



Public Hearing of Council

Agenda Item: 7.2.7



LOC2023-0096 / CPC2023-1145

Land Use Amendment

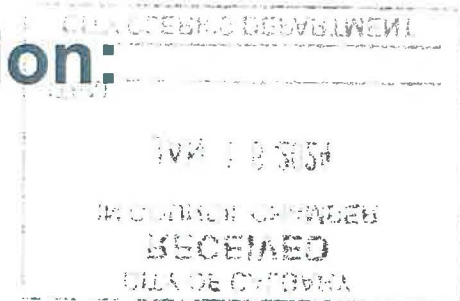
January 16, 2024

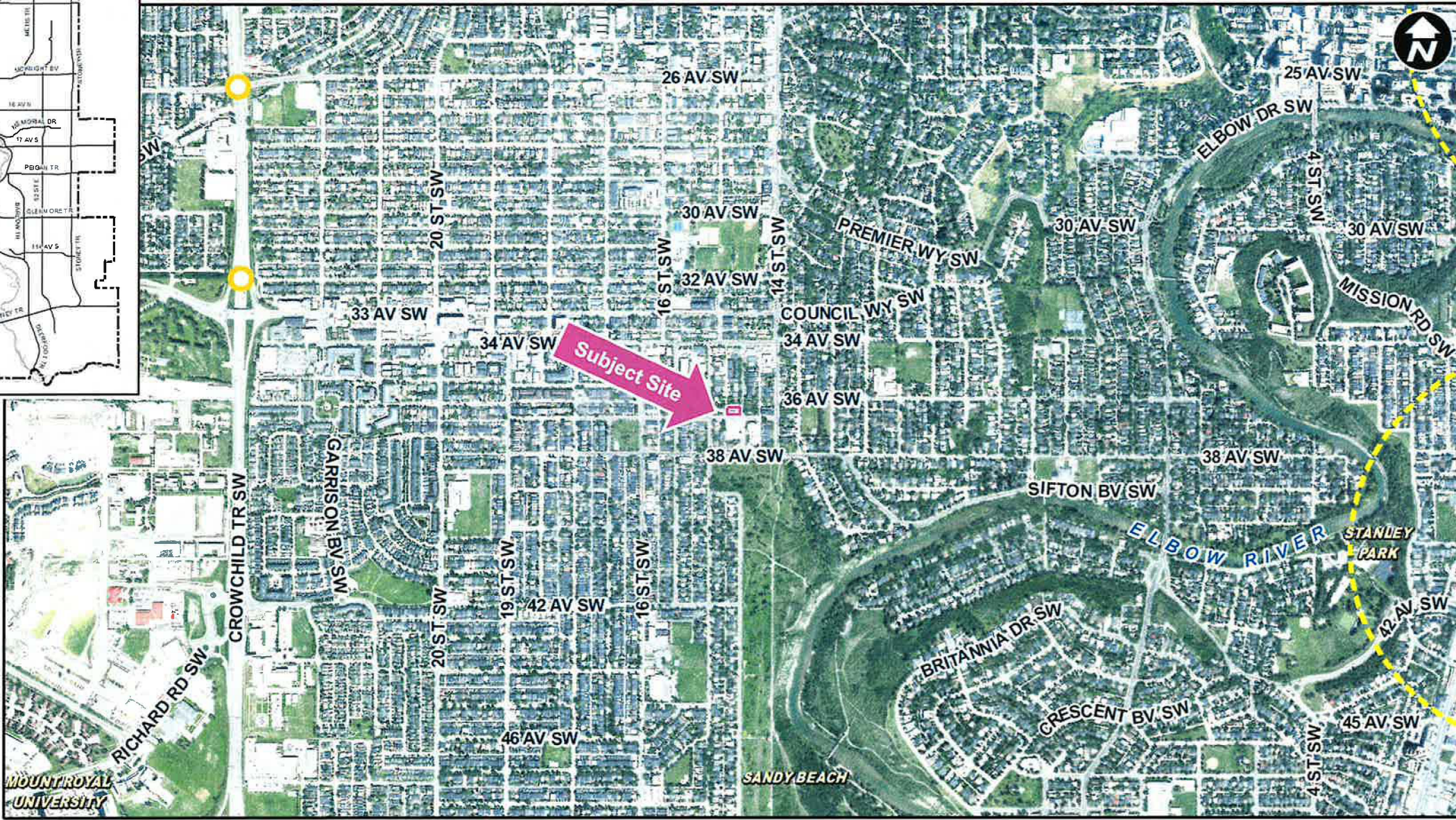
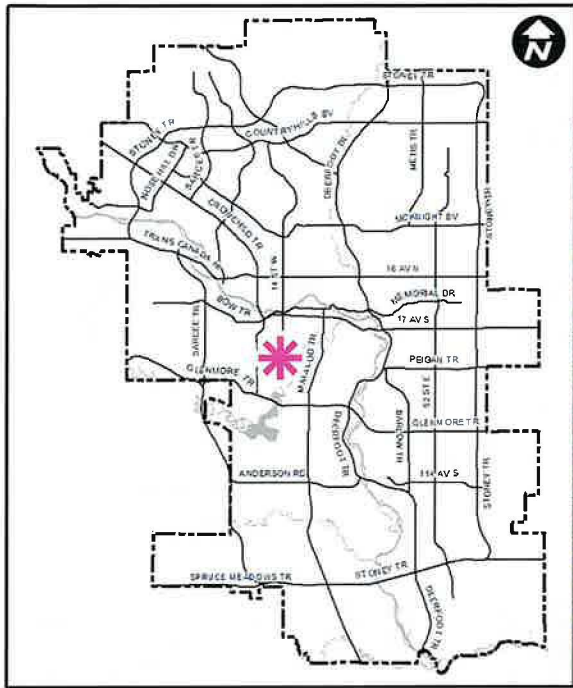
<p>CITY OF CALGARY RECEIVED IN COUNCIL CHAMBER</p> <p>JAN 16 2024</p> <p>ITEM: <u>7.2.7 - CPC2023-1145</u> <u>Distrib-Presentation</u></p> <p>CITY CLERK'S DEPARTMENT</p>

Calgary Planning Commission's Recommendation:

That Council:

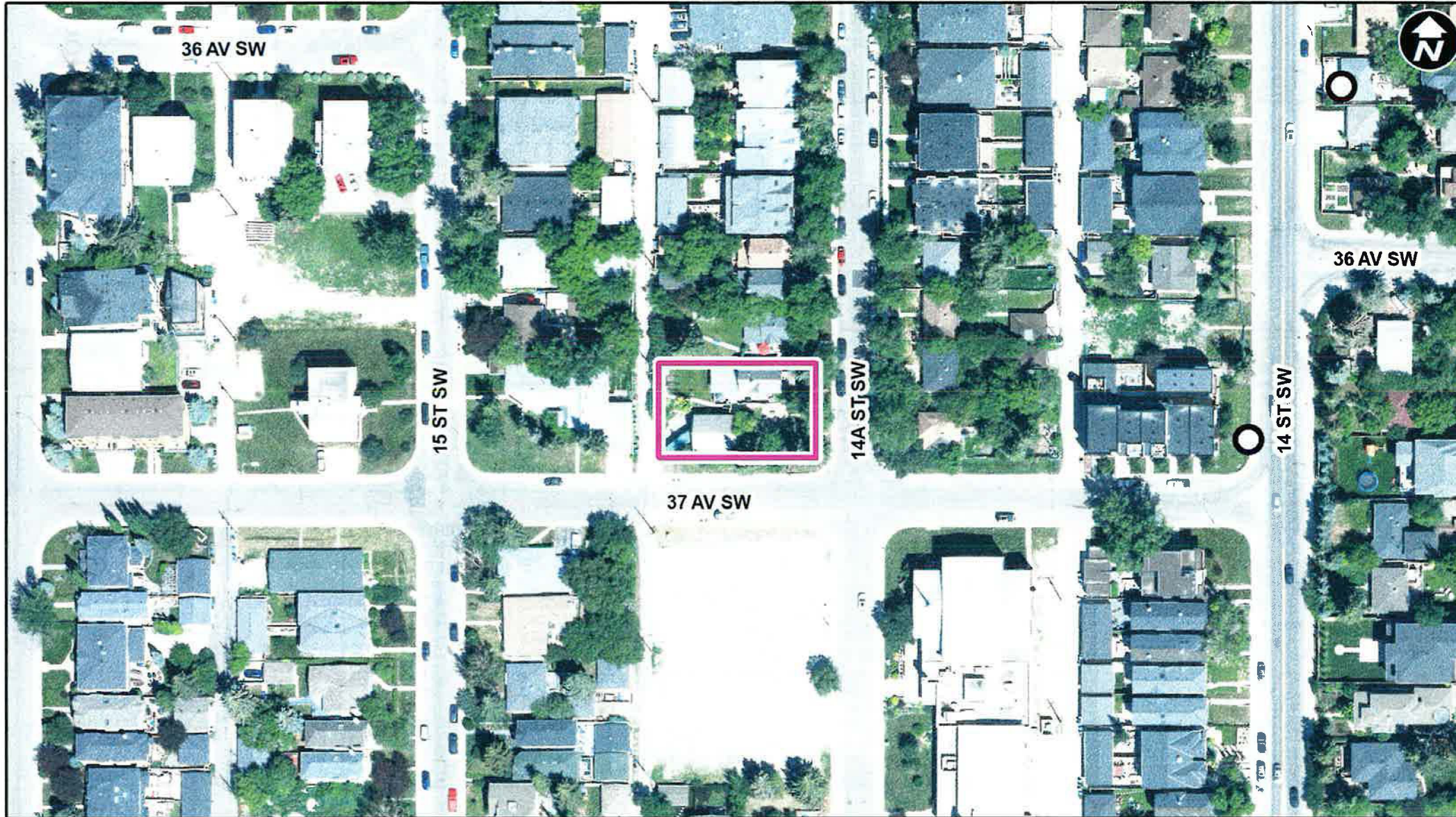
1. Give three readings to **Proposed Bylaw 1P2024** for the amendments to the the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 2D2024** for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 3721 – 14A Street SW (Plan 1965P, Block B, Lots 11 to 13) 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



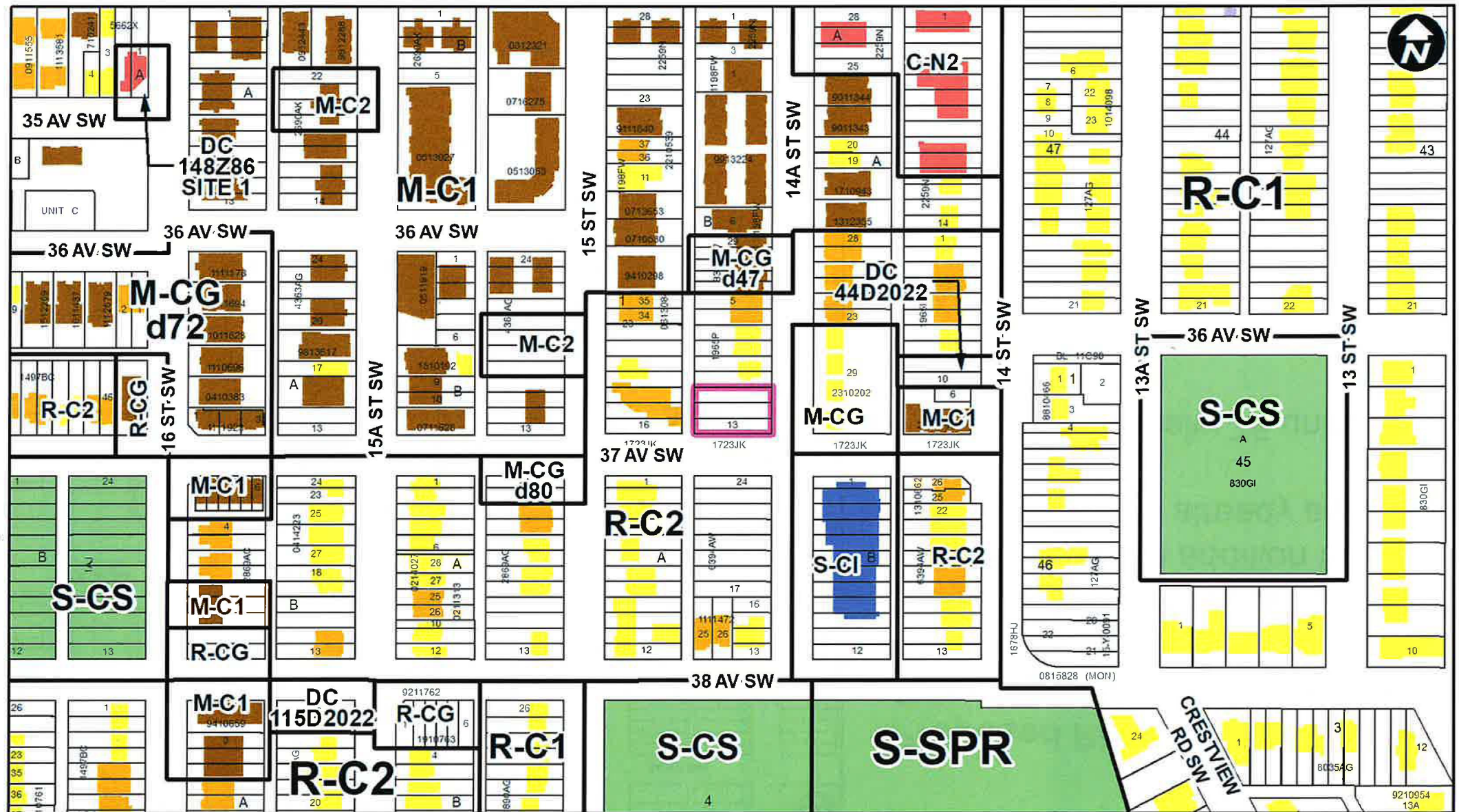
○ Bus Stop

Parcel Size:

0.09 ha
23m 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



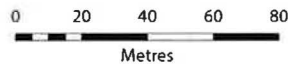
Proposed Residential – Grade-Oriented Infill (R-CG) District:

- Allows for rowhouses and townhouses in addition to the building forms already allowed
- Maximum density 75 units per hectare
- Maximum height 11 metres

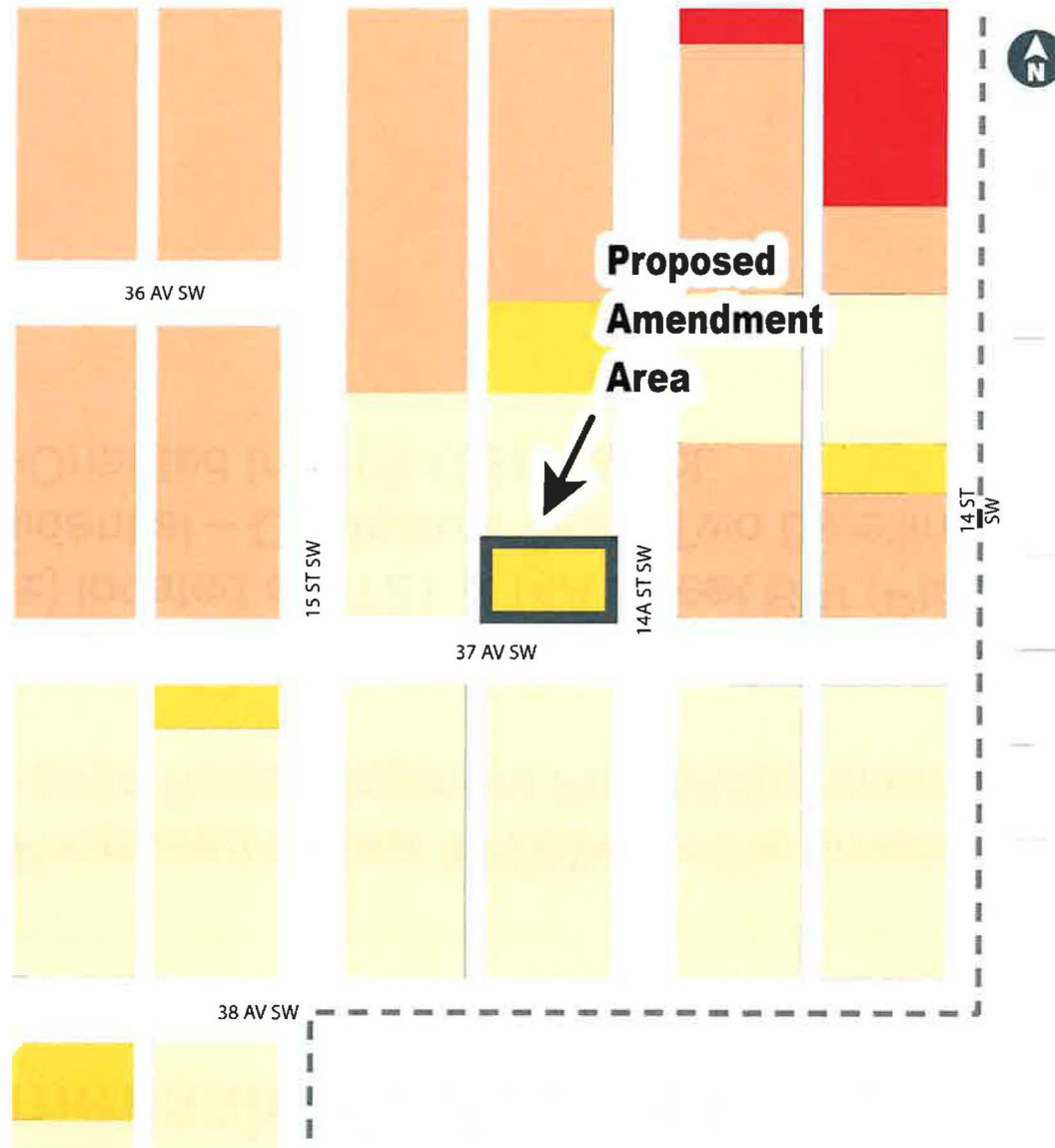
South Calgary/Altadore Area Redevelopment Plan Amendment

Map 2
Land Use Policy

- Legend**
- Study Area Boundary
 - Residential Conservation
 - Residential Low Density
 - Residential Medium Density
 - Local Commercial



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



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Supplementary Slides

