



Public Hearing of Council

Agenda Item: 7.2.17



LOC2023-0206 / CPC2023-1079 Policy and Land Use Amendment

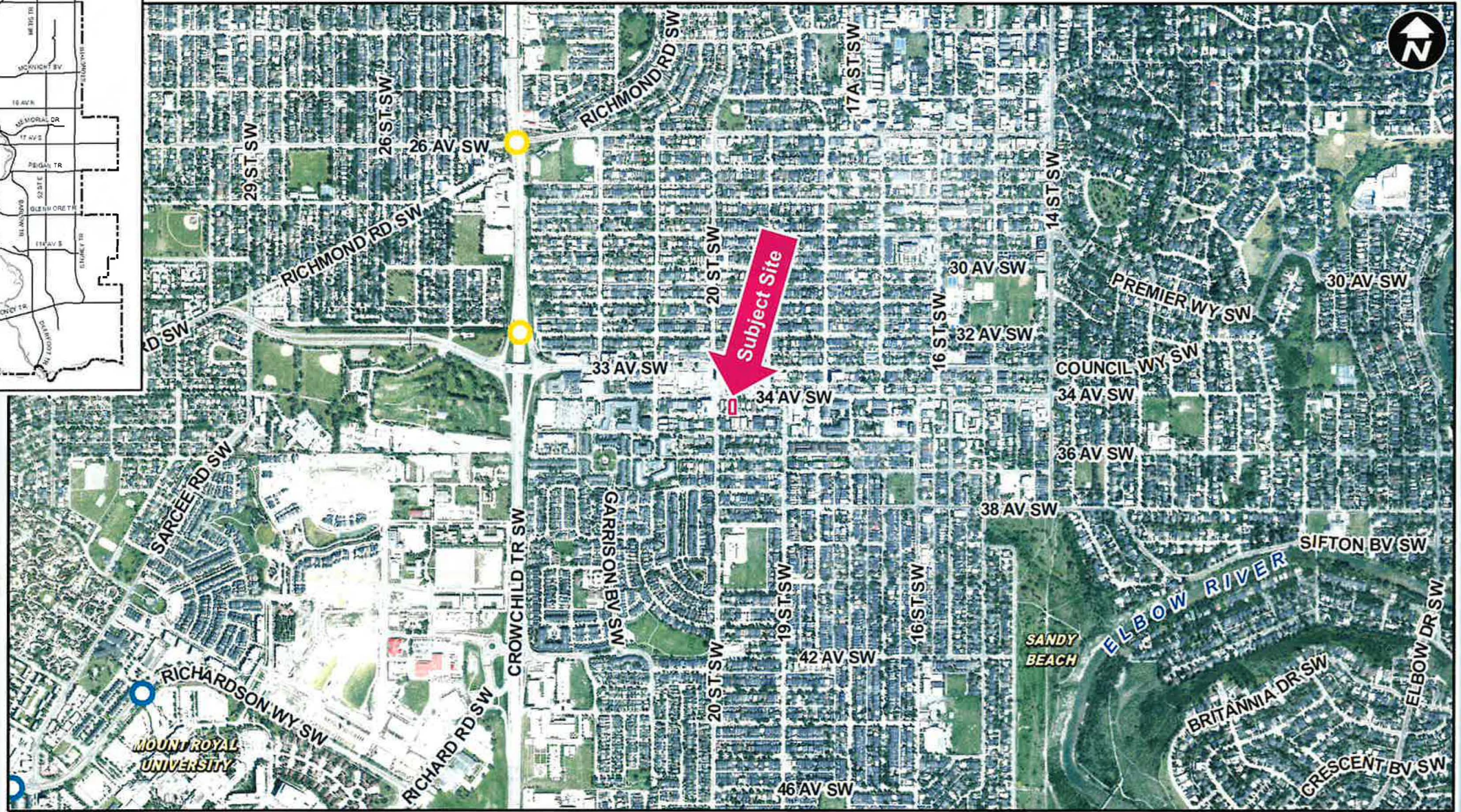
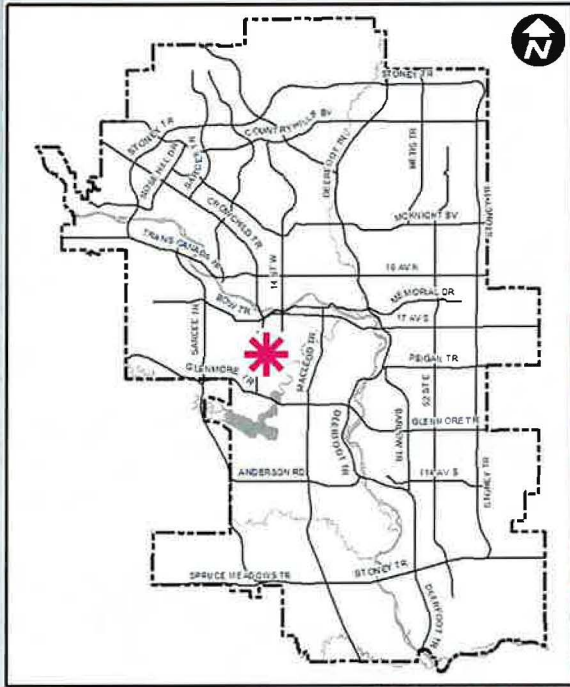
December 5, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 05 2023
ITEM: 7.2.17 CPC2023-1079
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

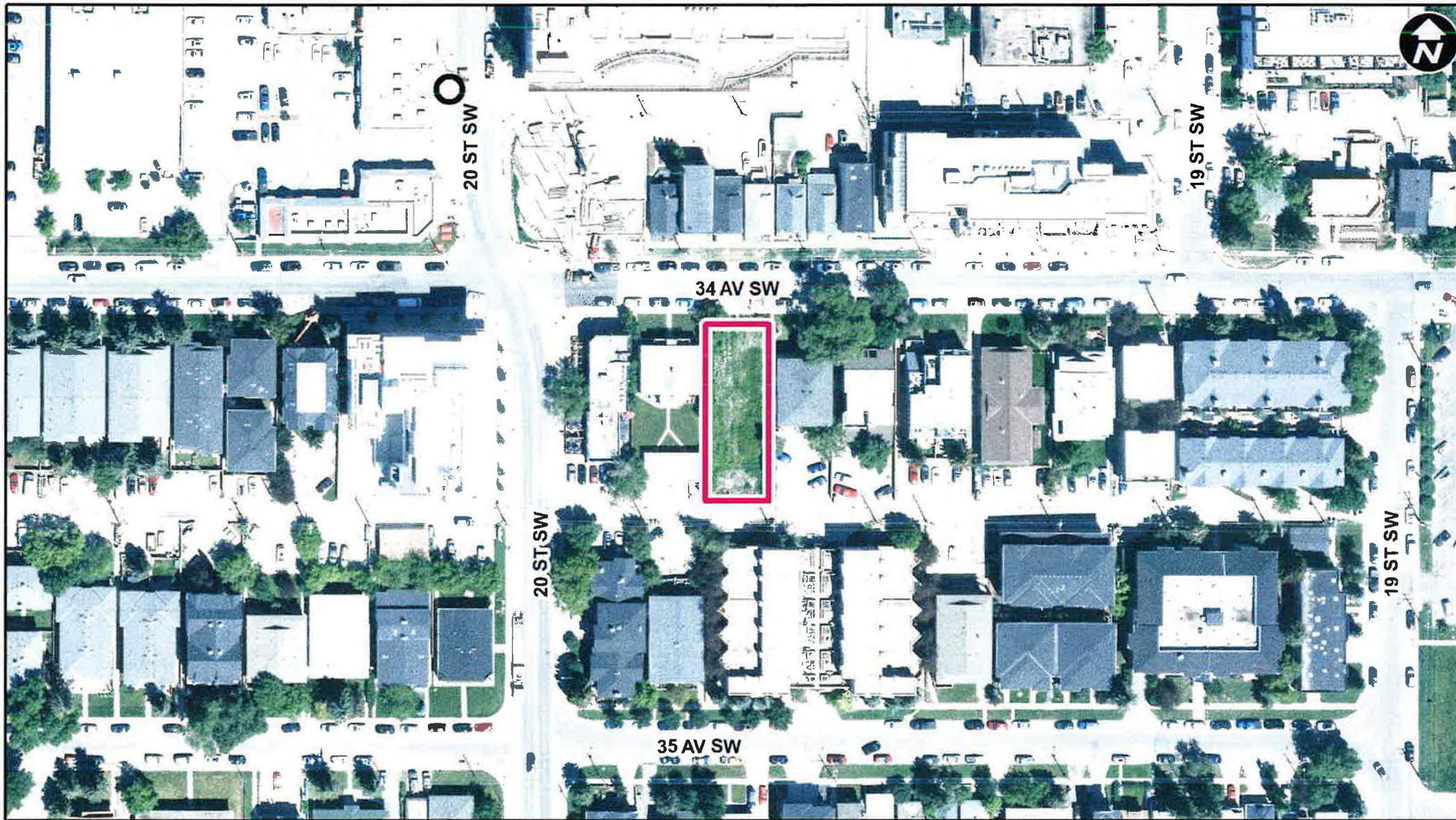
That Council:

1. Give three readings to **Proposed Bylaw 89P2023** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 254D2023** for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 2039 – 34 Avenue SW (Plan 4530AC, Block 3, Lots 19 and 20) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use – General (MU-1f3.0h16) District.



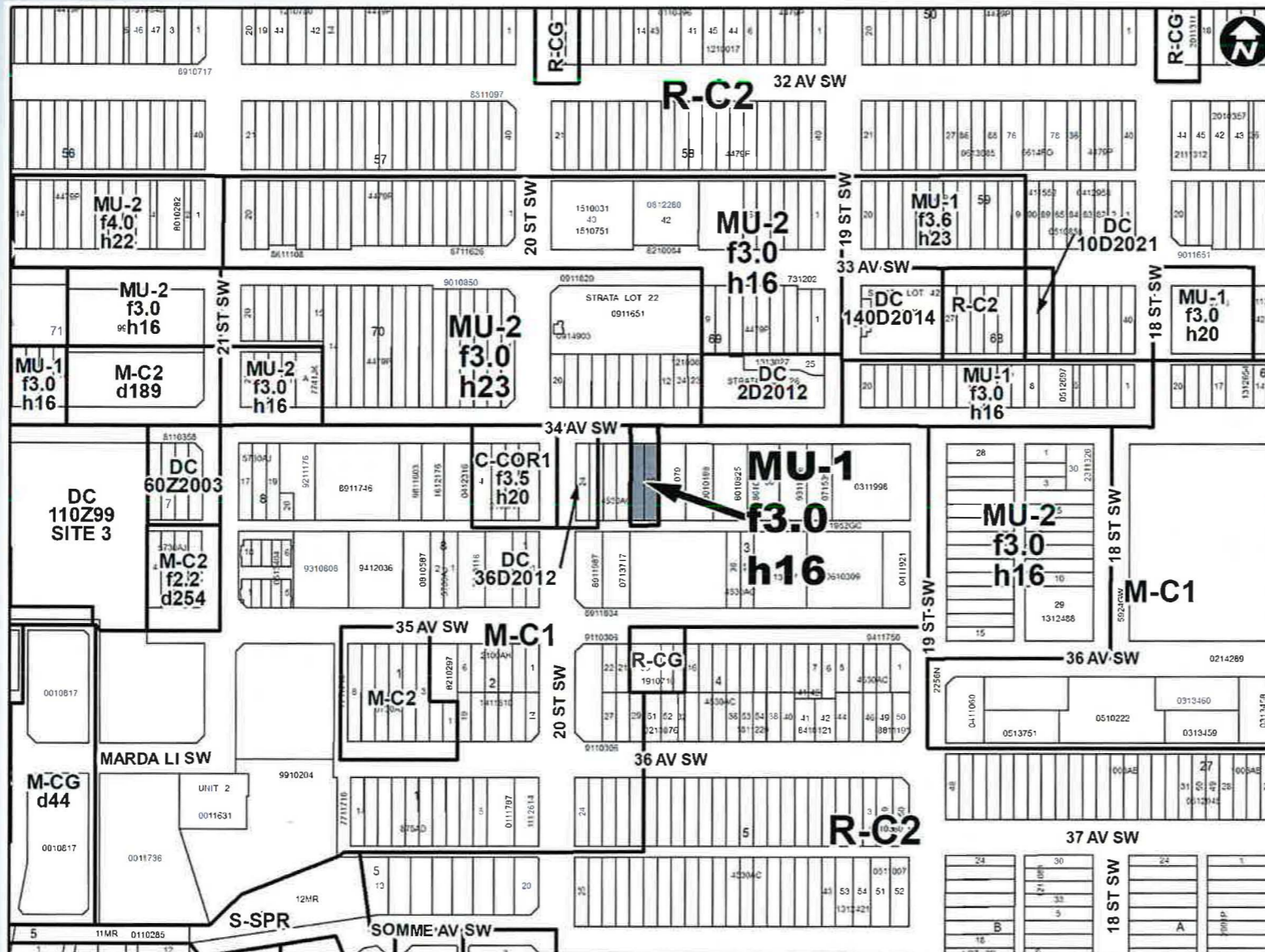
LEGEND

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



LEGEND
○ Bus Stop

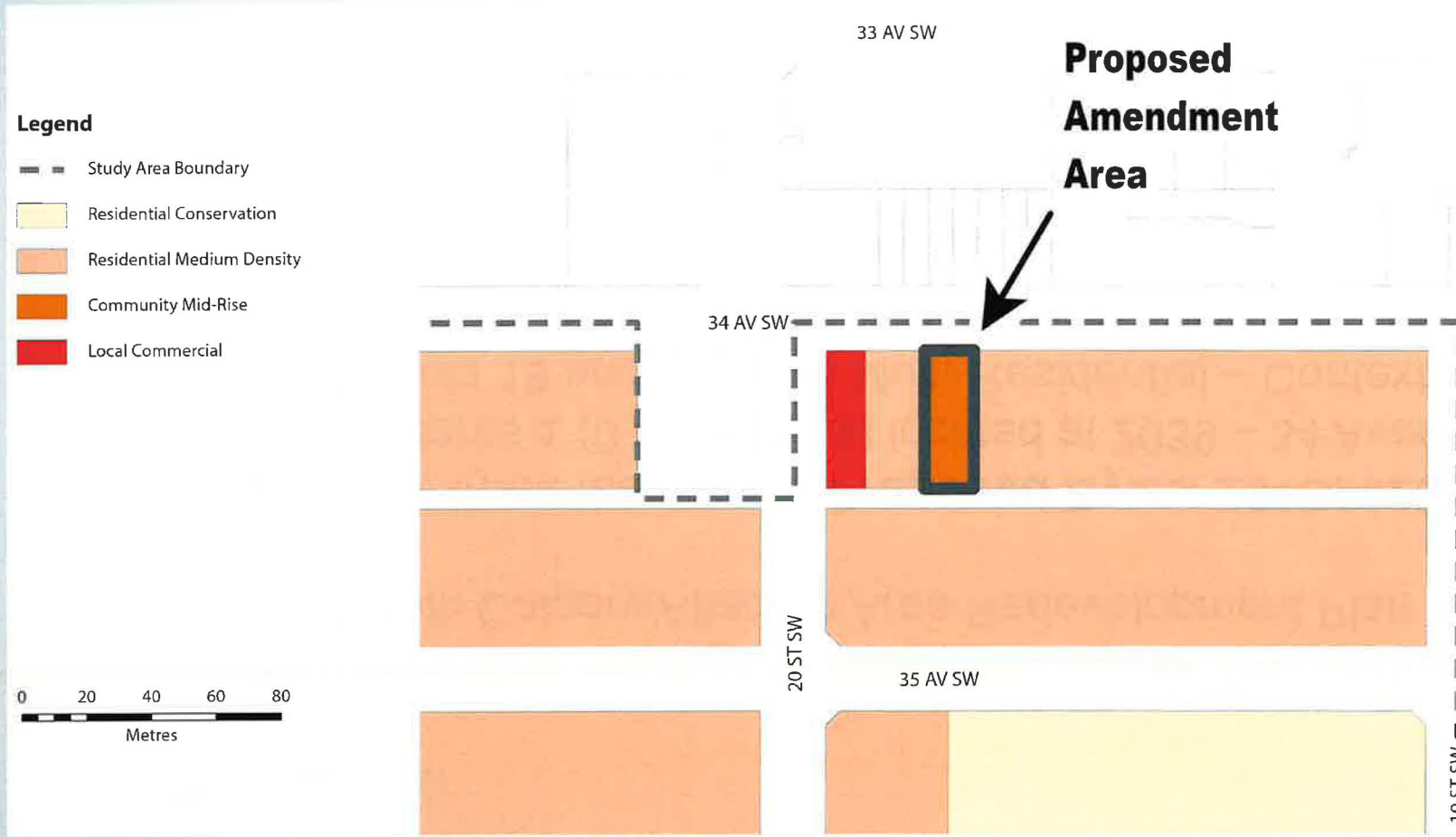
Parcel Size:
0.07 ha
15m x 43m



Proposed Mixed Use – General (MU-1f3.0h16) District:

- Maximum height of 16 metres (4 storeys)
- Maximum Floor Area Ratio (FAR) of 3.0 (1,950 square metres)
- Uses include a mix of commercial and residential uses in the same building

Policy Amendment - South Calgary/Altadore Area Redevelopment Plan (1986)



Proposed amendment:

- From Residential Medium Density
- To Community Mid-Rise

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Supplementary Slides

Existing Land Use Map 10



Existing M-C1 District:

- Maximum height = 14 metres
- Maximum density of 148 units per hectare = 10 dwelling units



Left



Right



Left



Right







