



Public Hearing of Council

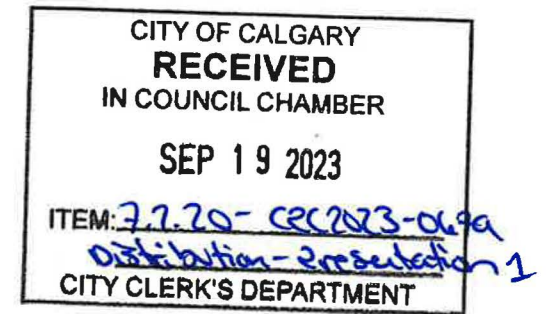
Agenda Item: 7.2.20



LOC2023-0064 / CPC2023-0679

Policy and Land Use Amendment

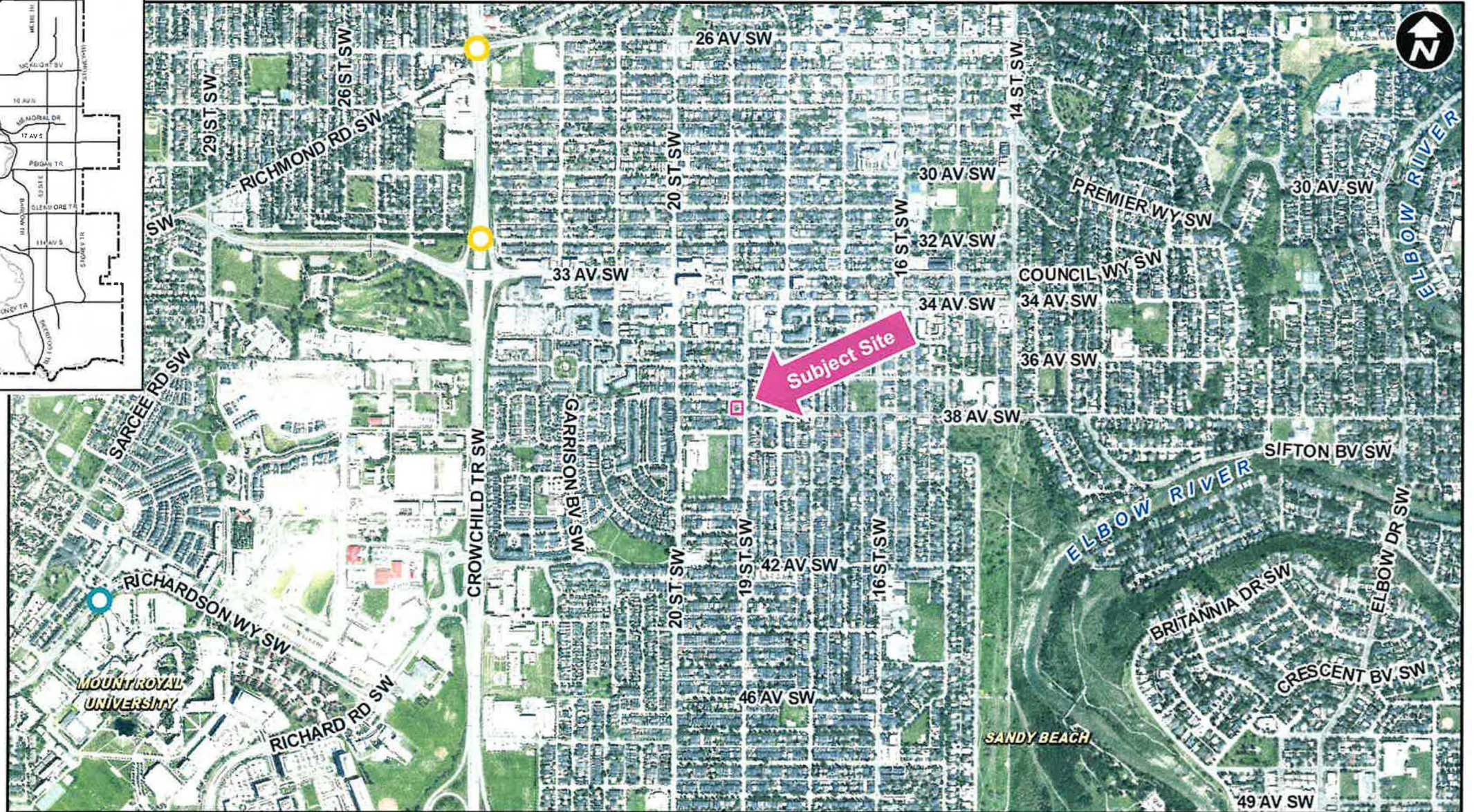
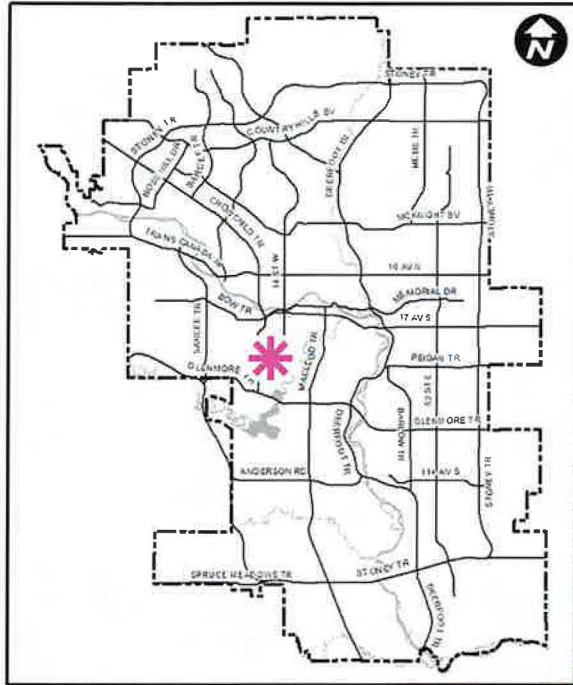
September 19, 2023








Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 61P2023** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 135D2023** for the redesignation of 0.13 hectares \pm (0.32 acres \pm) located at 3803 and 3823 – 19 Street SW (Plan 4530AC, Block 6, Lots 1 to 4) 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

○ Bus Stop

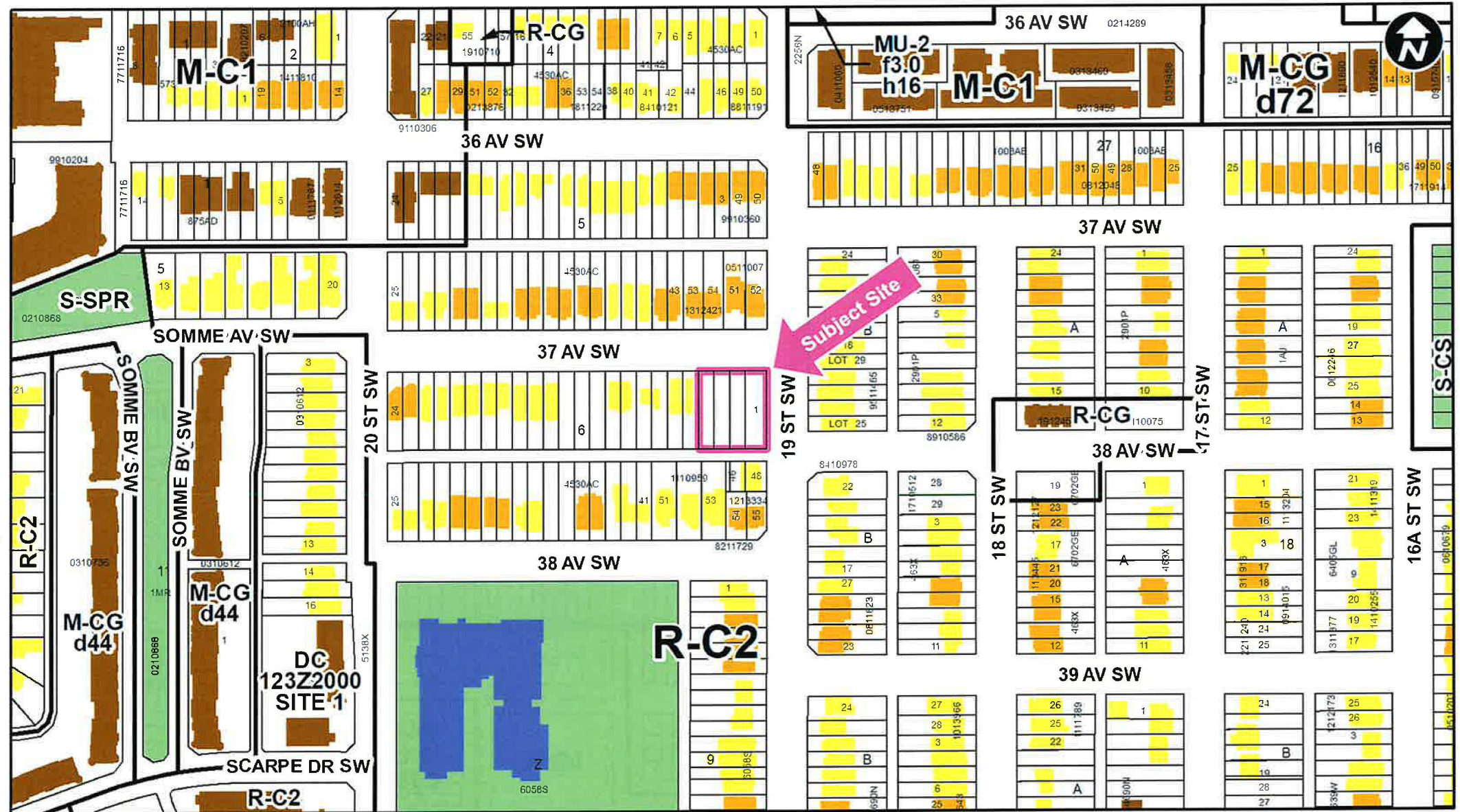
Parcel Size:

**0.13 ha
33.3m x 38.3m**

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 Residential – Grade-Oriented Infill (R-CG) District:

- Maximum building height of 11 metres (approximately 3 storeys)
- Maximum density of 75 units per hectare (9 dwelling units)

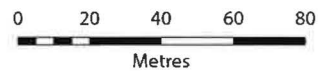
South Calgary/Altadore Area Redevelopment Plan Amendment

Map 2

Land Use Policy

Legend

- Residential Conservation
- Residential Low Density
- Residential Medium Density



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



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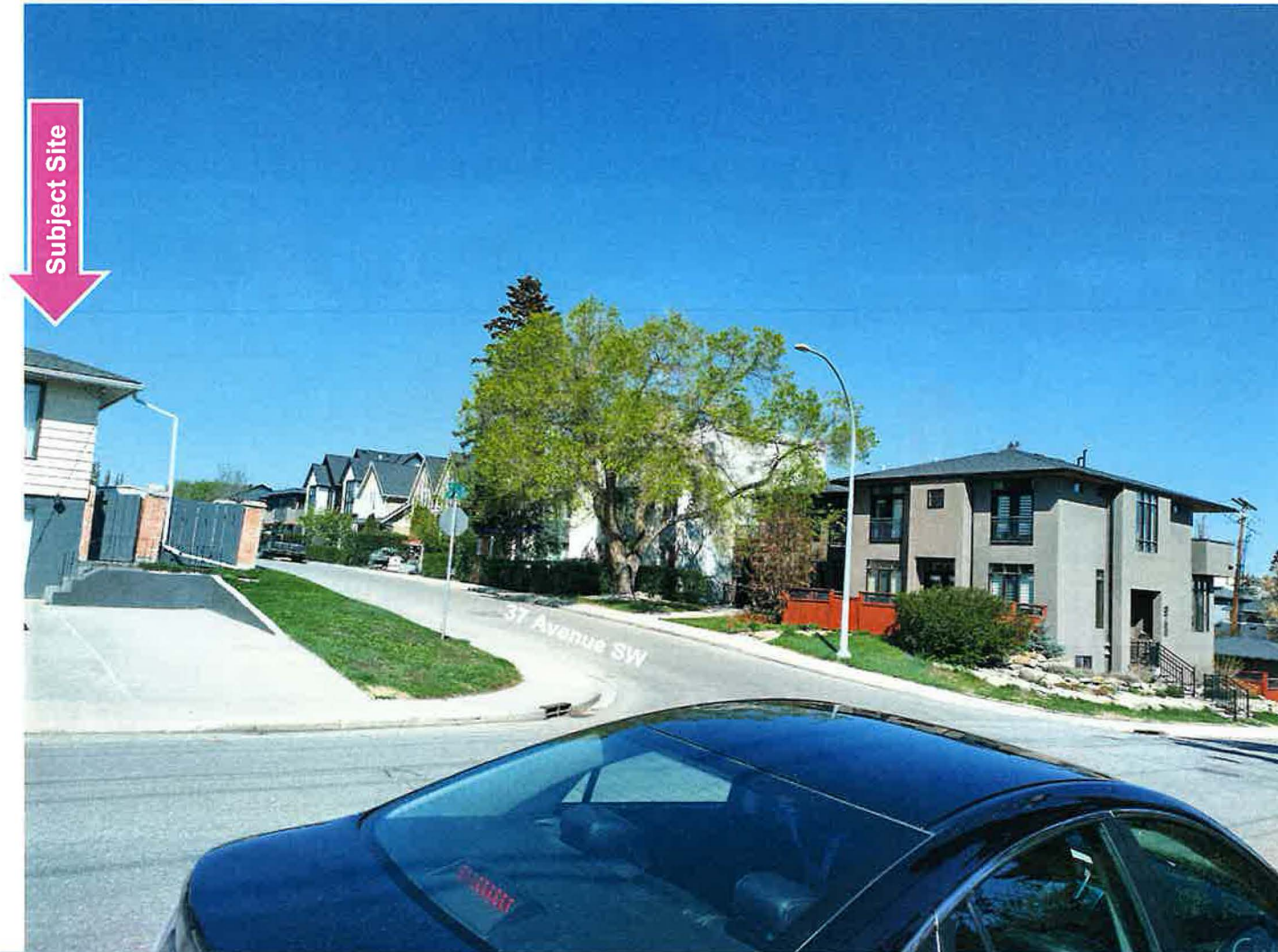
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Supplementary Slides

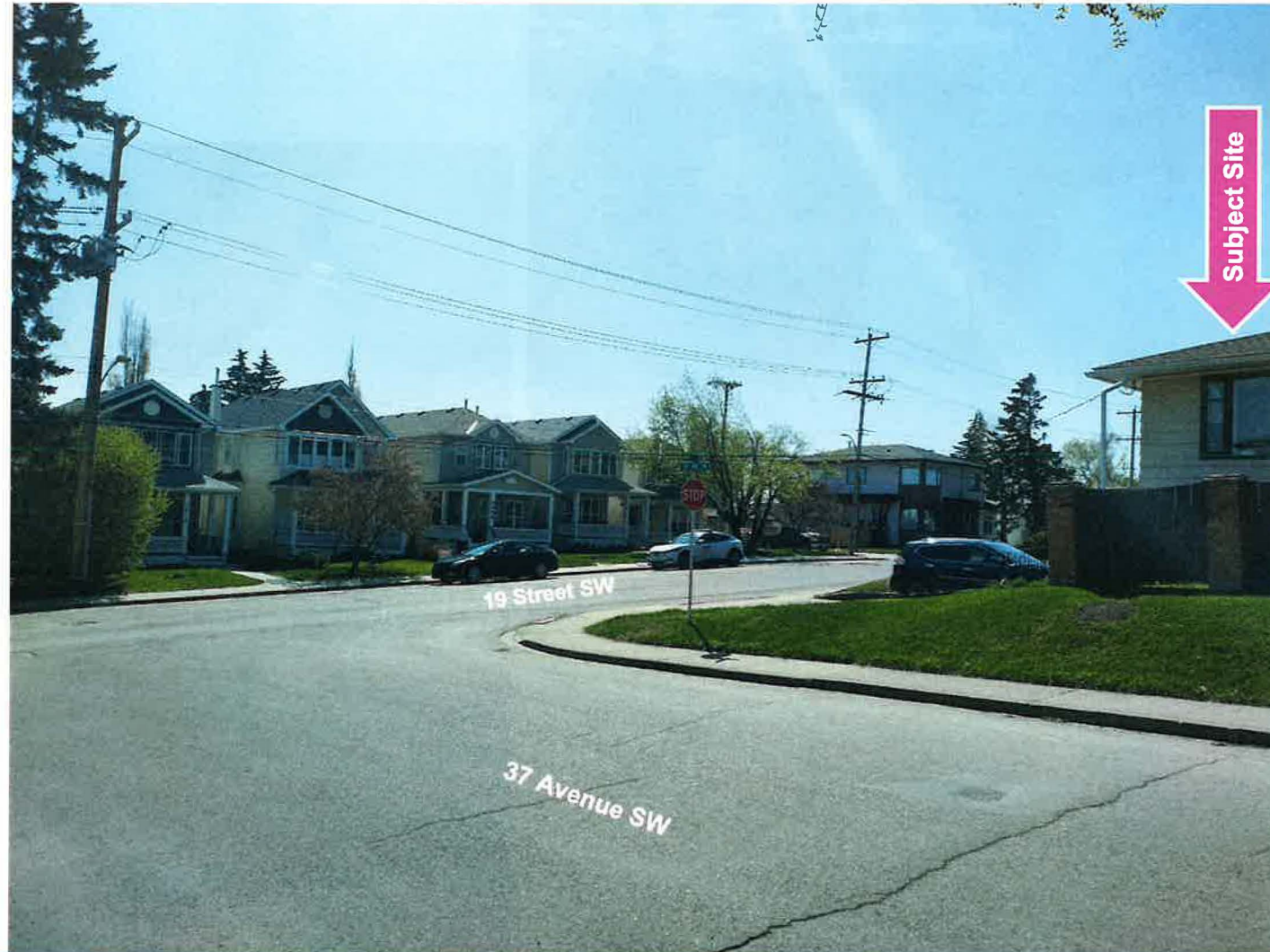


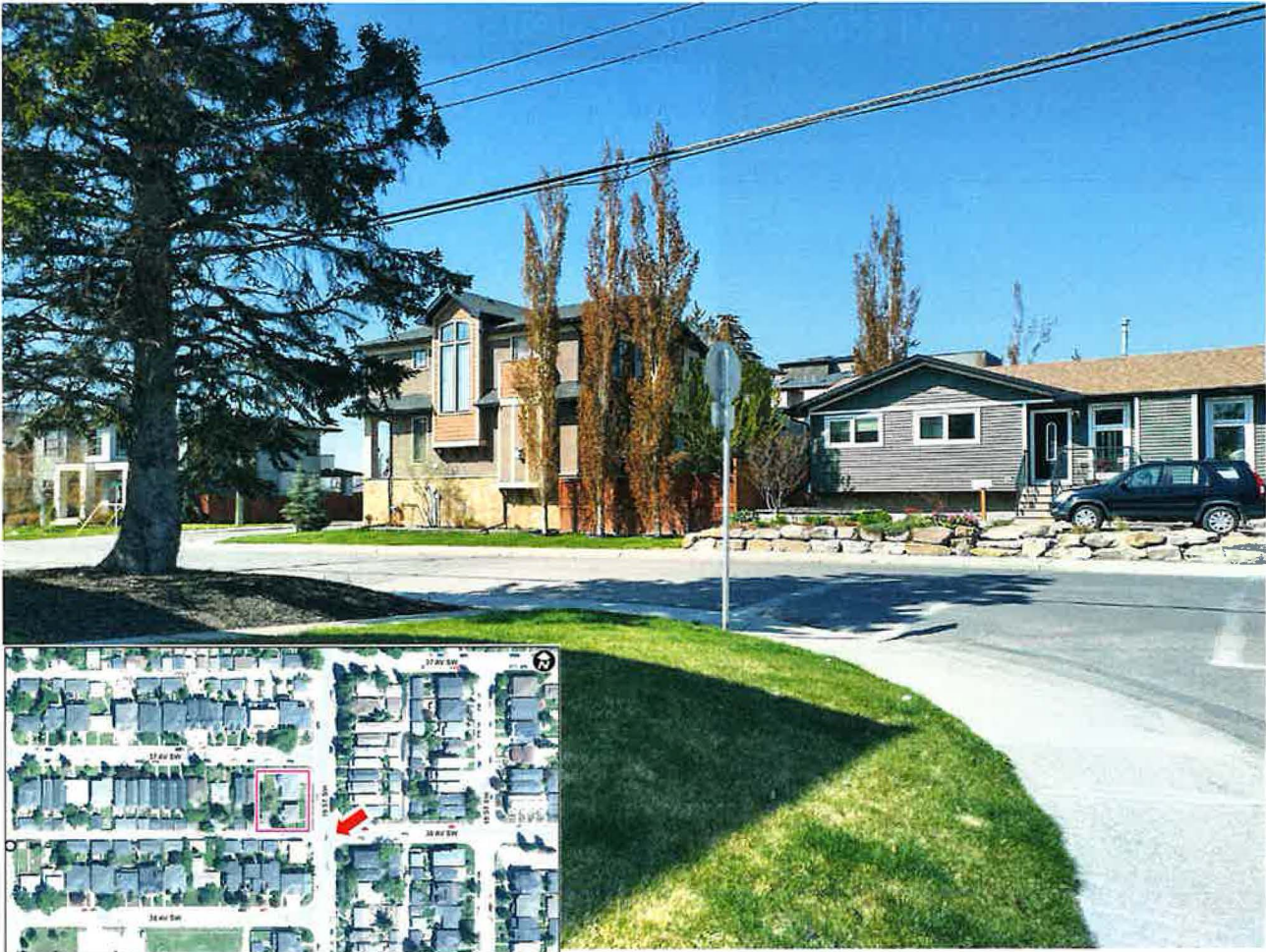


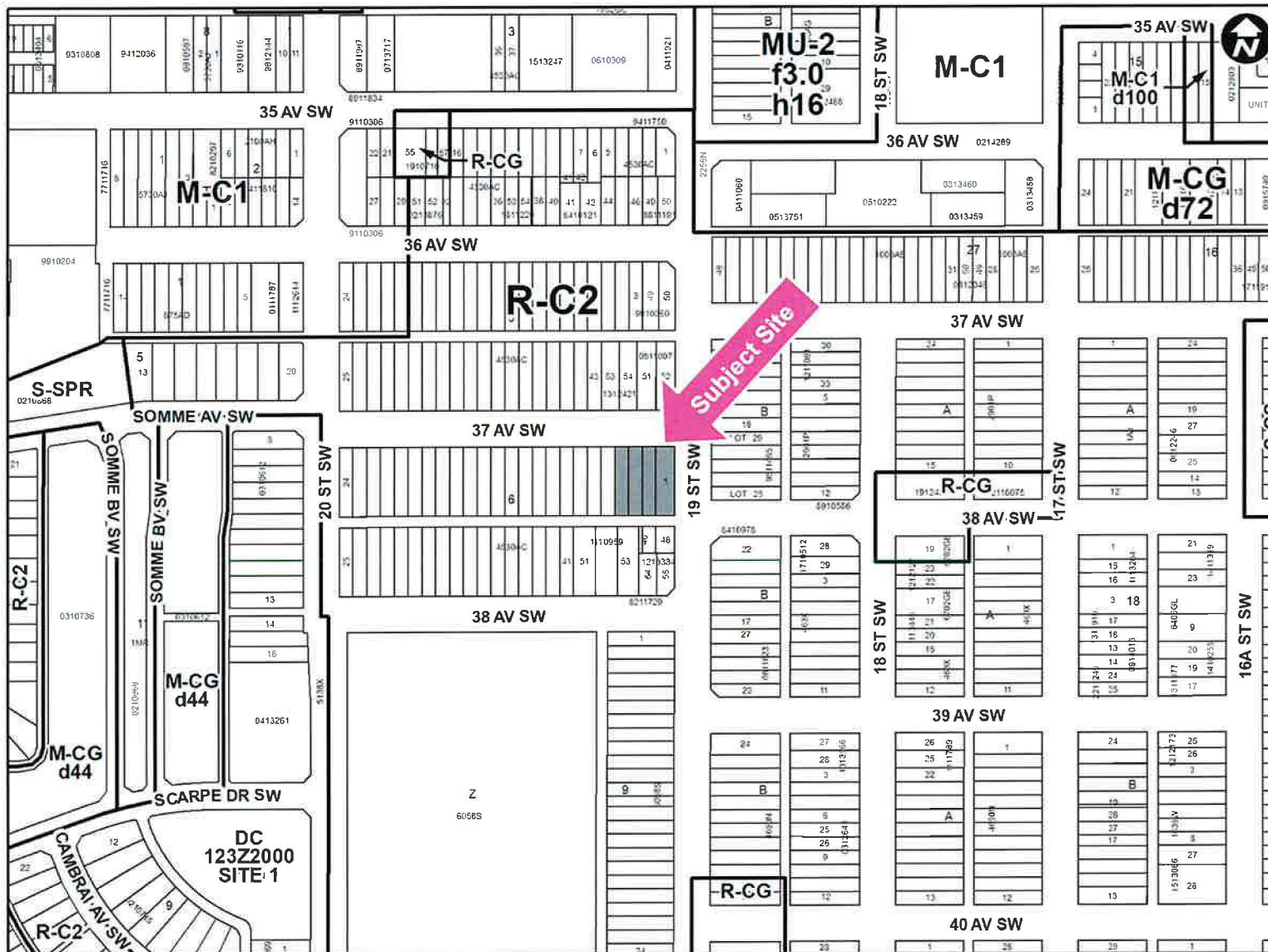
Site Photo – Looking Northwest (Surrounding Context) 12



Site Photo – Looking Southeast (Surrounding Context)







Existing R-C2 District:

- Maximum height = 10-metres
- Maximum of two dwelling units