



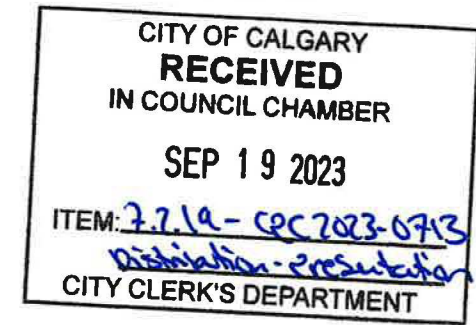
Public Hearing of Council

Agenda Item: 7.2.19



LOC2023-0037 / CPC2023-0713 Policy and Land Use Amendment

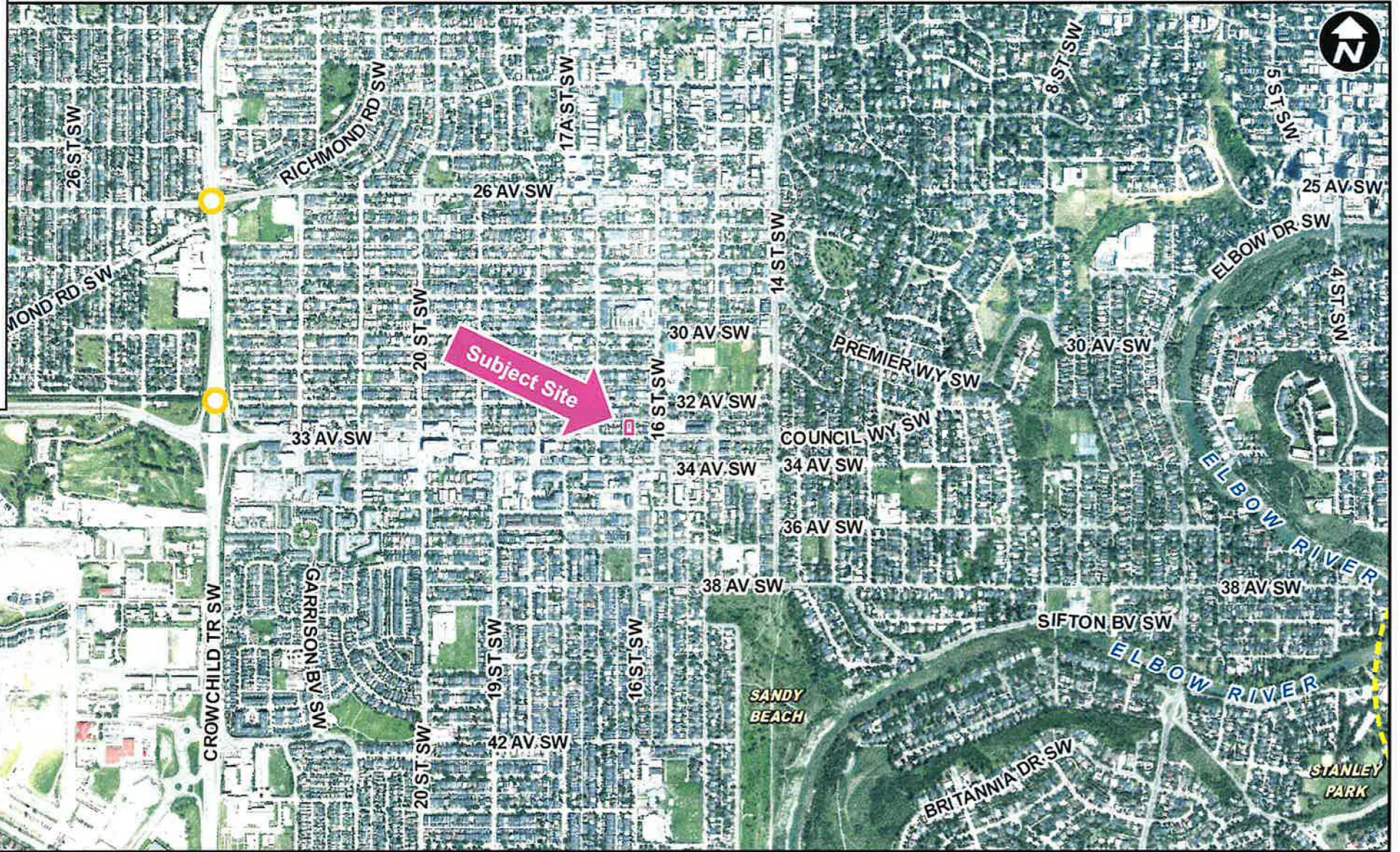
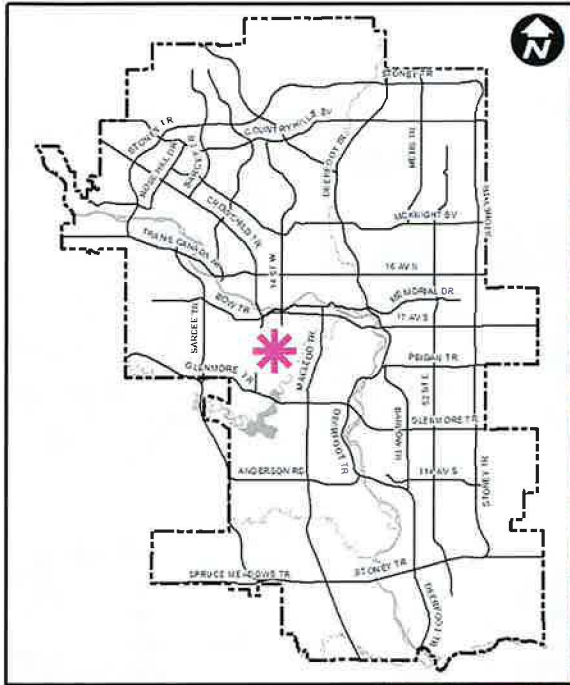
September 19, 2023



Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 62P2023** for the amendment to the South Calgary/ Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 141D2023** for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 1720 – 33 Avenue SW (Plan 4479P, Block 61, Lot 9, 10, and portion of 11) from Residential – Contextual One / Two Dwelling (R-C2) 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



LEGEND

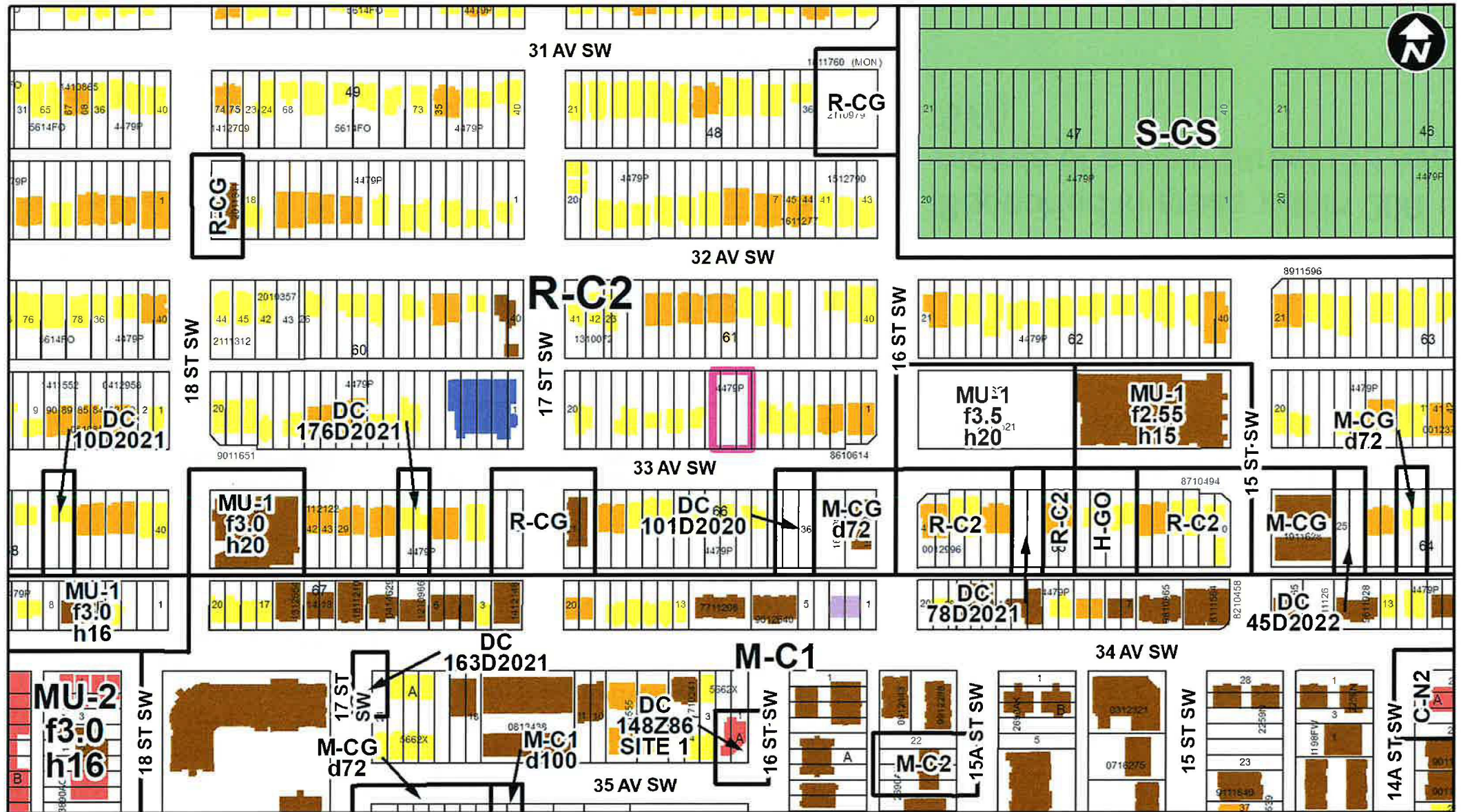
- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow
 - Bus Stop

Parcel Size:

0.07 ha
19m x 38m

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



Proposed Land Use Map

Proposed Housing – Grade Oriented (H-GO) District:

- Accommodates grade-oriented development
- Dwelling units attached, stacked within shared buildings
- Scale consistent with low density residential districts
- Supported in areas within 200 metres of a Main Street (33 Ave SW)



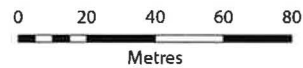
South Calgary/Altadore Area Redevelopment Plan Amendment

Map 2

Land Use Policy

Legend

- Residential Conservation
- Residential Low Density
- Residential Medium Density
- Community Mid-Rise
- Open Space



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



Calgary Planning Commission's Recommendation:

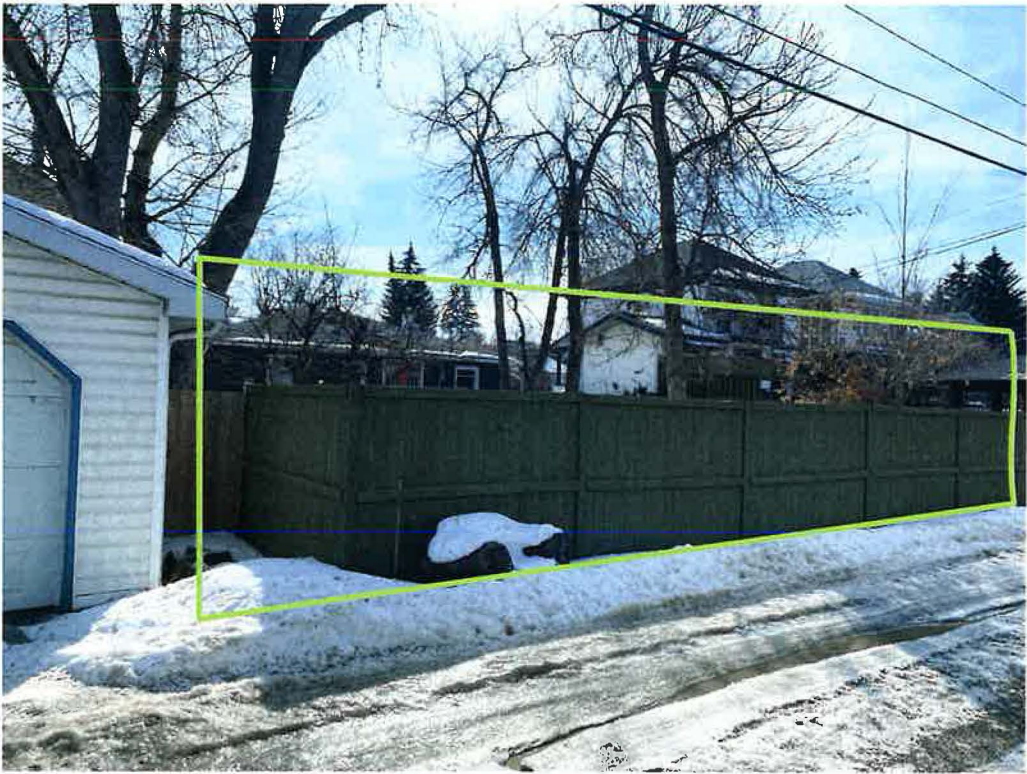
That Council:

1. Give three readings to **Proposed Bylaw 62P2023** for the amendment to the South Calgary/ Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 141D2023** for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 1720 – 33 Avenue SW (Plan 4479P, Block 61, Lot 9, 10, and portion of 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

Supplementary Slides



33 Ave SW



Rear lane

