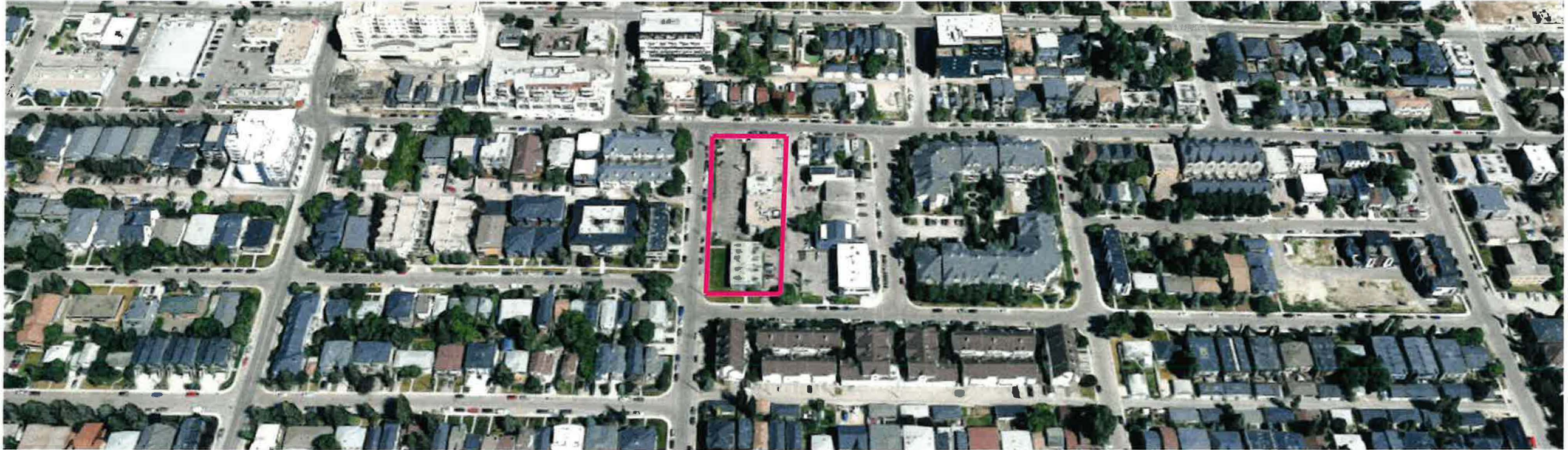




Public Hearing of Council

Agenda Item: 7.2.18



LOC2023-0149 / CPC2023-1037 Policy and Land Use Amendment

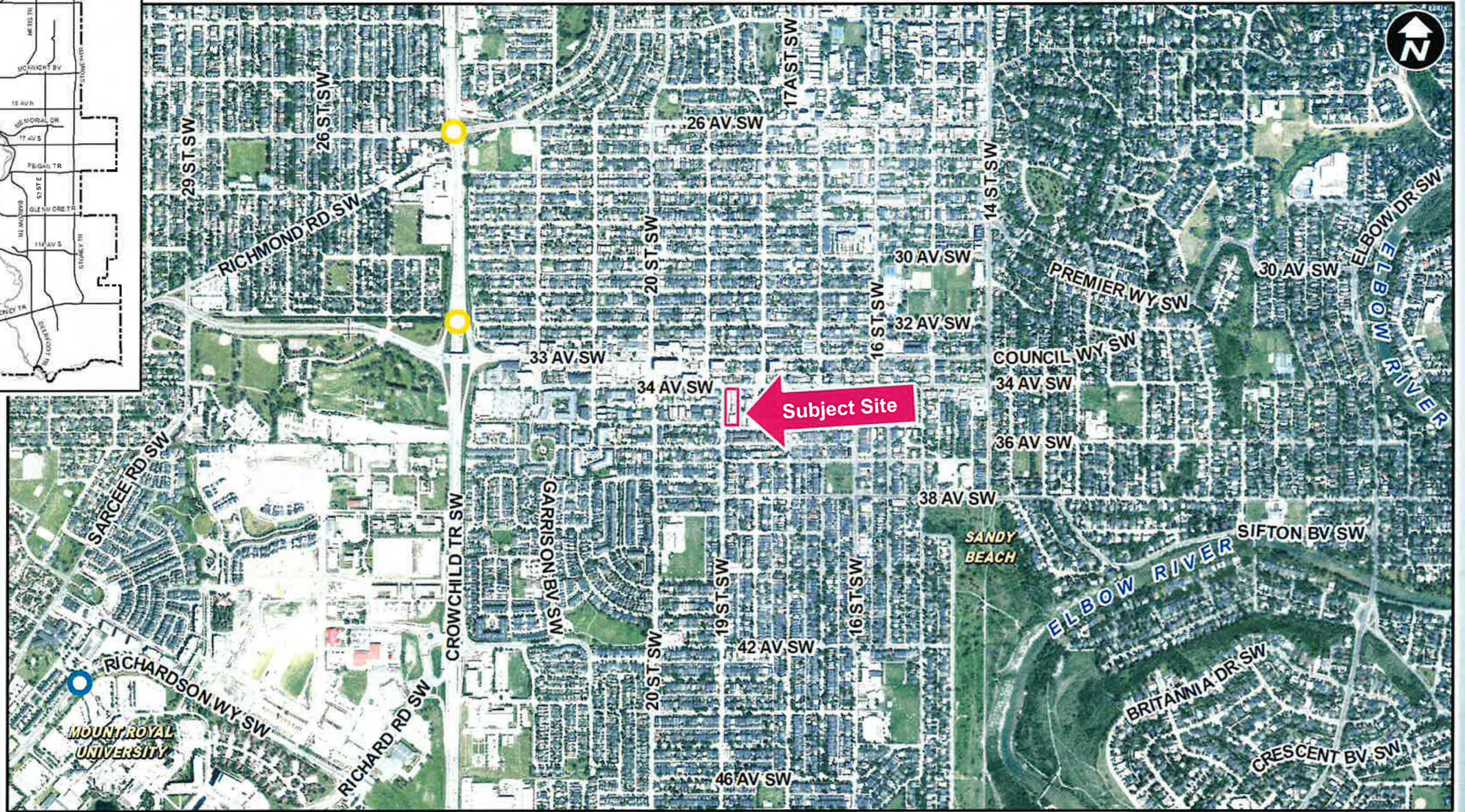
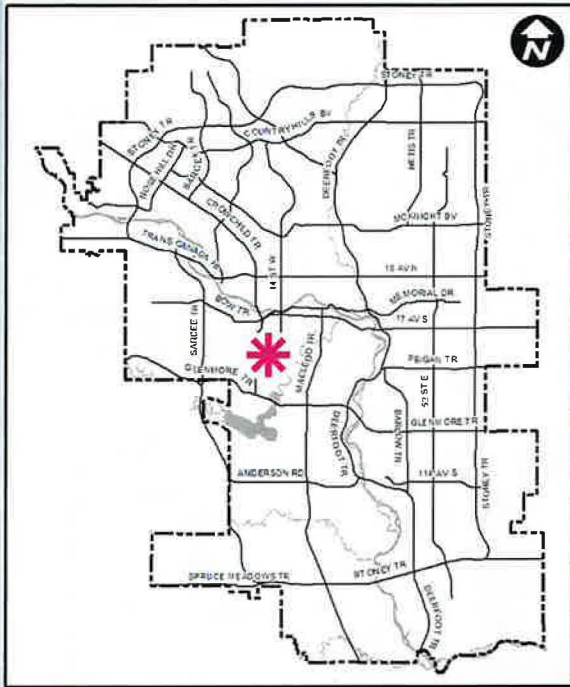
December 5, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 05 2023
ITEM: 7.2.18 CPC2023-1037
Distrib-Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

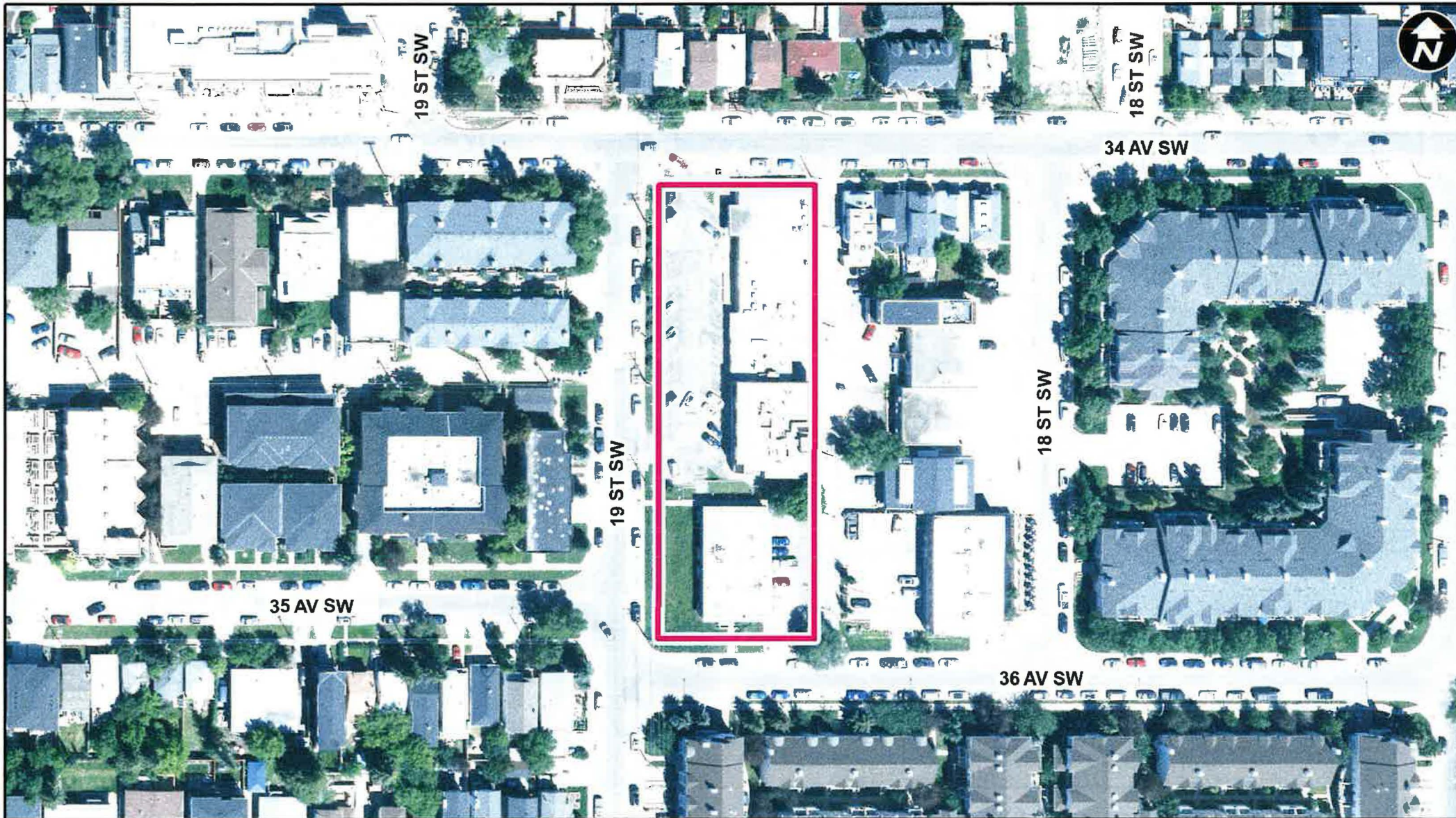
That Council:

1. Give three readings to **Proposed Bylaw 88P2023** for the amendments to the Marda Loop Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 252D2023** for the redesignation of 0.41 hectares \pm (1.01 acres \pm) located at 1920 – 36 Avenue SW (Plan 3890AG, Block B, Lots 15-19) and 3504, 3512 – 19 Street SW (Plan 3890AG, Block B, Lots 19-28) from Mixed Use – Active Frontage (MU-2f3.0h16) District to Mixed Use – Active Frontage (MU-2f4.0h23) and Mixed Use – General (MU-1f3.5h23) 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

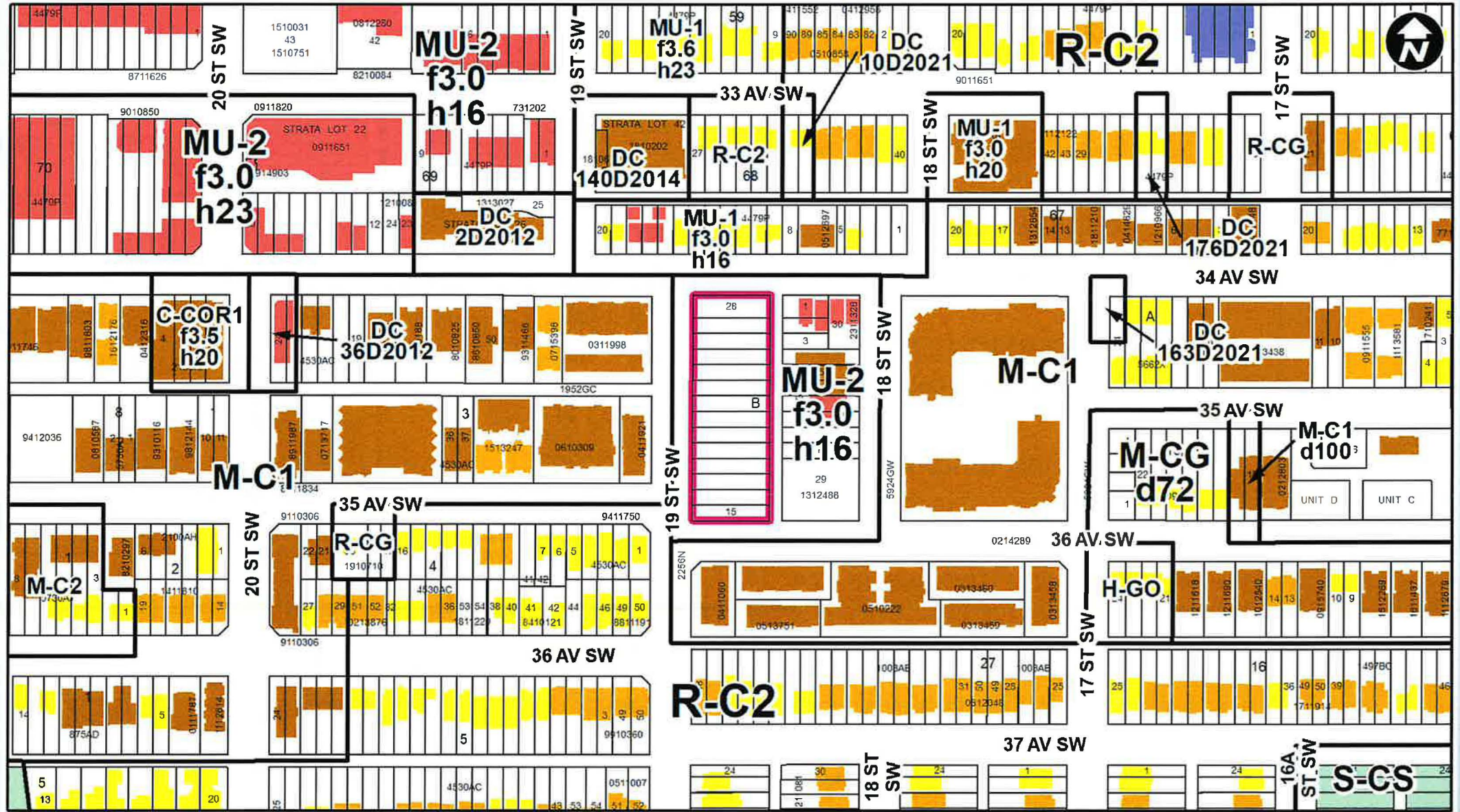


Parcel Size:

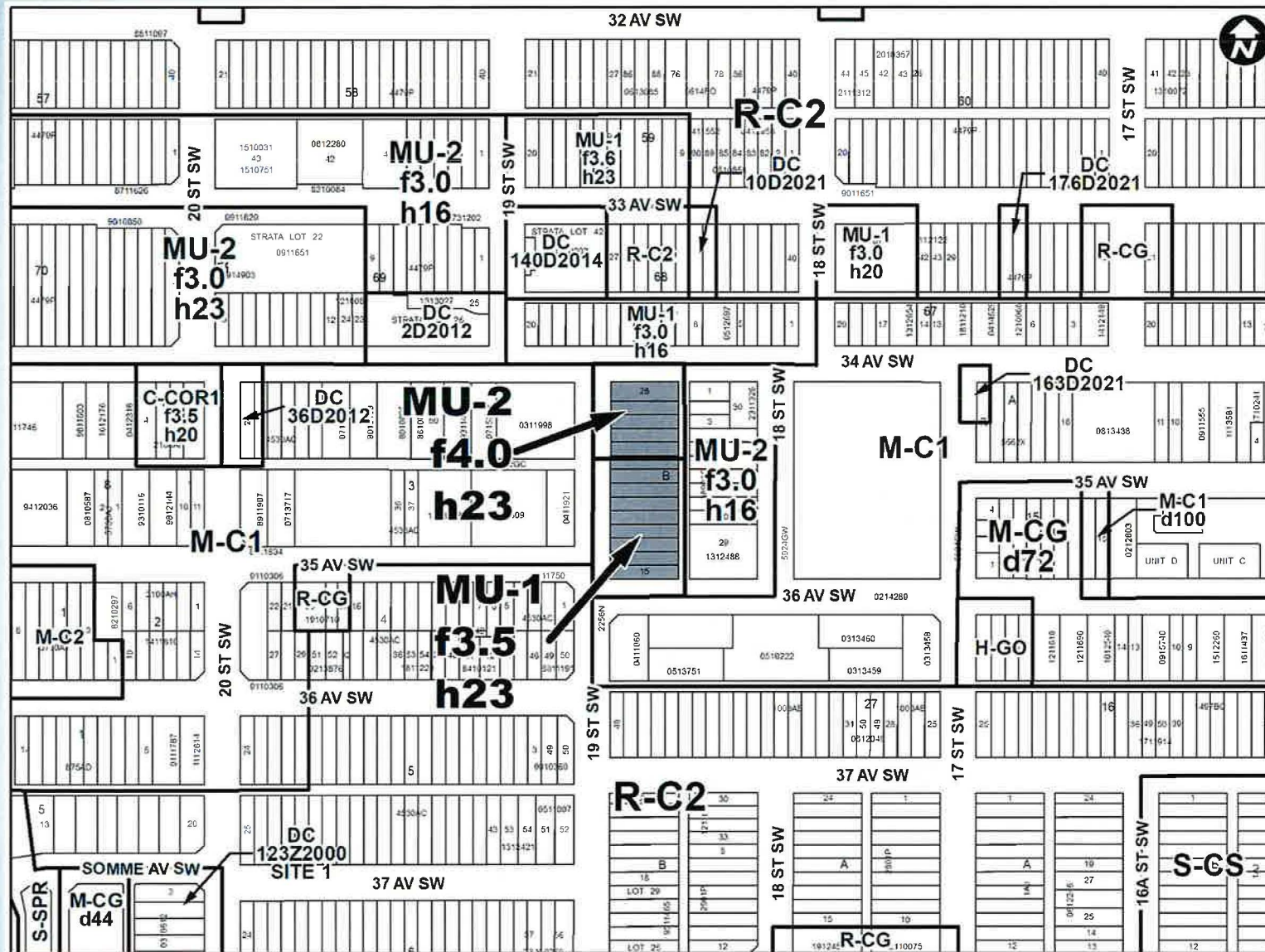
0.41 ha
109 m x 36 m

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



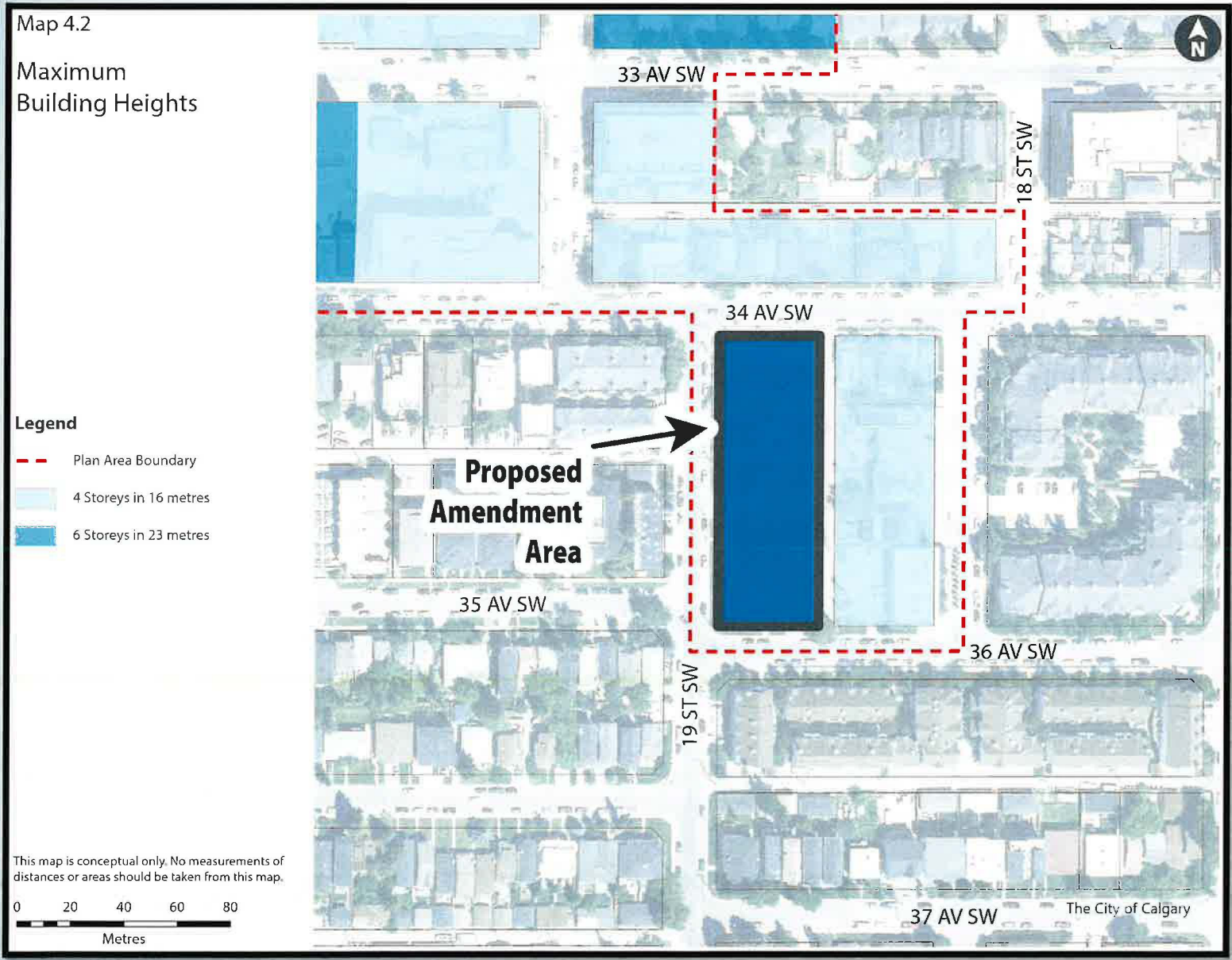
Proposed Mixed Use – Active Frontage (MU-2f4.0h23) District:

- requirement for commercial uses on the ground floor
- maximum floor area ratio is 4.0 (about 6,400 square metres)
- maximum height 23 meters (6 storeys).

Proposed Mixed Use – General (MU-1f3.5h23) District:

- Either commercial or residential uses on the ground floor
- maximum floor area ratio is 3.5 (about 8,800 square metres)
- maximum height 23 metres (6 storeys)

Policy Amendment - Marda Loop Area Redevelopment Plan



Proposed Amendment to Map 4.2: Maximum Building Heights:

- from '4 Storeys in 16 metres'
- to '6 Storeys in 23 metres'.

Calgary Planning Commission's Recommendation:

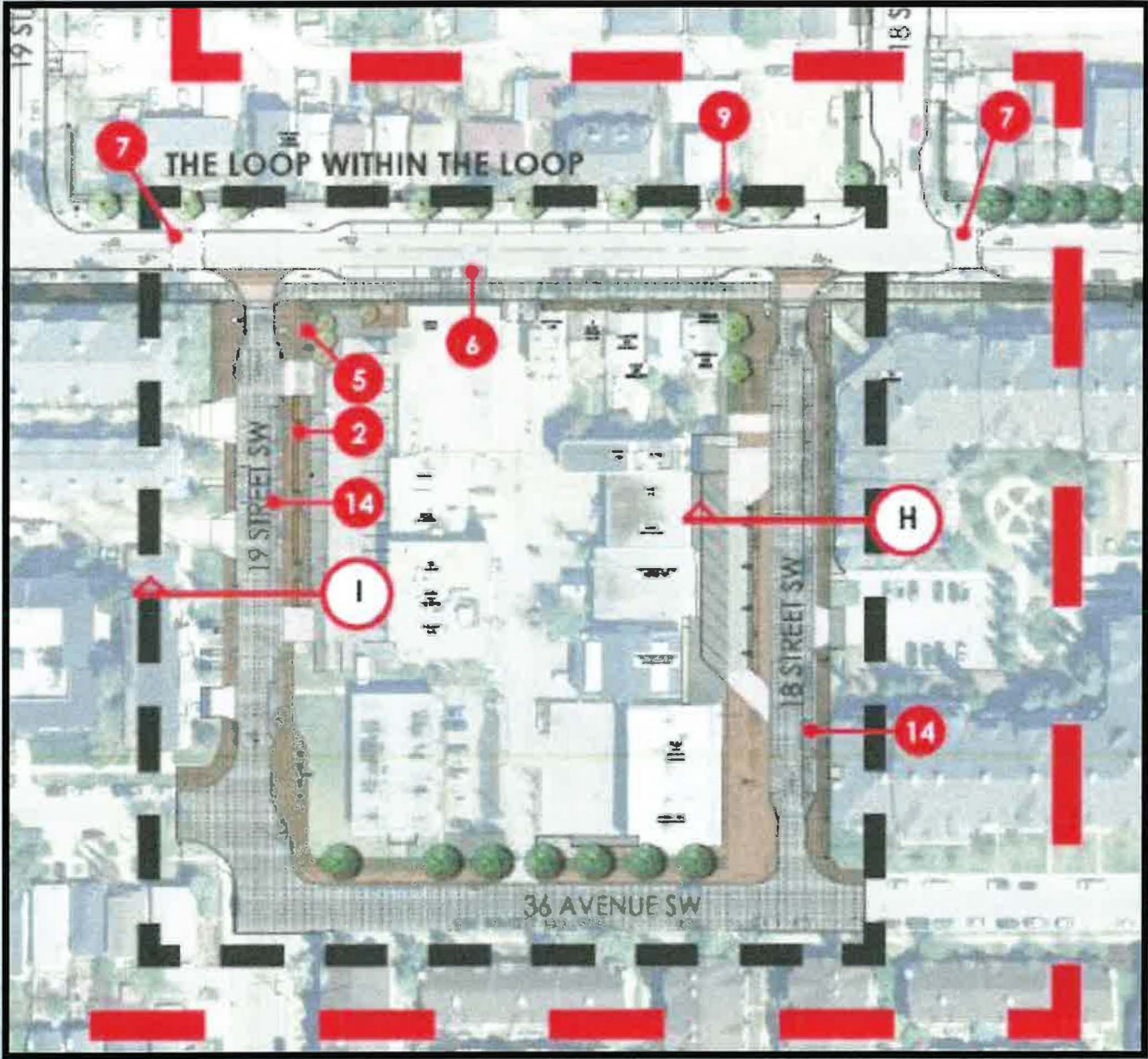
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Supplementary Slides

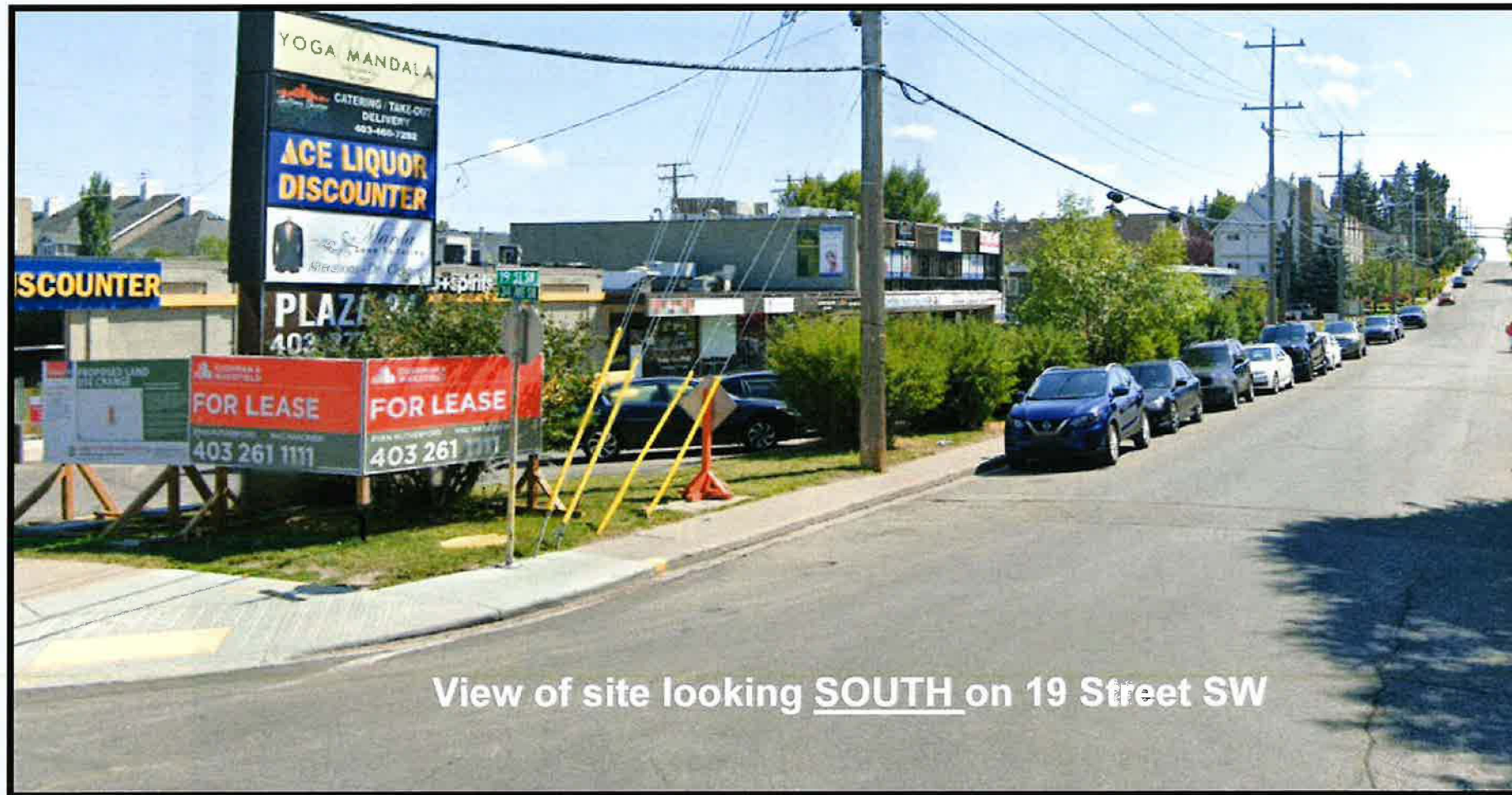


Main Streets - Loop within the Loop 11

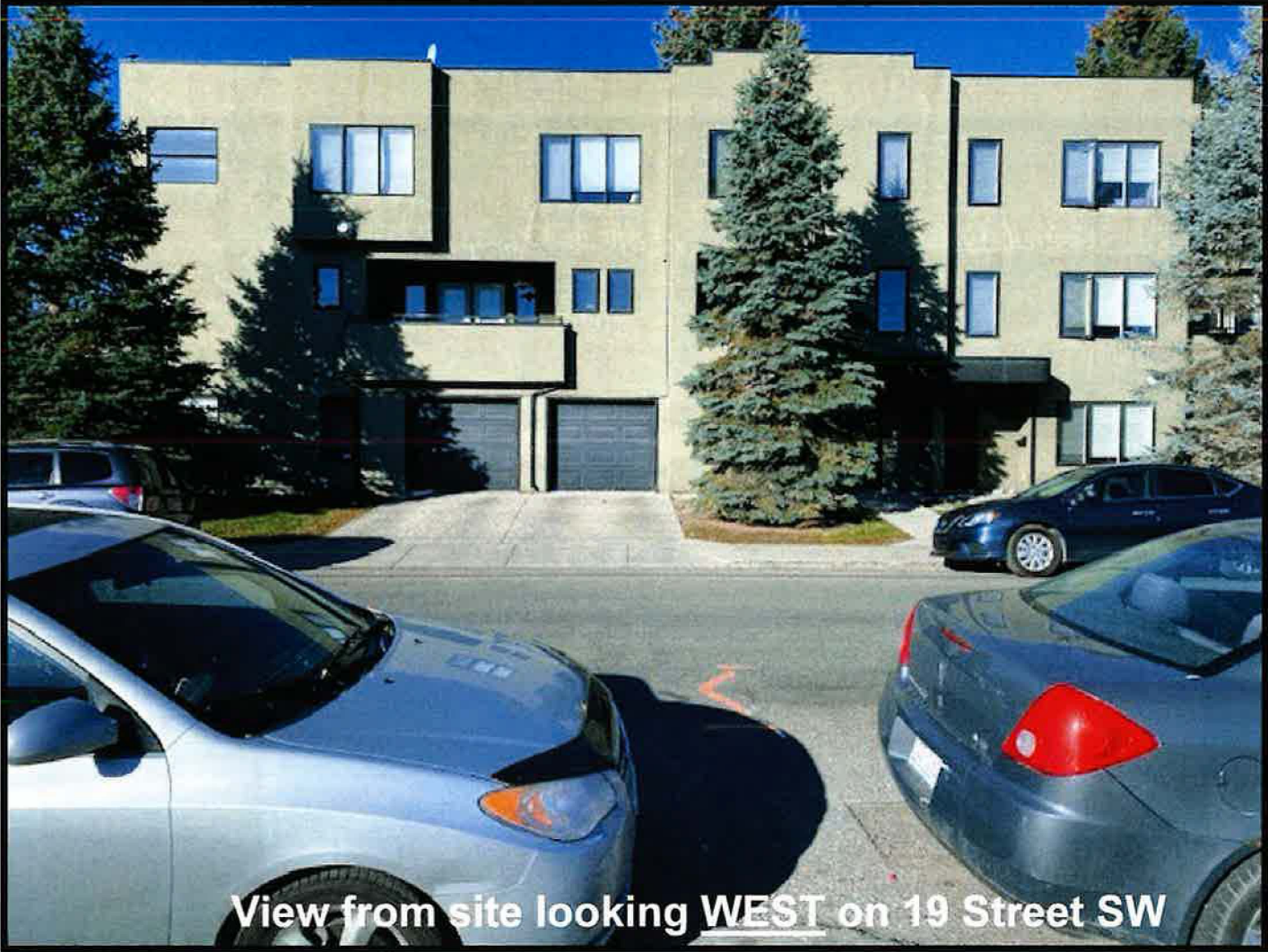


- proposed community gathering spaces, custom street furnishings (benches, bike racks);
- enhanced landscaping, trees, street lighting, porous pavers, and a multi-use pathway with raised crosswalks along 34th Avenue; and
- traffic changes that will result in one way traffic flow along 18 Street SW (southbound) and 19 Street SW northbound with on street parking





View of site looking SOUTH on 19 Street SW





View from site looking EAST on 36 Avenue SW



View from site looking WEST on 34 Avenue SW