



LOC2023-0222 Policy and Land Use Amendment

April 11, 2024

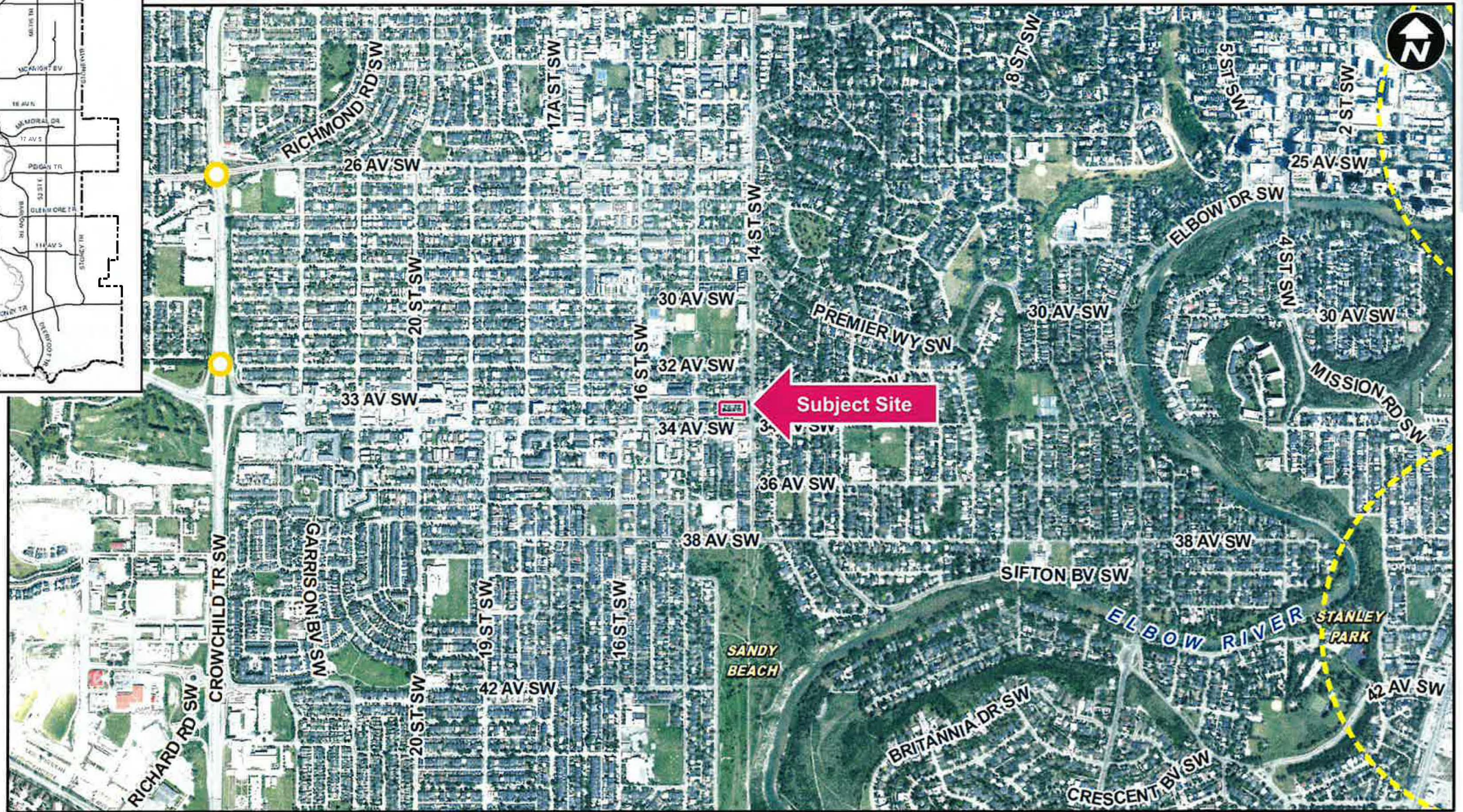
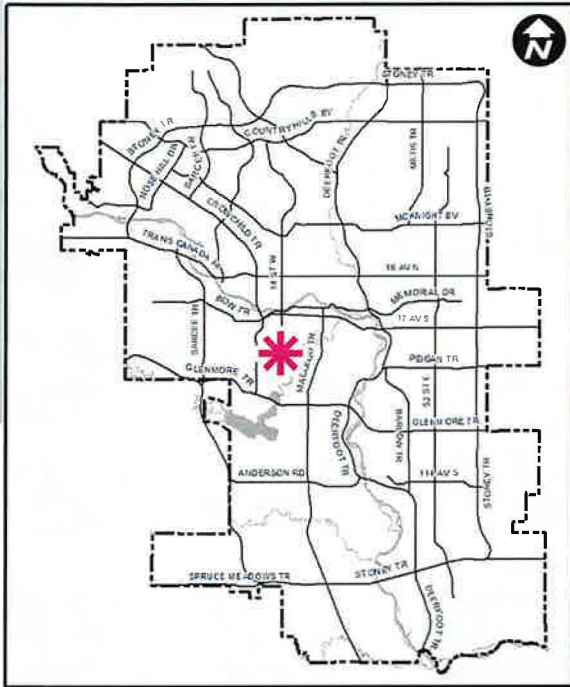
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 11 2024
ITEM: 7.2.4 C/CA2024-0343
Distrib-Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.29 hectares \pm (0.72 acres \pm) located at 1505, 1509, 1515, 1519, and 1523 – 33 Avenue SW (Plan 4479P, Block 64, Lots 29 to 38) from Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Mixed Use – General (MU-1f3.6h24) 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

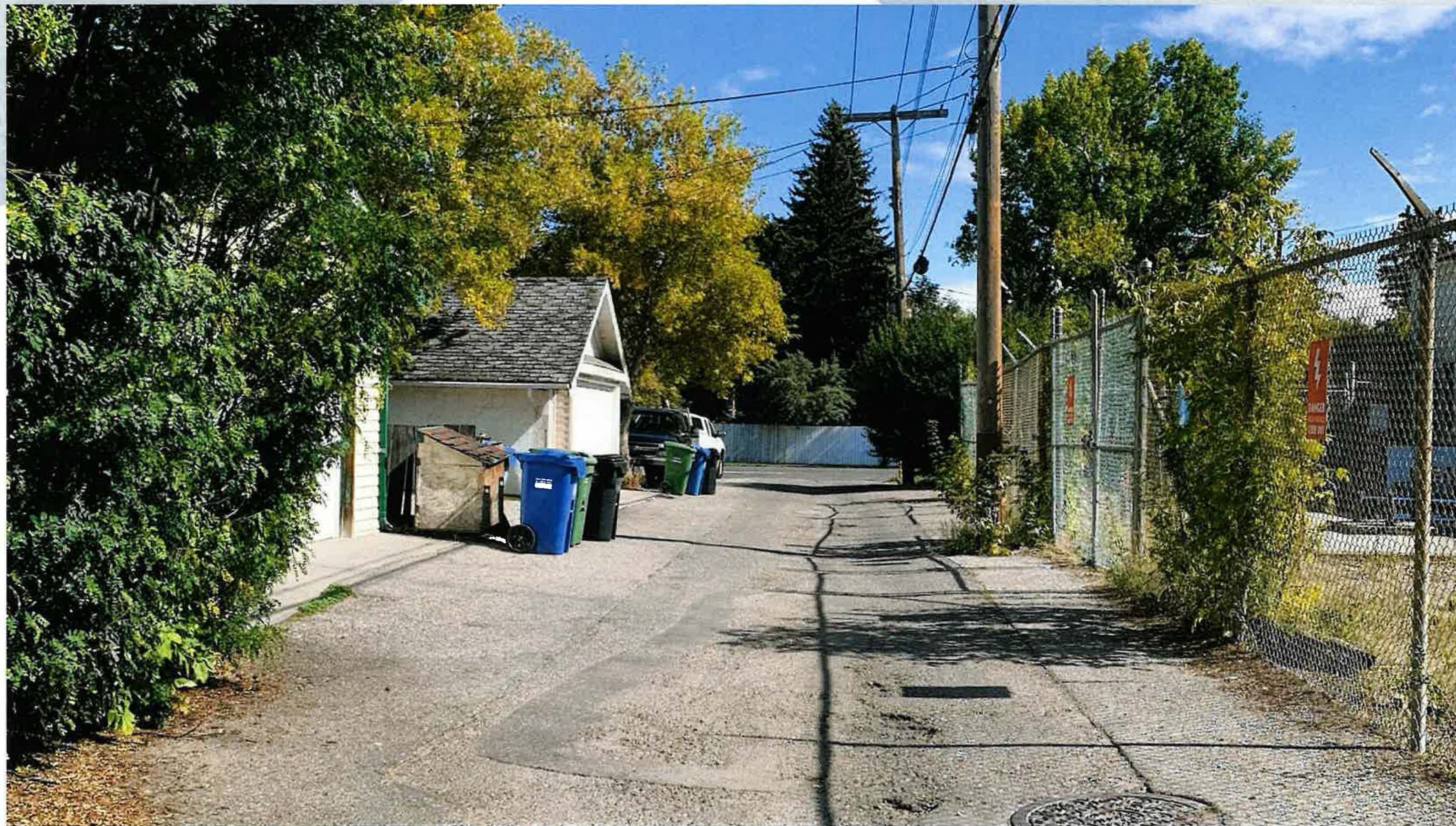


○ Bus Stop

Parcel Size:

0.29 ha
76m x 38m





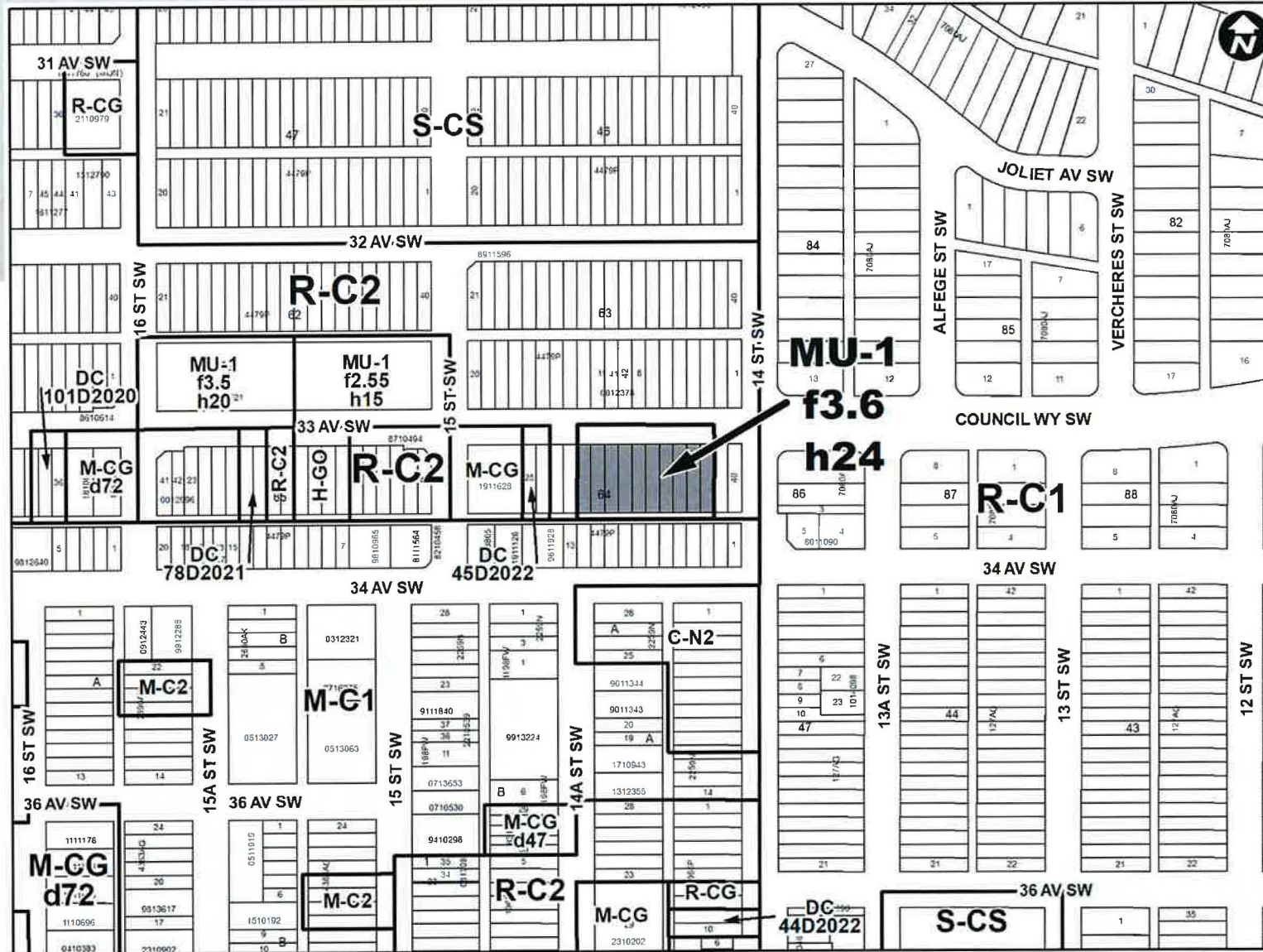


Surrounding Land Use

LEGEND

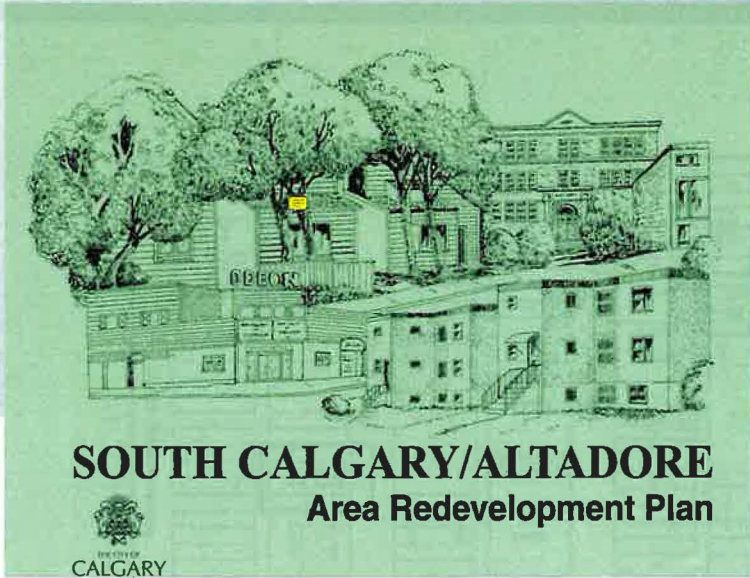
-  Single detached dwelling
-  Semi-detached / duplex detached dwelling
-  Rowhouse / multi-residential
-  Commercial
-  Heavy Industrial
-  Light Industrial
-  Parks and Openspace
-  Public Service
-  Service Station
-  Vacant
-  Transportation, Communication, and Utility
-  Rivers, Lakes
-  Land Use Site Boundary





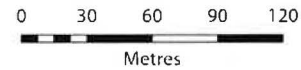
Proposed MU-1f3.6h24 District:

- Mixed-use development
- Maximum floor area ratio (FAR) of 3.6
- Maximum height of 24 metres

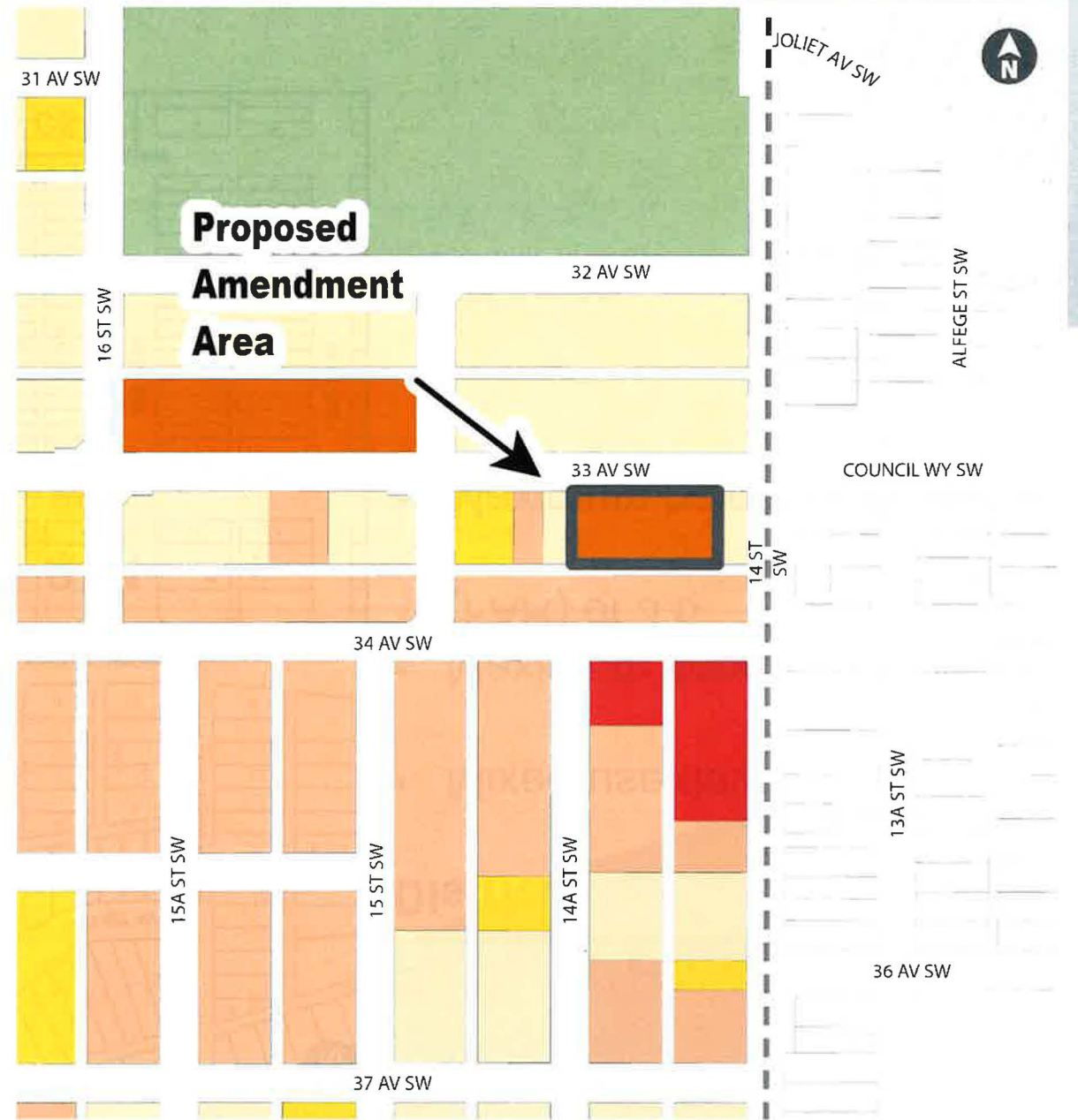


Map 2
Land Use Policy

- Legend**
- Study Area Boundary
 - Residential Conservation
 - Residential Low Density
 - Residential Medium Density
 - Community Mid-Rise
 - Local Commercial
 - Open Space



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



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2. Give three readings to the proposed bylaw for the redesignation of 0.29 hectares \pm (0.72 acres \pm) located at 1505, 1509, 1515, 1519, and 1523 – 33 Avenue SW (Plan 4479P, Block 64, Lots 29 to 38) from Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Grade-Oriented (M-CGd72) District **to** Mixed Use – General (MU-1f3.6h24) District.

Supplementary Slides

1900 West development 13



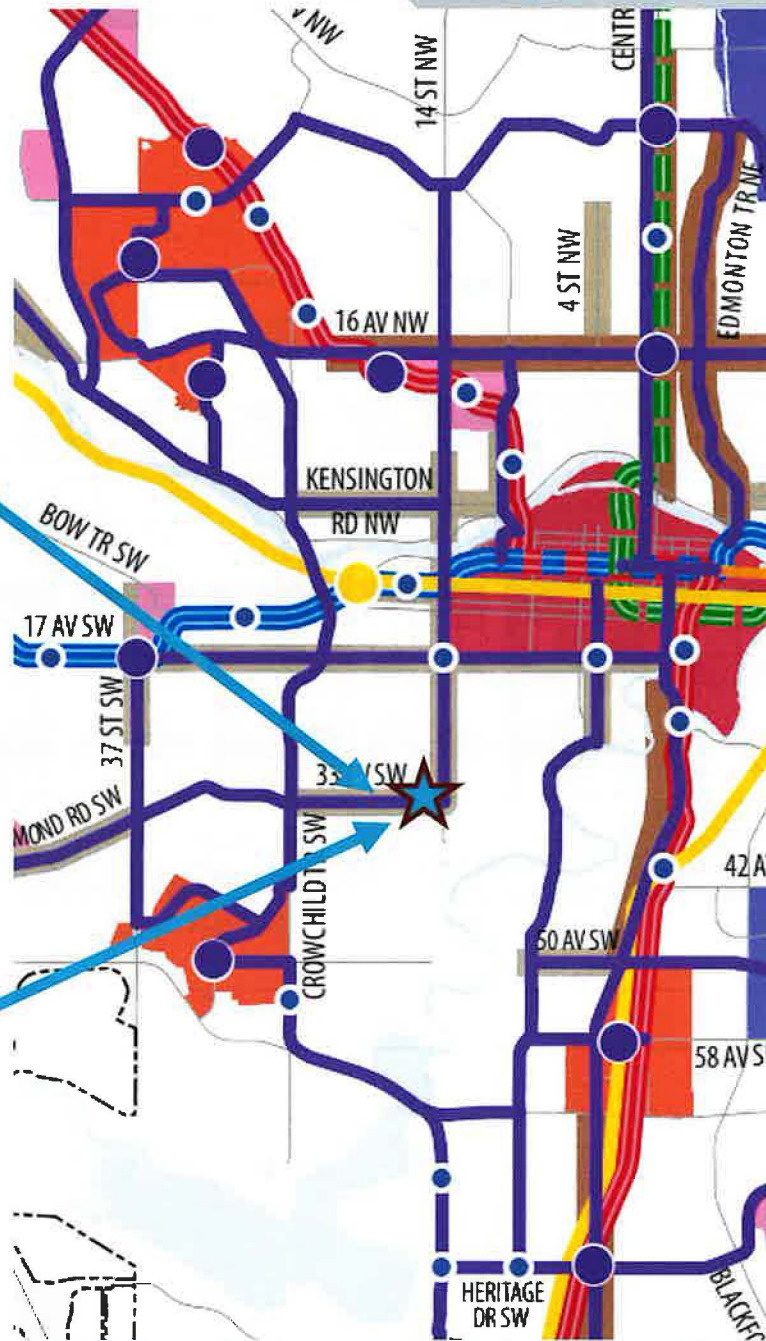
Legend

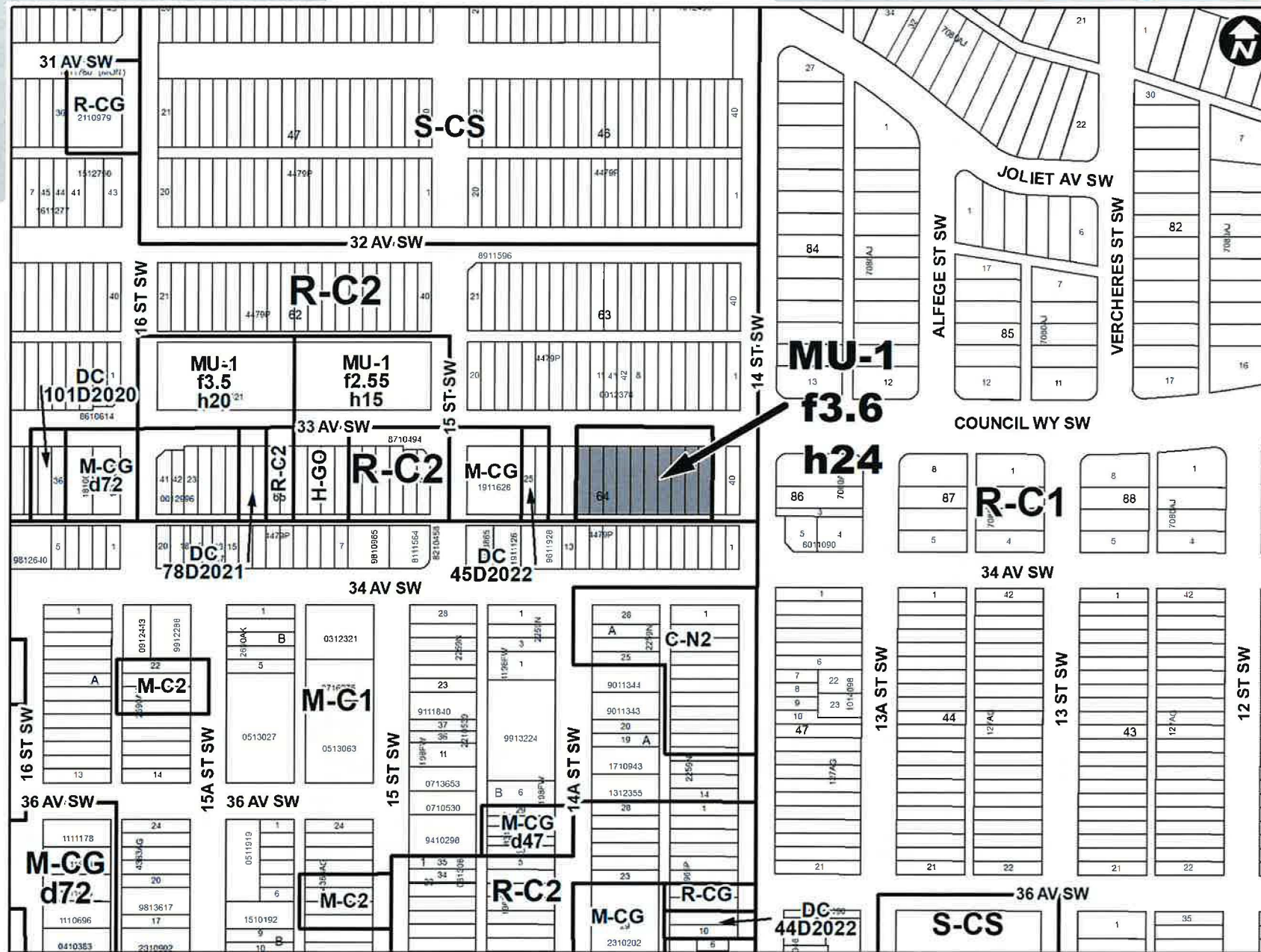
PrimaryTransitNetwork_2020

- (Frequent, Fast, Reliable, Connected)
<10 min. Frequency, 15 hours/day, 7 days/week>
- Primary Transit Network (mode to be determined based on corridor development)
- Primary Transit Network (dependent on supportive land use)

Urban Structure

- Greater Downtown
- Major Activity Centre
- Community Activity Centre
- Urban Main Street
- Neighbourhood Main Street
- Industrial - Employee Intensive

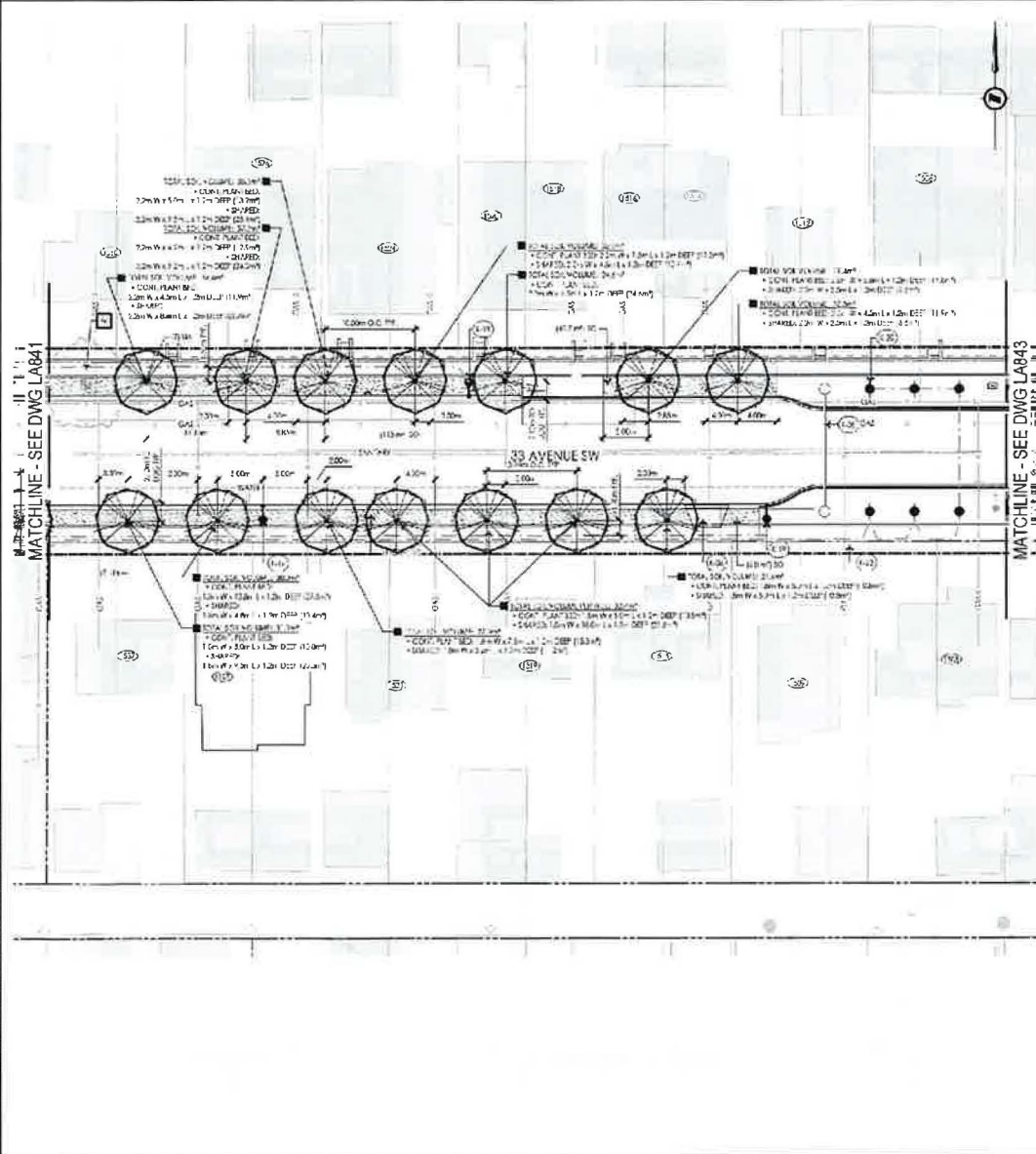






Shadow study – March/September 17





PLANT SCHEDULE LA842

SYMBOL	CODE	DESCRIPTION	QUANTITY	UNIT
	T1	SHRUB AND/OR TREE PLANTING - VARIETY T1	24	PLANTS
	T2	SHRUB AND/OR TREE PLANTING - VARIETY T2	24	PLANTS

- LANDSCAPE KEYNOTES LA842
- ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2022 CALGARY LANDSCAPE DESIGN GUIDELINES.
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PLANTING LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PLANTING SPECIES		PLANTING SIZE
	PLANTING DATE		PLANTING METHOD
	PLANTING LOCATION		PLANTING MATERIAL

NOTES

- ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2022 CALGARY LANDSCAPE DESIGN GUIDELINES.
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ALBERTA ONECALL NAD 83

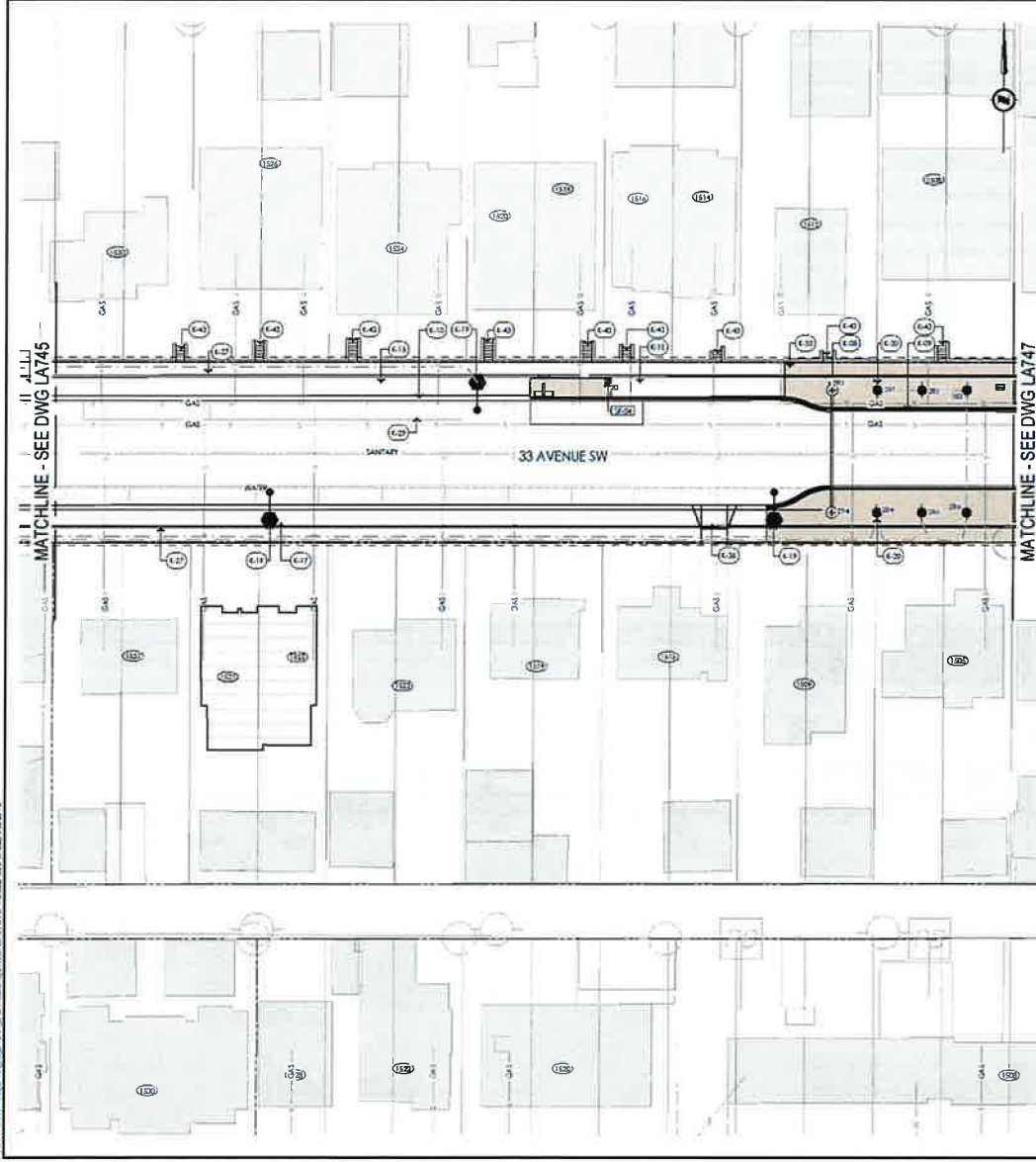
ISSUED FOR CLIENT REVIEW 90% - 33 AVENUE SW NOT FOR CONSTRUCTION

Calgary Stantec

MS33 / MARDIA LOOP STREETSCAPE

PLANTING PLAN 33 AVENUE

DATE	BY	CHKD	REV
2023-07-26	[Signature]	[Signature]	



KEY PLAN - LAYOUT & SITE FURNISHINGS
SCALE: NTS

GROUND COVER SCHEDULE LA746

SYMBOL	DESCRIPTION	QTY	DETAIL
	WOOD MULCH MINIMUM 100MM DEPTH REFER TO CITY OF CALGARY SPECIFICATIONS. ALL PLANT MATERIALS TO BE MACHINE	112.04	N/A

SITE FURNISHINGS SCHEDULE LA746

SYMBOL	DESCRIPTION	QTY	DETAIL
	MAGNUM 1000 SERIES TRASH CONTAINER - 1000 LITRE 0.94 X 0.61 X 1.37 M. COLOUR: FINISH BLACK WITH THERMALLY INSULATED 45% WOOD. 3LRYACE MOUNT. AVAILABLE THROUGH JACKIE NELSON, MAGNUM SITE FURNITURE, PH: (403) 271-8666	1	SS1482

LANDSCAPE KEYNOTES LA746

- (L-08) WELCOME GATEWAY EAST - REFER TO DETAIL SCHEDULE FOR ADDITIONAL INFORMATION.
- (L-09) VERTICAL CURB REFER TO TRANSPORTATION PLANS FOR ADDITIONAL INFORMATION.
- (L-10) SOLID CURB REFER TO TRANSPORTATION PLANS FOR ADDITIONAL INFORMATION.
- (L-11) RAISED PLANTERS (INTERSECTIONS) - TO RECEIVE SOIL AND PLANTINGS. TYPICAL REFER TO DETAIL PLANDM FOR ADDITIONAL INFORMATION.
- (L-12) AT-GRADE PLANTINGS AND/OR TREES TO OCCUR IN THIS AREA. REFER TO PLANTING PLANS FOR ADDITIONAL INFORMATION.
- (L-13) RESIDENTIAL AREA STREETLIGHTS - TO BE LOCATED WITHIN THE BOLLERVADE AS SHOWN. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- (L-14) PAGEANTRY BANNER POLES - POLE HEIGHTS FOR BANNERS AND BANNER LIGHTS ONLY. NO STREETLIGHT LUMINAIRE ATTACHED TO THESE POLES. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- (L-15) SEABLE SHOPPING TO BE LOCATED DIRECTLY IN FRONT OF CLEAR WALKWAY ON EDGE FACING THE ROADWAY WITHIN THIS AREA. REFER TO HARDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- (L-16) PARKING STAKES - REFER TO TRANSPORTATION PLANS FOR PARKING STAKING INFORMATION.
- (L-17) RESIDENTIAL SIDEWALKS - SIDEWALK WIDTH TO BE 1.5M MINIMUM WITH A 1.0M BOLLEVADE SPACE BETWEEN CURB AND SIDEWALK FOR TREE AND TREE PLANTINGS.
- (L-18) RESIDENTIAL SIDEWALKS. REFER TO HARDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- (L-19) LOCATION AND NUMBER OF STAKES TO BE COMPLETED PER ADDITIONAL SURVEY REQUIREMENTS.

POINT TABLE LA746

POINT #	DESCRIPTION	NORTHING	EASTING
20	TRASH RECEPTACLE	564502.4431	-673.7478
281	PAGEANTRY POLE	564501.8214	-668.7024
282	PAGEANTRY POLE	564501.8231	-668.7024
283	PAGEANTRY POLE	564501.8251	-668.7024
284	PAGEANTRY POLE	564517.8247	-668.7024
285	PAGEANTRY POLE	564517.8271	-668.7024
286	PAGEANTRY POLE	564517.8294	-668.7027
293	ENTRY FEATURE	564501.8231	-668.7024
294	ENTRY FEATURE	564517.8274	-668.7024

LAYOUT LEGEND

- PROPOSED STREETLIGHT LOCATIONS. REFER TO ELECTRICAL PLANS FOR MORE INFORMATION.
- EXISTING STREETLIGHT ON TRAFFIC CONTROL LOCATIONS. REFER TO ELECTRICAL PLANS FOR MORE INFORMATION.
- PROPOSED JUNCTION BOX LOCATIONS. REFER TO ELECTRICAL PLANS FOR MORE INFORMATION.
- PROPOSED STREETLIGHT CABINET LOCATIONS. REFER TO ELECTRICAL PLANS FOR MORE INFORMATION.
- EXISTING TREE CREDITS.
- PROPOSED HYDRANT LOCATIONS.
- LOT IDENTIFIER. NAME OF BUSINESS OR PROPERTY ADDRESS.
- NATURAL GAS LINE.
- WATER LINE.
- SEWER LINE.
- STORM LINE.
- SHALLOW CABLE (DRAIN) LINE.
- SHALLOW COMMUNICATION LINE.
- SHALLOW INROAD SERVICES.
- PROPERTY LINE.

NOTES

ALL LEGAL, LAYOUT, DETAIL, AND OTHER INFORMATION SHOWN IN THE SET OF PLANS SHALL ADHERE TO THE PROJECT NOTES AND APPLICABLE SPECIFICATIONS.
 ALL COORDINATES AND DISTANCES ARE BASED ON 37M COORDINATE SYSTEM (NAD 83).
 *REFER TO LAYOUT & HARDSCAPE NOTES ON PAGE C103 FOR ADDITIONAL PROJECT REQUIREMENTS.
 *REFER TO MATERIAL SAMPLES/MATERIALS SHOP DRAWING NOTES ON PAGE C103 FOR ADDITIONAL PROJECT REQUIREMENTS.



NO	DESCRIPTION	DATE	BY	APP'D
1	ISSUED FOR CLIENT REVIEW 90% - 33 AVENUE	2023-06-13	WJG	CU
2	ISSUED FOR CLIENT REVIEW 90% - 33 AVENUE	2023-06-14	WJG	CU
3	RE-ACQUIRED FOR CLIENT REVIEW 90% - 33 AVENUE	2023-06-15	WJG	CU
4	ISSUED FOR CLIENT REVIEW 90% - 33 AVENUE	2023-06-21	WJG	CU
5	ISSUED FOR CLIENT REVIEW 90% - 33 AVENUE	2023-06-21	WJG	CU
6	ISSUED FOR CLIENT REVIEW 90% - 33 AVENUE	2023-06-21	WJG	CU

ISSUED FOR CLIENT REVIEW 90% - 33 AVENUE
NOT FOR CONSTRUCTION



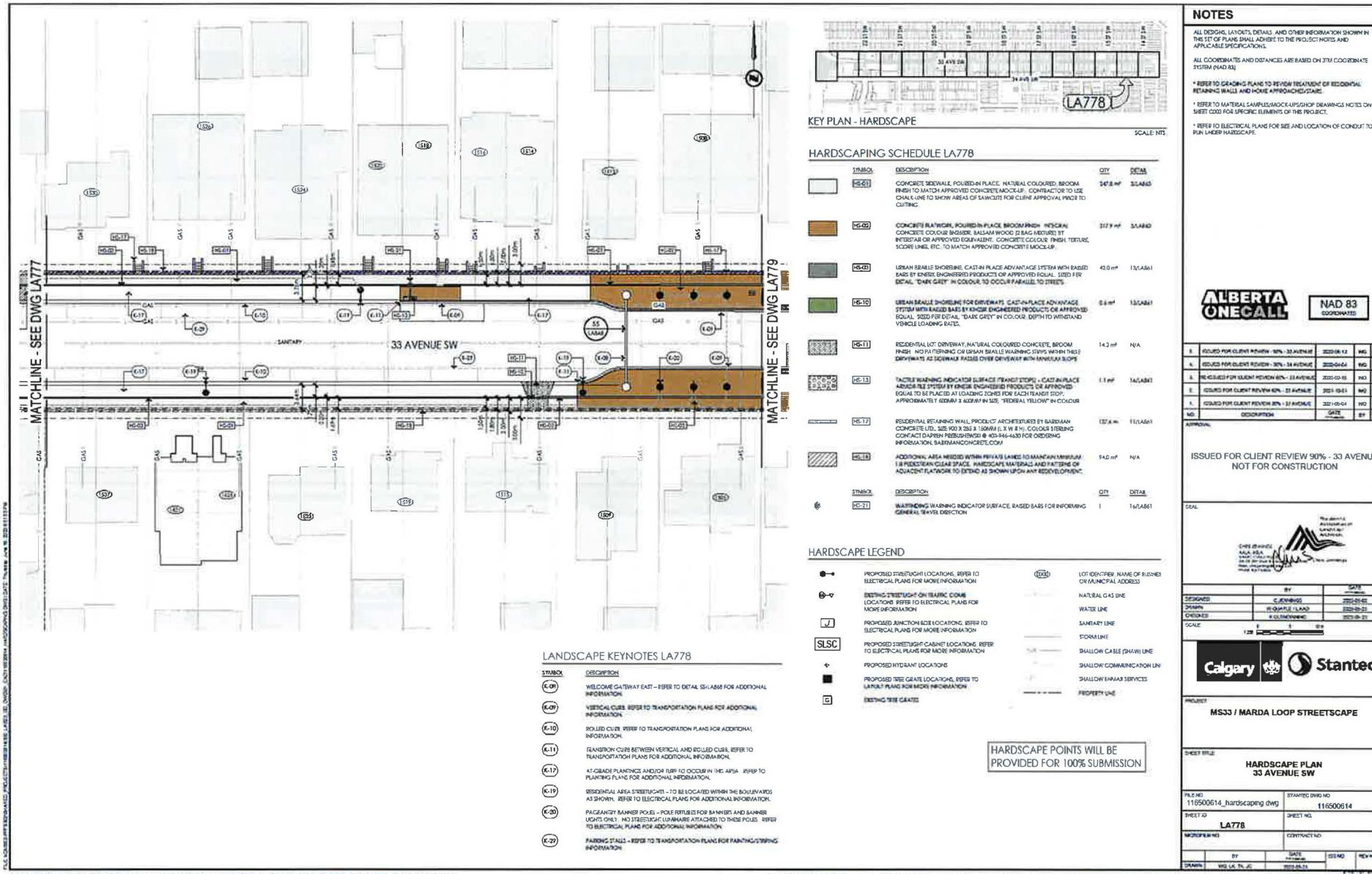
DESIGNED	BY	DATE
W. J. G.	W. J. G.	2023-06-21
DRAWN	SCALE	DATE
W. J. G.	AS SHOWN	2023-06-21
CHECKED	BY	DATE
W. J. G.	W. J. G.	2023-06-21



PROJECT: MS33 / MARDAL LOOP STREETSCAPE

SHEET TITLE: LAYOUT AND SITE FURNISHINGS PLAN 33 AVENUE

FILE NO:	116500014_layout.dwg	STANTEC DRAWING NO:	116500014
SHEET ID:	LA746	SHEET NO.:	
MICROFILM NO.:		CONTRACT NO.:	
DATE:	2023-06-21	ISS NO.:	
BY:	W. J. G.	REV. NO.:	
DRWN:	W. J. G.	DATE:	2023-06-21



KEY PLAN - HARDSCAPE
SCALE: NTS

HARDSCAPING SCHEDULE LA778

SYMBOL	DESCRIPTION	QTY	DETAIL
HC-01	CONCRETE SIDEWALK, POURED-IN PLACE, NATURAL COLOURED, BROOM FINISH TO MATCH APPROVED CONCRETE MODULE. CONTRACTOR TO USE CHALK-LINE TO SHOW AREAS OF SAWCUTS FOR CLIENT APPROVAL PRIOR TO CUTTING.	247.8 m ²	33-1A&B
HC-02	CONCRETE PLATFOM, POURED-IN PLACE, BROOM FINISH, INTERLOCK CONCRETE COLOUR BINDER, BALSAM WOOD 2 BAG METURED BY INTERSTAR OR APPROVED EQUIVALENT. CONCRETE COLOUR: FINISH TEXTURE, SCORE LINE, ETC. TO MATCH APPROVED CONCRETE MODULE.	217.9 m ²	33-1A&B
HC-03	URBAN BEARLE SHOEBING, CAST-IN PLACE ADVANTAGE SYSTEM WITH BEADED BASE BY ENRIG ENGINEERED PRODUCTS OF APPROVED EQUAL. SIZED PER DETAIL. OTHER GREY IN COLOUR TO COLOUR PARALLEL TO STREET.	42.0 m ²	33-1A&B1
HC-10	URBAN BEARLE SHOEBING FOR DRIVEWAYS, CAST-IN PLACE ADVANTAGE SYSTEM WITH BEADED BASE BY ENRIG ENGINEERED PRODUCTS OF APPROVED EQUAL. SIZED PER DETAIL. TRUCK GREY IN COLOUR, BOTH TO WITHSTAND VEHICLE LOADING BATES.	2.8 m ²	33-1A&B1
HC-11	RESIDENTIAL LOT DRIVEWAY, NATURAL COLOURED CONCRETE, BROOM FINISH. INSTALL TYPING OR BEAM BEARLE WARNING STRIPS WITH THESE DRIVEWAYS AS SIDEWALK RADIUS OVER DRIVEWAY WITH MINIMUM 3.00%.	14.3 m ²	N/A
HC-13	TRAFFIC WARNING INDICATOR SURFACE (FRONT STOP) - CAST-IN PLACE ADVANTAGE SYSTEM BY ENRIG ENGINEERED PRODUCTS OF APPROVED EQUAL TO BE PLACED AT LOADING ZONES FOR EACH TRAFFIC STOP. APPROXIMATELY 600MM x 600MM IN SIZE. "FRONTAL YELLOW" IN COLOUR.	1.3 m ²	34-1A&B1
HC-17	RESIDENTIAL RETAINING WALL, PRODUCT ARCHITECTURES BY BARDEAN CONCRETE LTD. SIZE 900 x 283 x 150MM (L x W x H). COLOUR STERLING CONTACT OPEN FRESHWORK @ 400-94-4430 FOR ORDERING INFORMATION. BARDEANCONCRETE.COM	127.4 m ²	33-1A&B1
HC-18	ADDITIONAL AREA NEEDED WITHIN PRIVATE LANE TO MAINTAIN MINIMUM 1.8 M PRE-TRAIL CLEAR SPACE. HARDSCAPE MATERIALS AND PATTERN OF ADJACENT PLATFORM TO EXTEND AS SHOWN UPON ANY REDEVELOPMENT.	14.0 m ²	N/A
HC-21	WARNING WARNING INDICATOR SURFACE BASED BASES FOR INFORMING GENERAL TRAVEL DIRECTION	1	16-1A&B1

HARDSCAPE LEGEND

	PROPOSED STREETLIGHT LOCATIONS. REFER TO ELECTRICAL PLANS FOR MORE INFORMATION.		LOT IDENTIFIER, NAME OF BUSINESS OR MUNICIPAL ADDRESS
	EXISTING STREETLIGHT ON TRAFFIC DOME LOCATIONS. REFER TO ELECTRICAL PLANS FOR MORE INFORMATION.		NATURAL GAS LINE
	PROPOSED JUNCTION SIZE LOCATIONS. REFER TO ELECTRICAL PLANS FOR MORE INFORMATION.		WATER LINE
	PROPOSED STREETLIGHT CABINET LOCATIONS. REFER TO ELECTRICAL PLANS FOR MORE INFORMATION.		SANITARY LINE
	PROPOSED HYDRANT LOCATIONS		STORM LINE
	PROPOSED TREE GATE LOCATIONS. REFER TO LAYOUT PLANS FOR MORE INFORMATION.		SHALLOW CABLE (DRA) LINE
	EXISTING TREE GATES		SHALLOW COMMUNICATION LINE
			SHALLOW ENMAS SERVICES
			PROPERTY LINE

LANDSCAPE KEYNOTES LA778

SYMBOL	DESCRIPTION
K-09	WELCOME GATEWAY EAST - REFER TO DETAIL 33-1A&B FOR ADDITIONAL INFORMATION.
K-09	VERTICAL CURBS REFER TO TRANSPORTATION PLANS FOR ADDITIONAL INFORMATION.
K-10	ROLLED CURBS REFER TO TRANSPORTATION PLANS FOR ADDITIONAL INFORMATION.
K-11	TRANSITION CURBS BETWEEN VERTICAL AND ROLLED CURBS. REFER TO TRANSPORTATION PLANS FOR ADDITIONAL INFORMATION.
K-17	AT-GRADE PLANTINGS AND/OR TURF TO OCCUR IN THE ASPA. REFER TO PLANTING PLANS FOR ADDITIONAL INFORMATION.
K-19	RESIDENTIAL AREA STREETLIGHTS - TO BE LOCATED WITHIN THE BOLLIVARDS AS SHOWN. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
K-20	PAGEANTY BANNER POLES - POLE DETAILS FOR SIGNAGE AND BANNER LIGHTS ONLY. NO STRUCTURAL DRAWINGS ATTACHED TO THESE POLES. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
K-22	PARKING STALLS - REFER TO TRANSPORTATION PLANS FOR PAINTING/STRIPING INFORMATION.

HARDSCAPE POINTS WILL BE PROVIDED FOR 100% SUBMISSION

NOTES

ALL DESIGN, LAYOUT, DETAILS AND OTHER INFORMATION SHOWN IN THIS SET OF PLANS SHALL ADHERE TO THE PROJECT NOTES AND APPLICABLE SPECIFICATIONS.

ALL COORDINATES AND DISTANCES ARE BASED ON 37M COORDINATE SYSTEM (NAD 83).

REFER TO GRADING PLANS TO REVIEW TREATMENT OF REDUNDANT RETAINING WALLS AND HOME APPROACHES/STAIRS.

REFER TO MATERIAL SAMPLES/WORK UPSHOP DRAWINGS NOTES ON SHEET 0001 FOR SPECIFIC ELEMENTS OF THE PROJECT.

REFER TO ELECTRICAL PLANS FOR SIZE AND LOCATION OF CONDUIT TO RUN UNDER HARDSCAPE.

ALBERTA ONECALL NAD 83 COORDINATES

NO.	DESCRIPTION	DATE	BY	APP'D
1	ISSUED FOR CLIENT REVIEW 90% - 33 AVENUE	2023-08-12	MS	CS
2	ISSUED FOR CLIENT REVIEW 90% - 33 AVENUE	2023-08-22	MS	CS
3	REVISED FOR CLIENT REVIEW 90% - 33 AVENUE	2023-09-08	MS	CS
4	ISSUED FOR CLIENT REVIEW 90% - 33 AVENUE	2024-04-01	MS	CS
5	ISSUED FOR CLIENT REVIEW 90% - 33 AVENUE	2024-05-21	MS	CS

ISSUED FOR CLIENT REVIEW 90% - 33 AVENUE
NOT FOR CONSTRUCTION



DESIGNED BY	DATE
C. J. BRANDT	2023-08-12
CHECKED BY	DATE
M. S. STANTAC	2023-09-21



PROJECT: M333 / MARDIA LOOP STREETSCAPE

SHEET TITLE: **HARDSCAPE PLAN 33 AVENUE SW**

FILE NO.	STANDARD DWG NO.		
116500614_hardscaping.dwg	116500614		
SHEET ID	SHEET NO.		
LA778			
MAP NUMBER	CONTRACT NO.		
BY	DATE	ISS NO.	REV NO.
MS	2023-08-12		