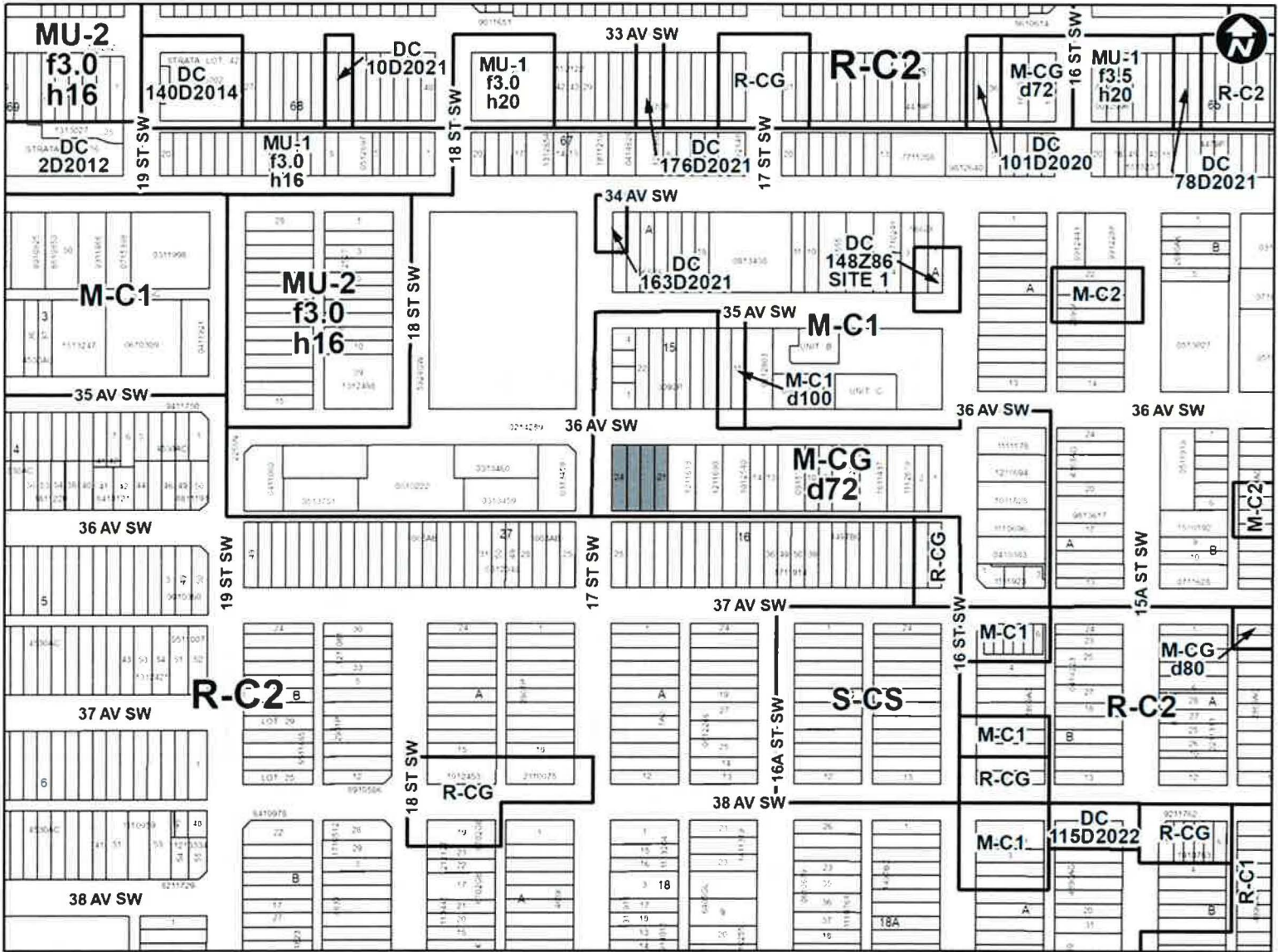
 - Orange
 - Purple
 - Teal
 - Yellow

Surrounding Land Use

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





M-CGd72 District:

- Accommodates grade-oriented development
- Maximum height of 12 metres
- Maximum density of 72 units per hectare (7 units)
- Scale consistent with low-density residential districts

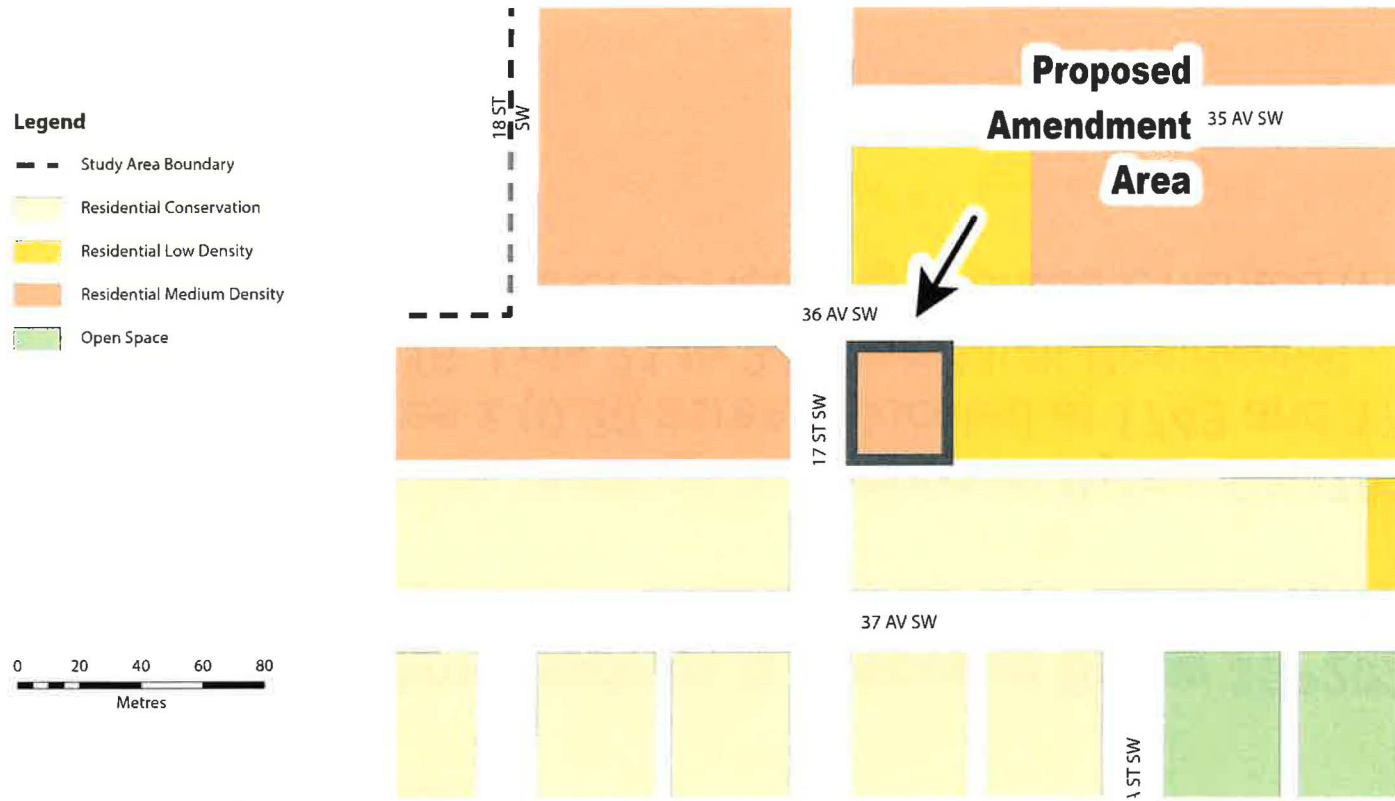
Proposed Land Use Map



Proposed H-GO District:

- Dwelling units attached, stacked within shared buildings
- Maximum height of 12 metres
- Maximum floor area ratio of 1.5
- Supported in areas within 200 metres of a Main Street area (33 Avenue SW)

Policy Amendment to the South Calgary/Altadore Area Redevelopment Plan



Proposed Amendment (Map 2):

- Redesignate subject parcel from 'Residential Low Density' to 'Residential Medium Density'
- Accommodates multi-residential development
- Scale, mass and height compatible to adjacent conservation development

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Supplementary Slides

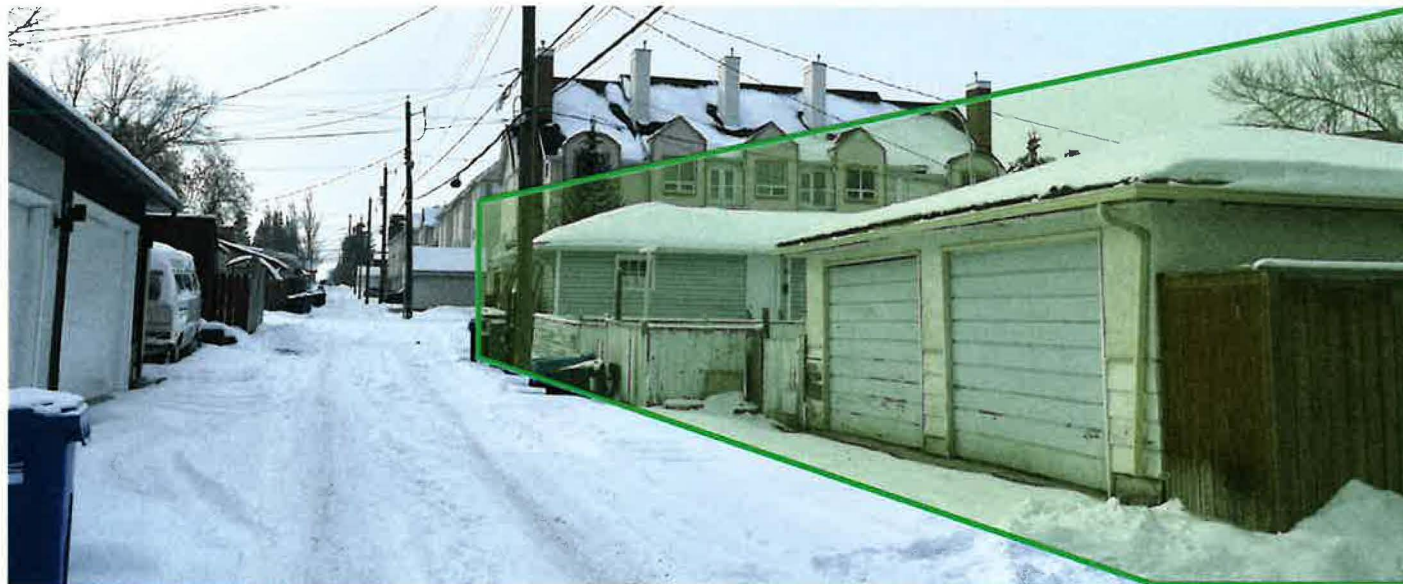


- LEGEND**
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 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow
 - Bus Stop

Parcel Size:
0.11 ha
31m x 37m



36 Avenue SW – facing SE



Rear lane – facing NW