



# Public Hearing of Council

Agenda Item: 7.2.20

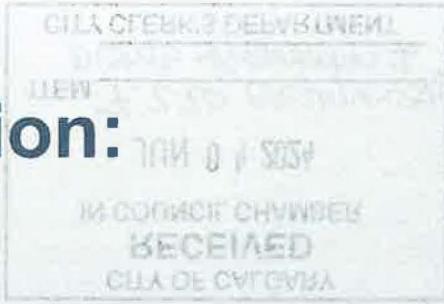


## LOC2023-0407 / CPC2024-0328

### Policy and Land Use Amendment

June 4, 2024

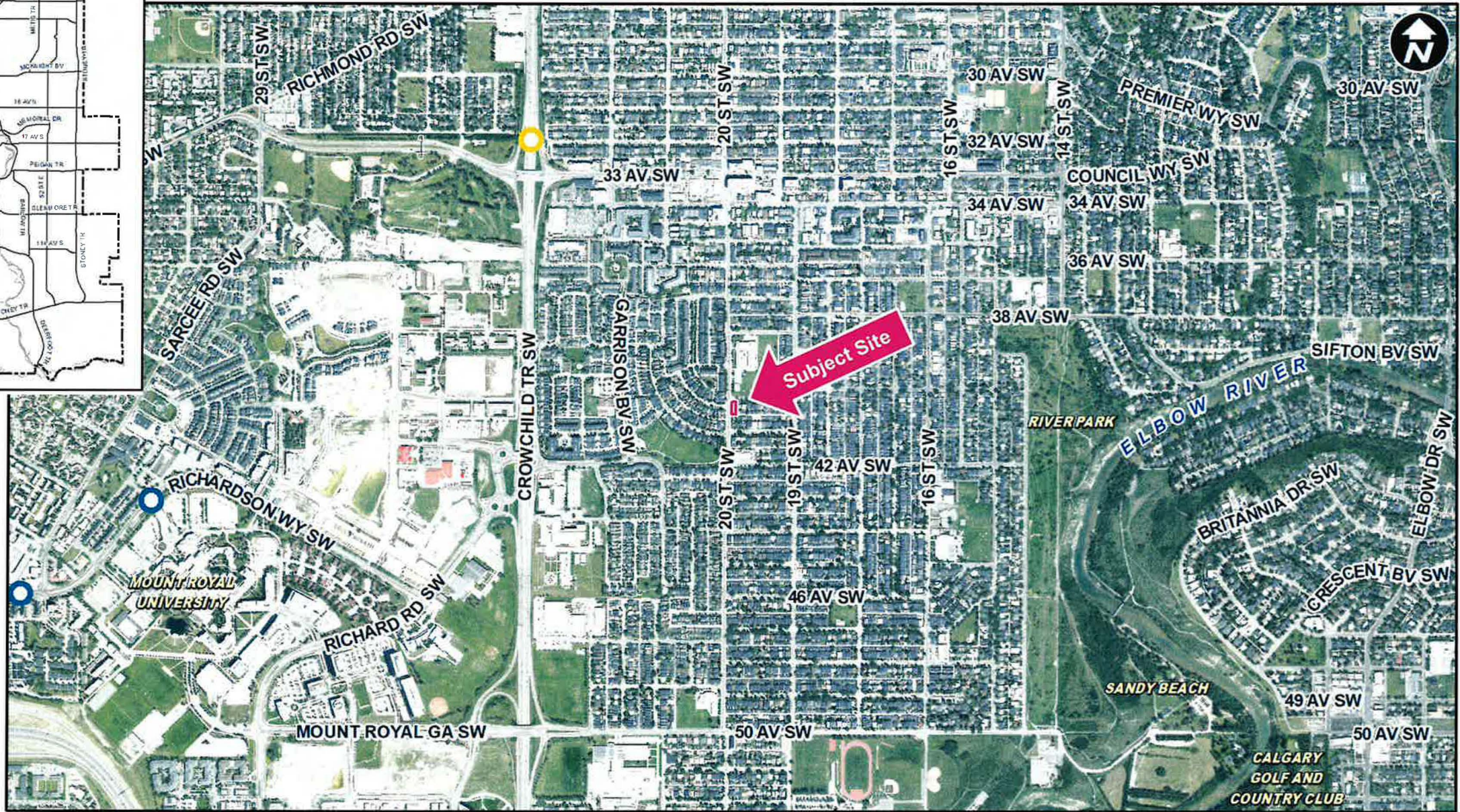
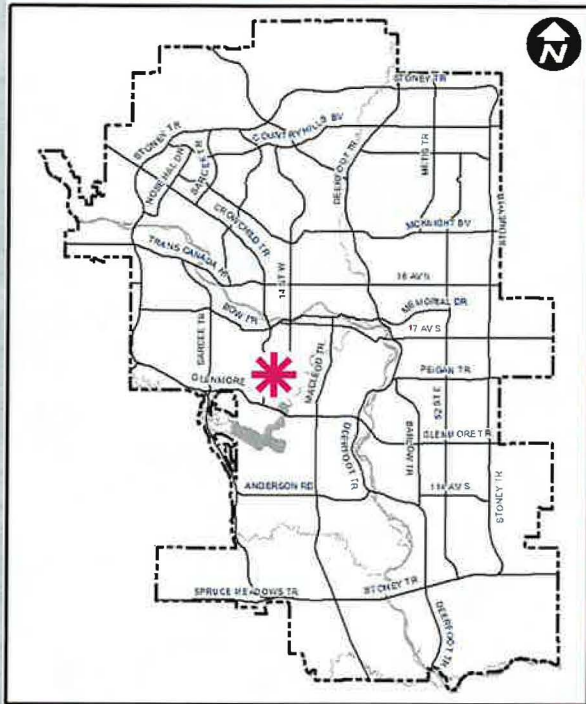
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUN 04 2024  
ITEM: *7.2.20 CPC2024-0328*  
*Distrib - Presentation 1*  
CITY CLERK'S DEPARTMENT















# Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 36P2024** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 156D2024** for the redesignation of 0.05 hectares ± (0.12 acres ±) located at 4104 – 20 Street SW (Plan 743AD, Block 1, Lots 23 and 24) 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:

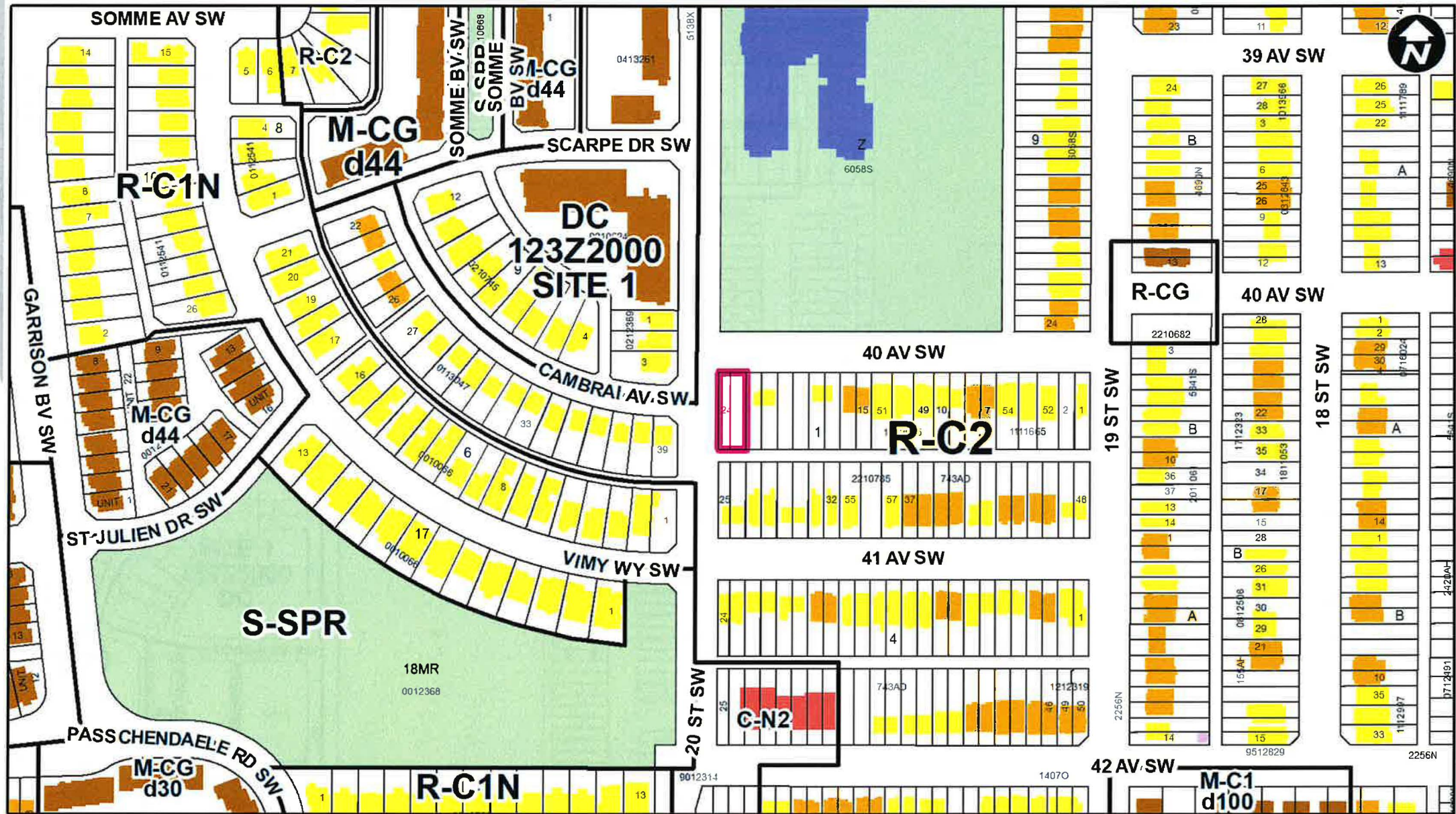
0.05 ha

13 m x 37 m

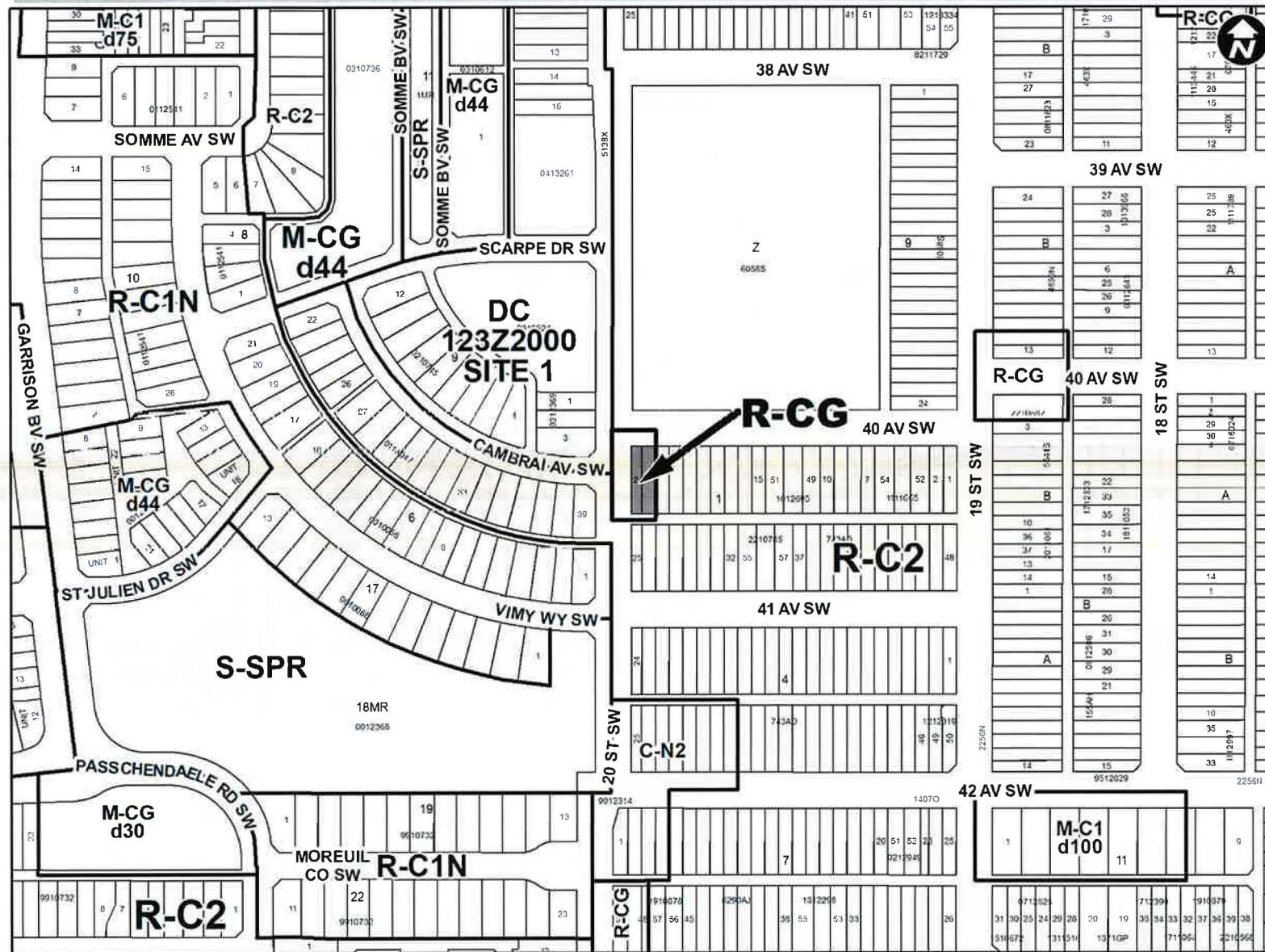
# Surrounding Land Use

### 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



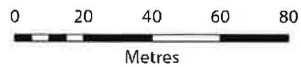
## Proposed Residential – Grade-Oriented Infill (R-CG) District:

- Maximum 75 units per hectare (3 dwelling units)
- Maximum building height of 11 metres (approx. 3 storeys)
- Secondary suites are a permitted use

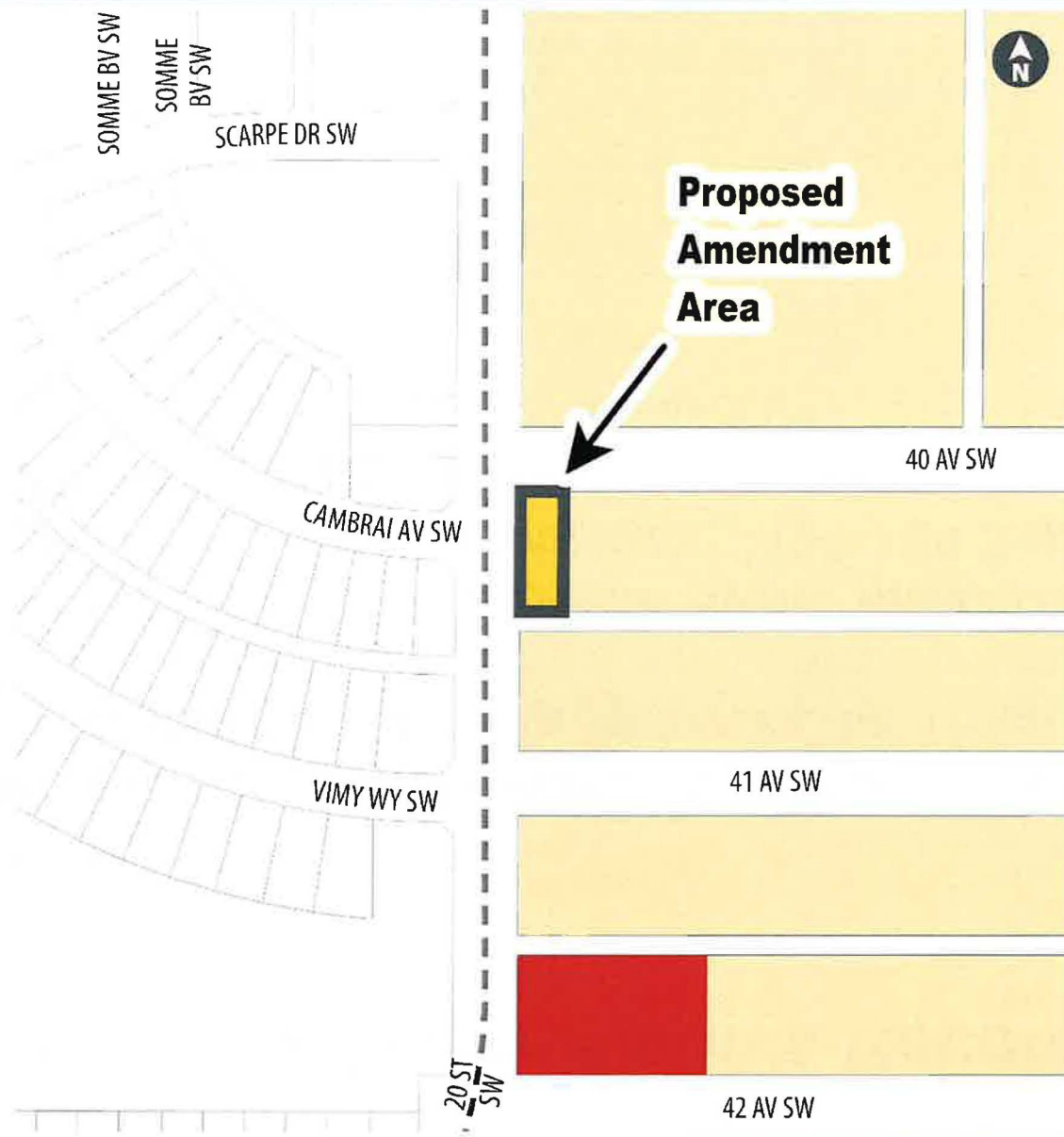
# Amendment to the South Calgary/Altadore Area Redevelopment Plan

Map 2  
Land Use Policy

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



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



**Proposed Amendment:**  
**From:** Residential Conservation  
**To:** Residential Low Density

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# Supplementary Slides

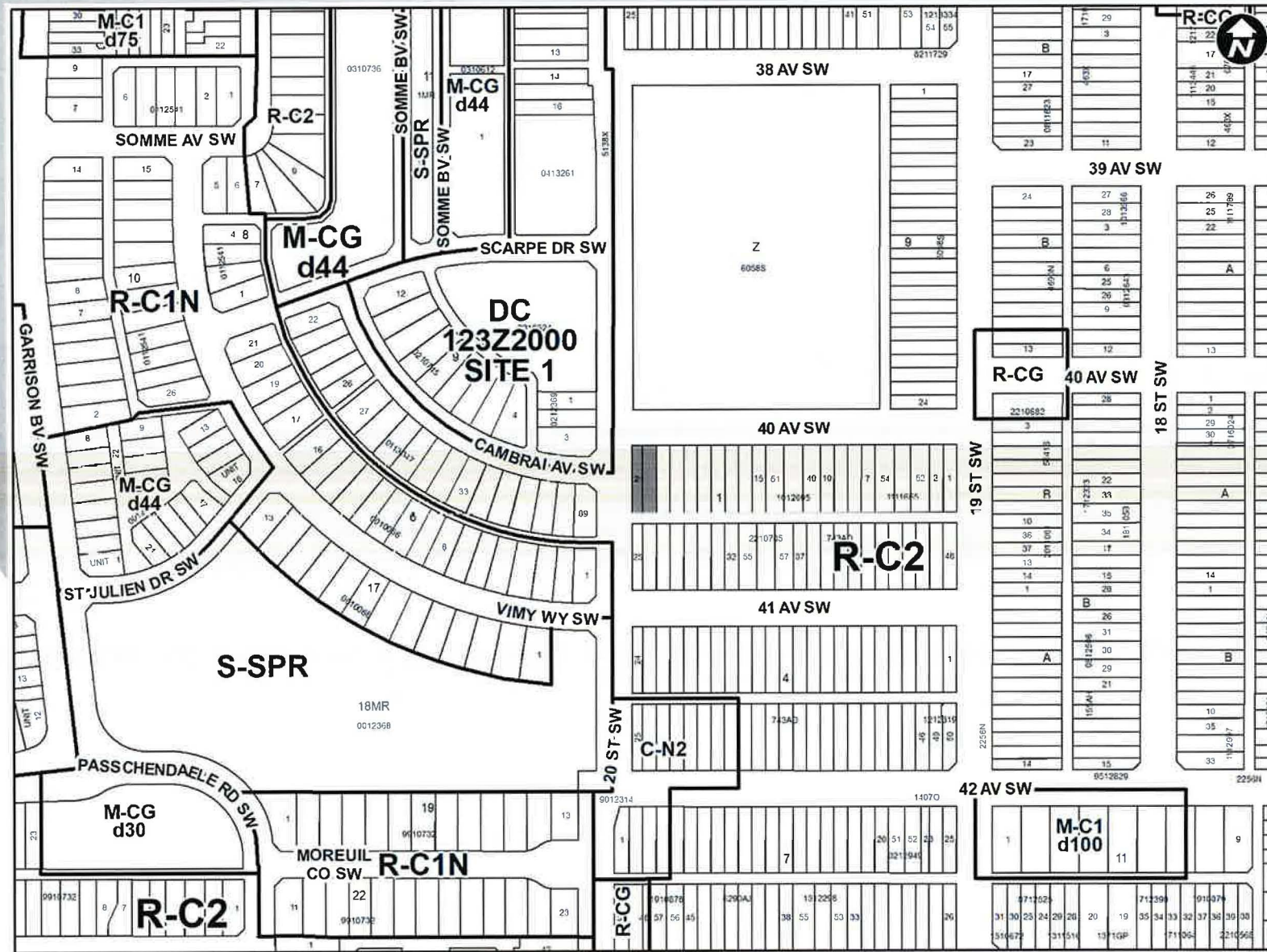




Image from 20 Street SW facing westbound



Image from 20 Street SW facing northbound