



Public Hearing of Council

Agenda Item: 7.2.18



LOC2023-0222 / CPC2024-0343 Policy and Land Use Amendment

June 4, 2024

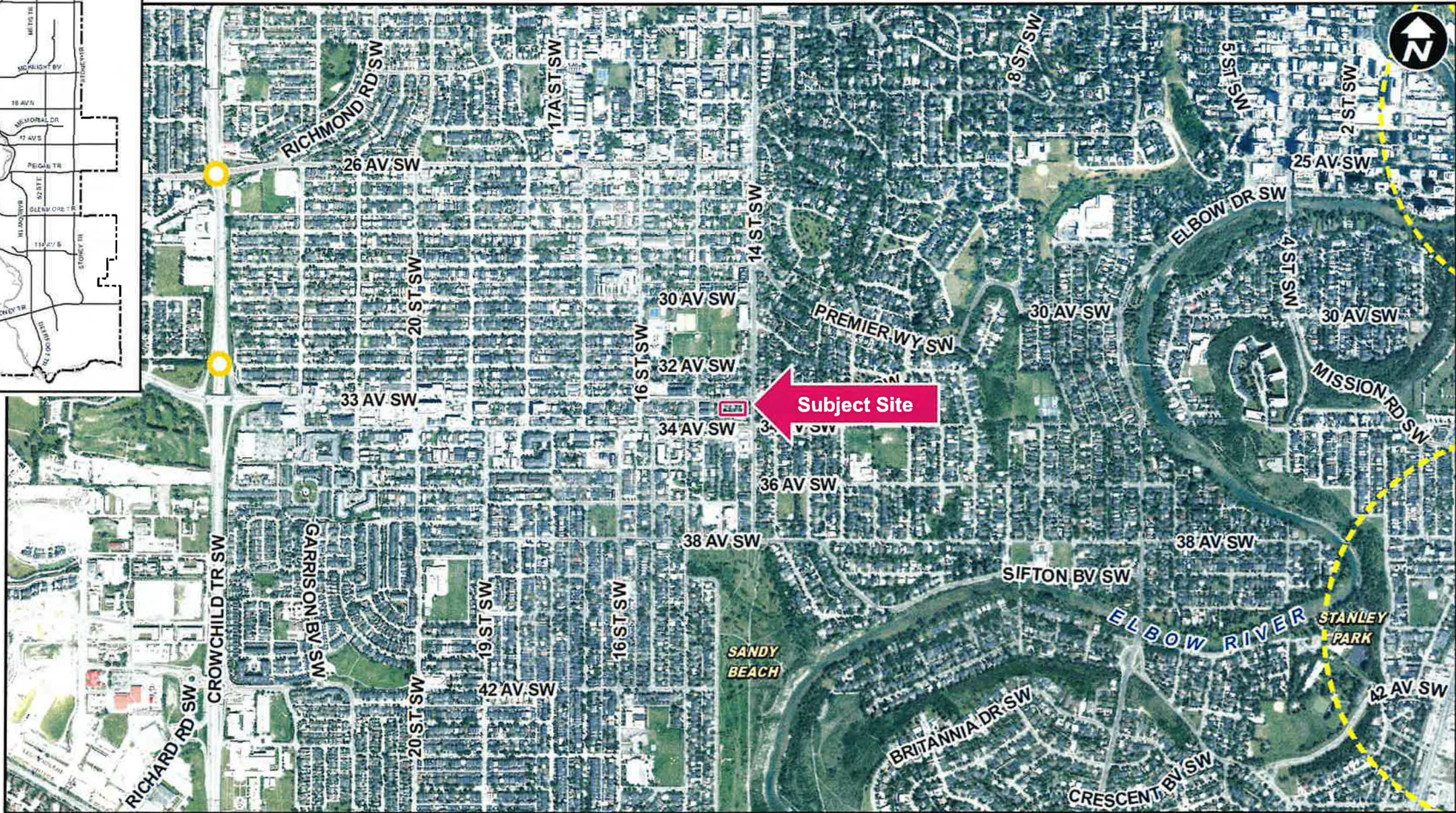
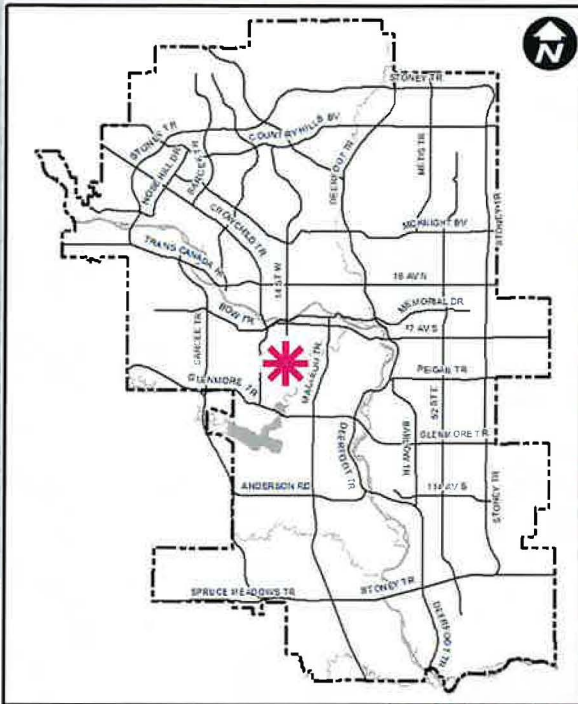
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 04 2024
ITEM: *7.2.18 CPC2024-0343*
Distrib - Presentation 7
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

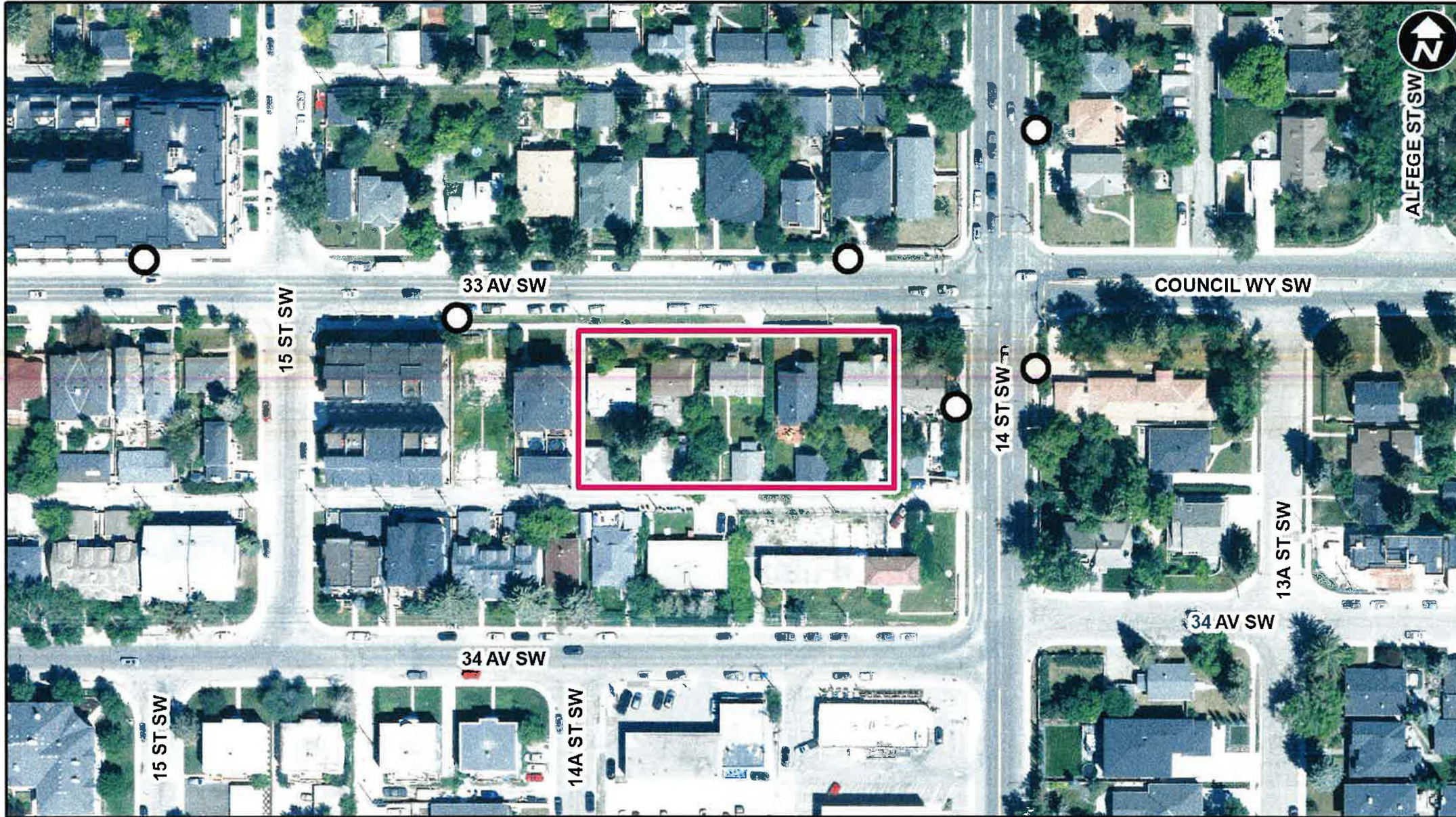
That Council:

1. Give three readings to **Proposed Bylaw 40P2024** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 165D2024** 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

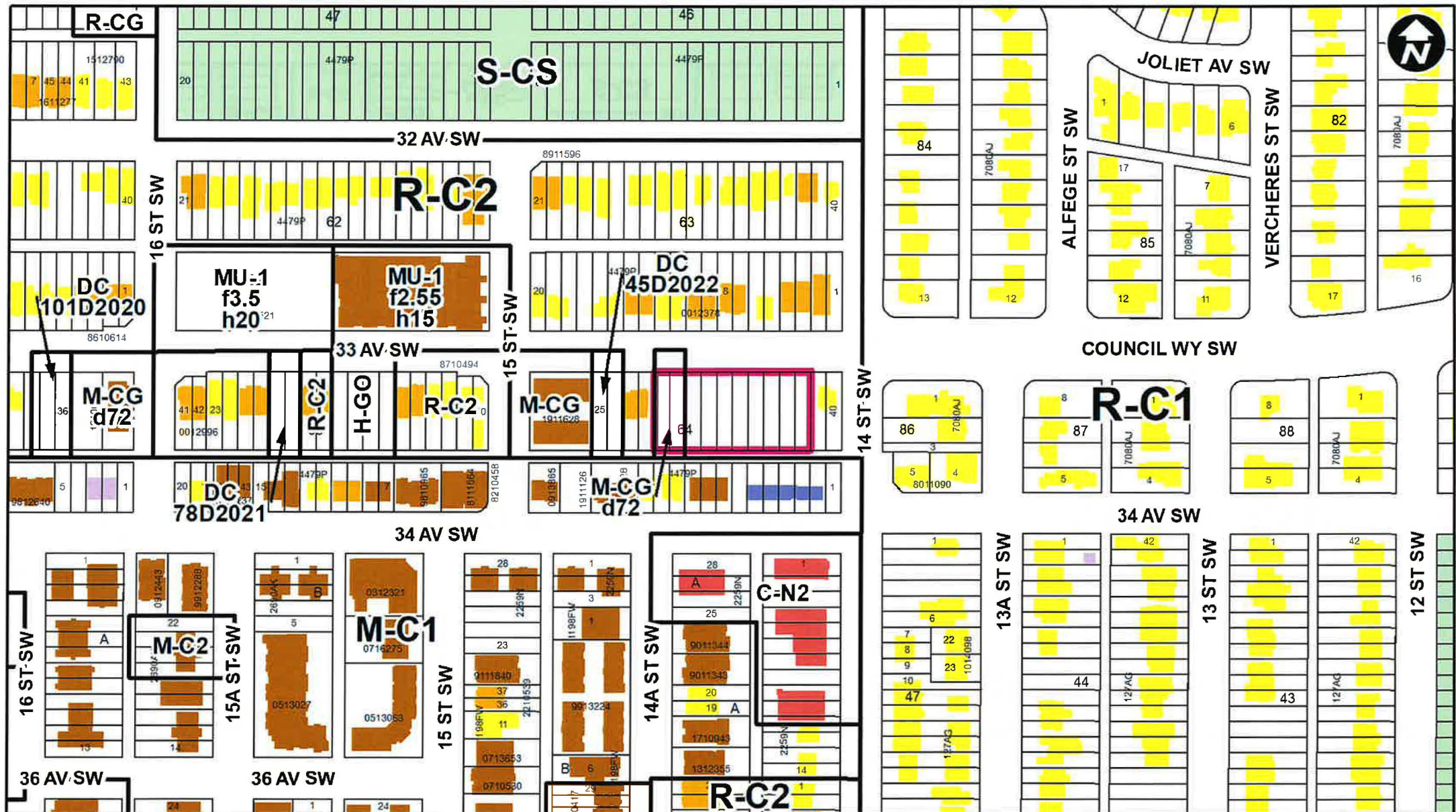
Parcel Size:

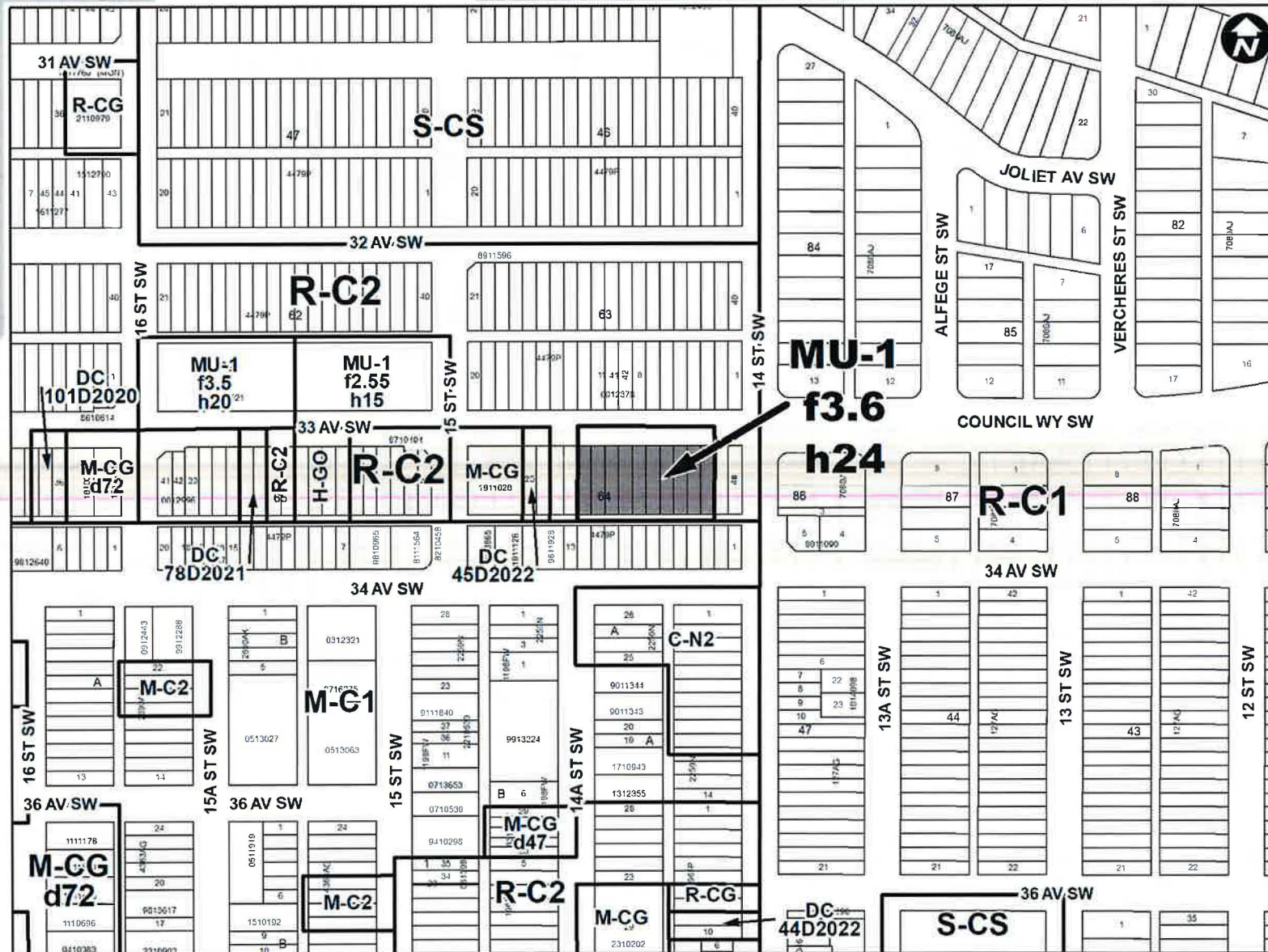
0.29 ha

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

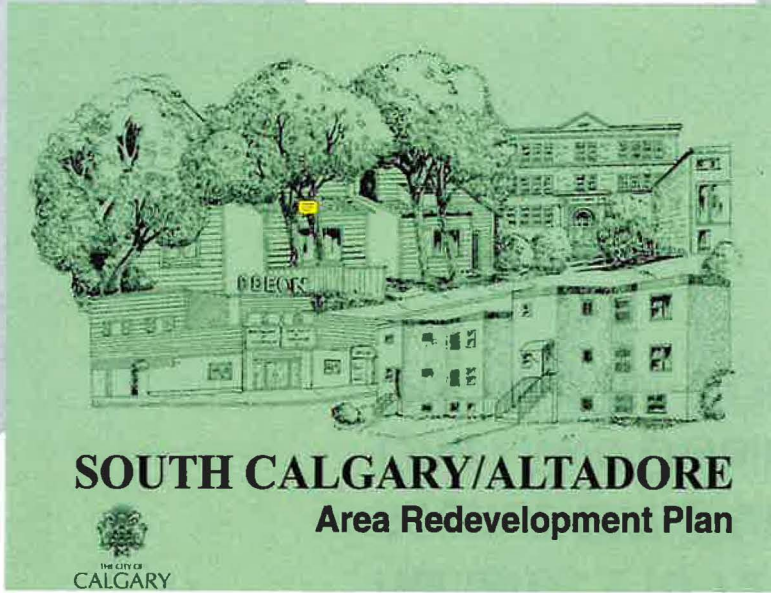




Proposed Mixed Use – General (MU-1f3.6h24) District:

- Mixed use development
- Maximum floor area ratio (FAR) of 3.6
- Maximum height of 24 metres (6 storeys)

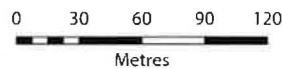
Amendment to the South Calgary/Altadore Area Redevelopment Plan



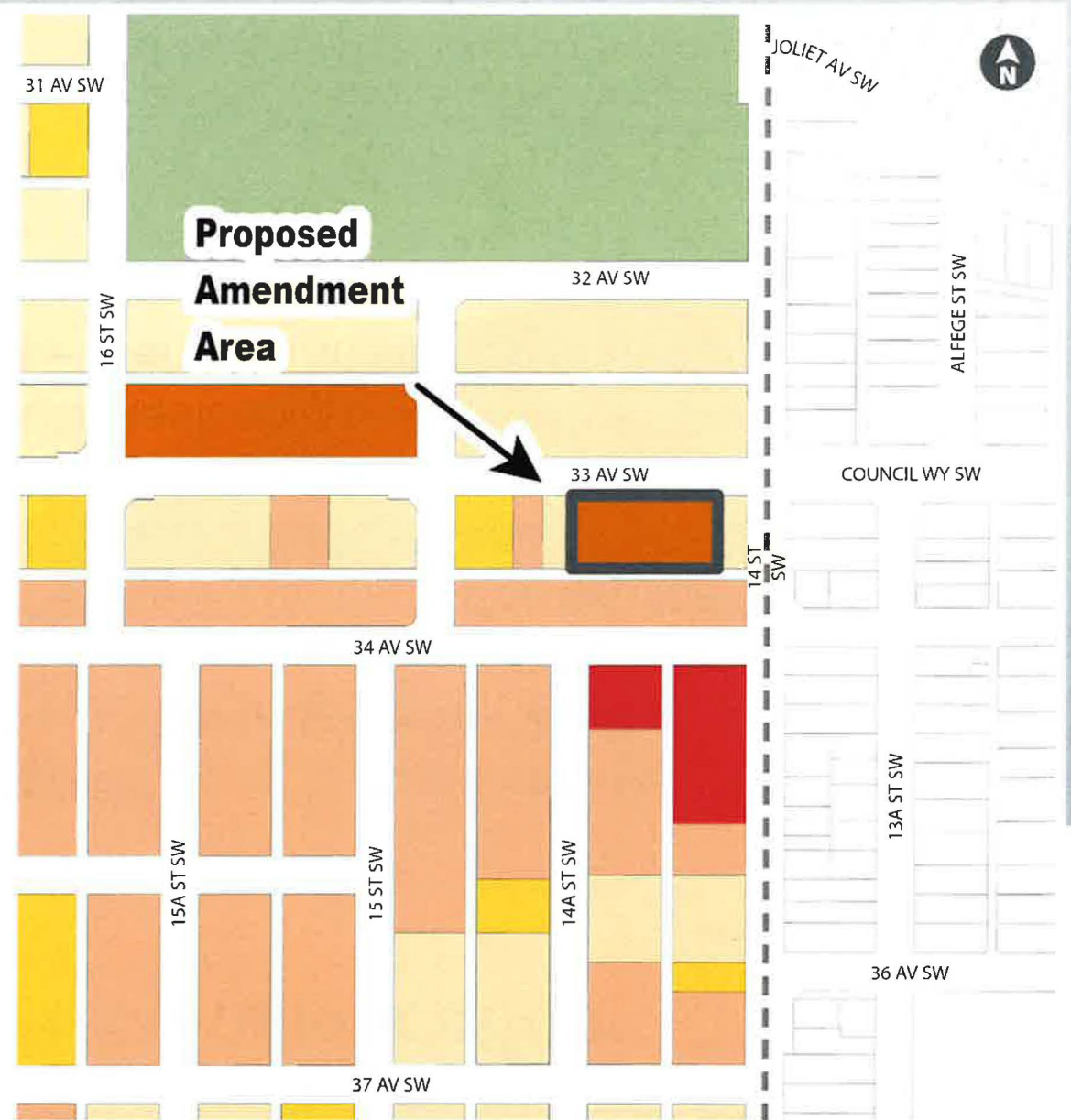
Map 2
Land Use Policy

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.



Proposed Amendment:

From: Residential Conservation and Residential Medium Density

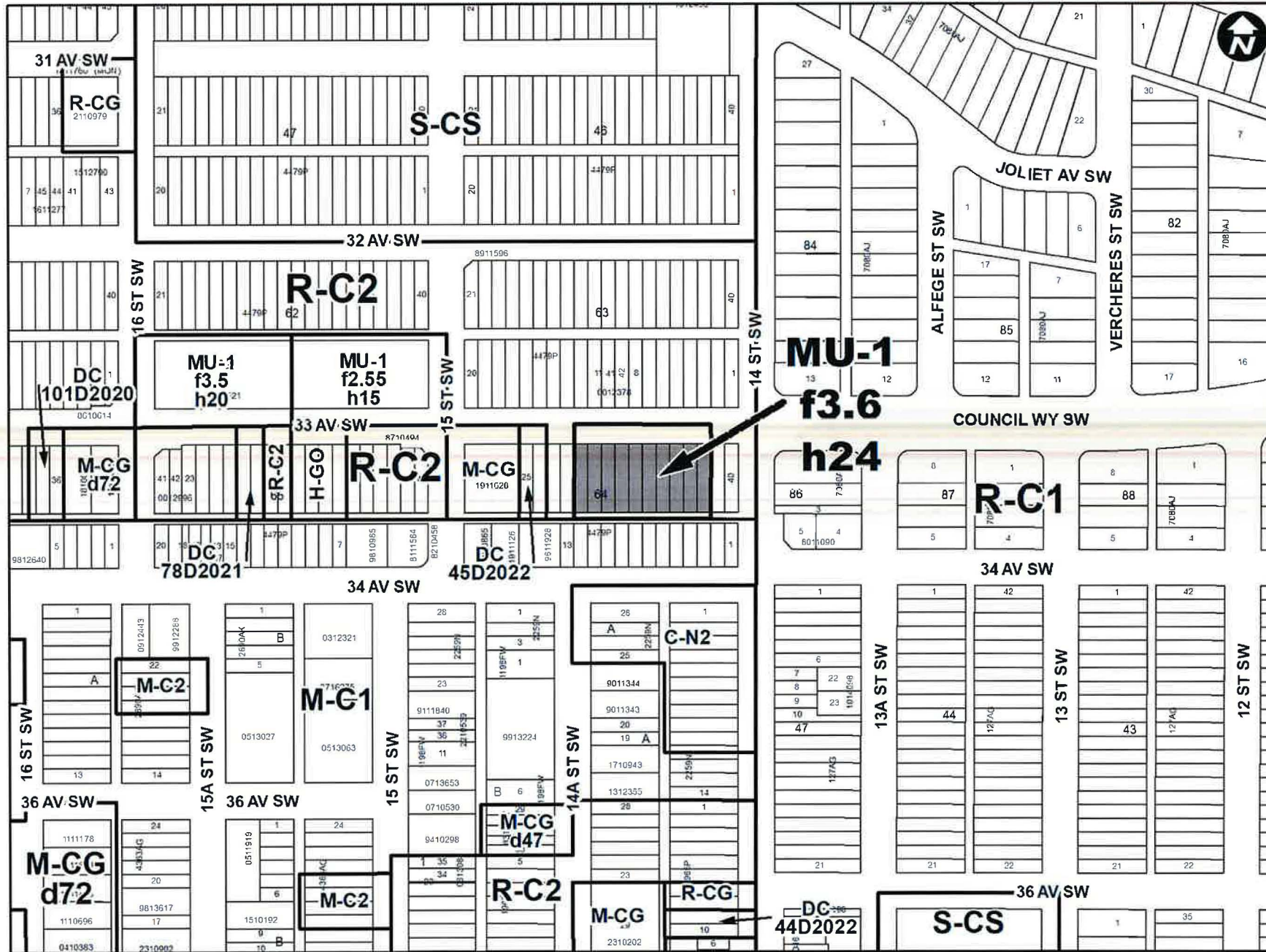
To: Community Mid-Rise

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 40P2024** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 165D2024** 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





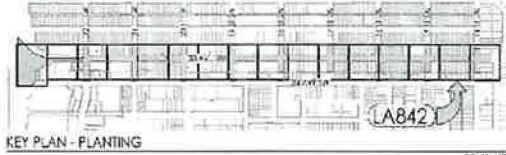
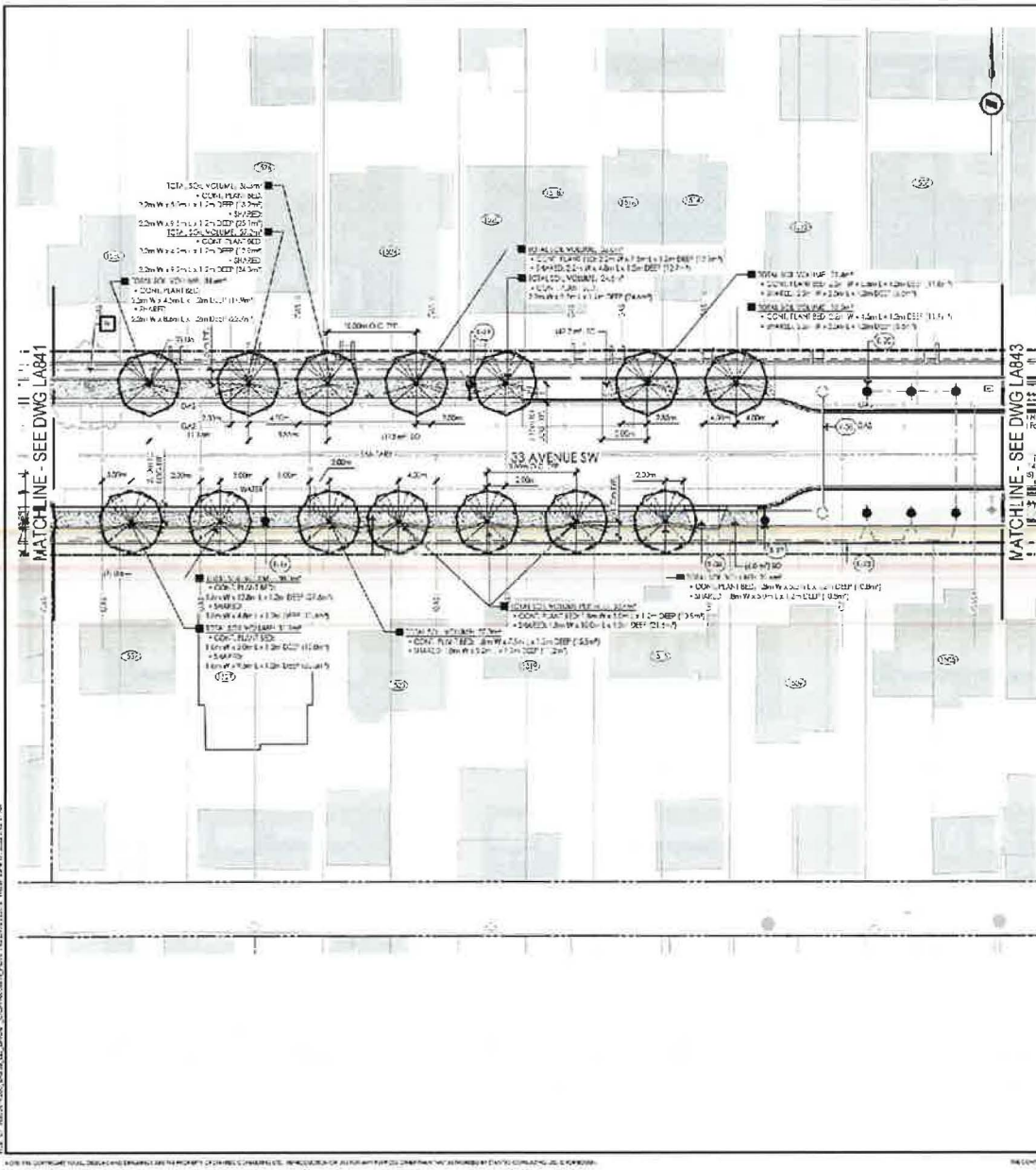






Shadow study – March/September 15





PLANT SCHEDULE LAB42

SYMBOL	CODE	PLANT NAME / COMMON NAME	SIZE	PLANTING	DETAIL
	TR	REDWOOD	100cm DBH	PLANTING	SEE PLAN
	TR	YEW	100cm DBH	PLANTING	SEE PLAN

Additional notes for the plant schedule include 'PLANTING FOR 2030' and 'SEE PLAN FOR PLANTING DETAILS'. There is also a section for 'LANDSCAPE KEYNOTES LAB42' with notes regarding tree replacement and planting specifications.

NOTES

- AL ALL DIMENSIONS, DETAILS AND OTHER INFORMATION SHOWN HEREIN TO BE TAKEN AS INDICATED UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL DIMENSIONS AND DISTANCES ARE BASED ON THE COORDINATE SYSTEM SHOWN.
- REFER TO THE PROJECT INFORMATION SHEET FOR FURTHER INFORMATION.

ALBERTA ONECALL NAD 83

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR CLIENT REVIEW 90% - 33 AVENUE	2023-07-20	MAK	SLB
2	ISSUED FOR CLIENT REVIEW 30% - 33 AVENUE	2023-07-20	MAK	SLB
3	ISSUED FOR CLIENT REVIEW 15% - 33 AVENUE	2023-07-20	MAK	SLB
4	ISSUED FOR CLIENT REVIEW 5% - 33 AVENUE	2023-07-20	MAK	SLB
5	ISSUED FOR CLIENT REVIEW 0% - 33 AVENUE	2023-07-20	MAK	SLB

APPROVAL

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

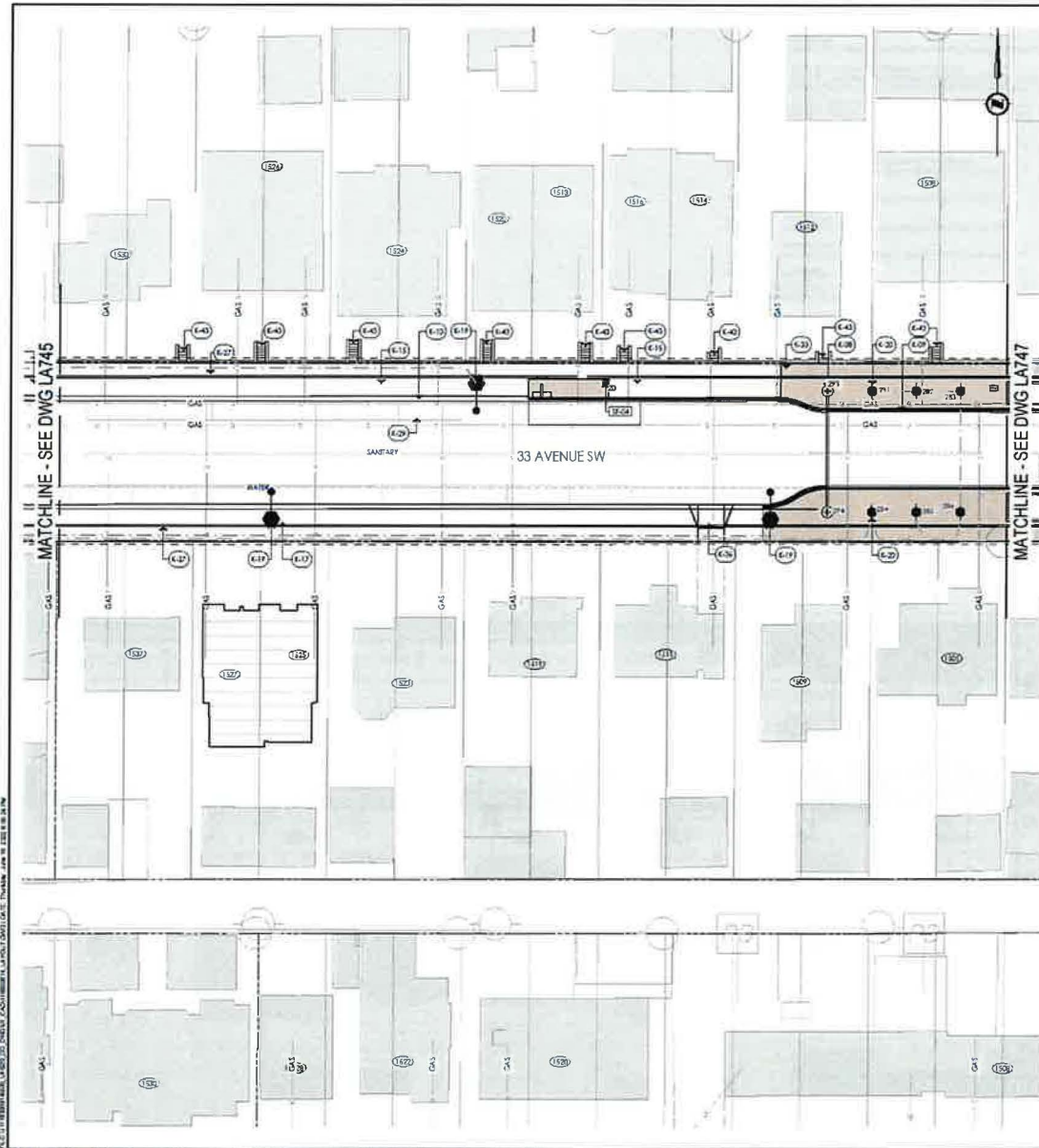
SCALE

AS SHOWN

MS33 / MARDIA LOOP STREETSCAPE

PLANTING PLAN
33 AVENUE

FILE NO. 116500674 (SUBMISSION)	ISSUED DATE 11/02/2024
PROJECT NO. LAB42	DATE 2023-07-20
PROJECT NAME M33 / MARDIA LOOP STREETSCAPE	PROJECT NO. 116500674
CLIENT M33 / MARDIA LOOP STREETSCAPE	DATE 2023-07-20
SCALE AS SHOWN	DATE 2023-07-20



KEY PLAN - LAYOUT & SITE FURNISHINGS SCALE: 1:100

GROUND COVER SCHEDULE LA746

SYMBO	DESCRIPTION	QTY	DETAIL
GC-01	WOOD MULCH (MINIMUM 75MM DEPTH. REFER TO CITY OF CALGARY SPECIFICATIONS. ALL PLANT BEDS TO BE MULCHED)	11.0 M ²	N/A

SITE FURNISHINGS SCHEDULE LA746

SYMBO	DESCRIPTION	QTY	DETAIL
FF-01	MAGNUM 1050 SERIES TRASH CONTAINER - 140 L (50-000) 0.5M X 0.5M X 0.9M. COLOUR: PETER BLACK WITH THERMALLY BROWNED OAK WOOD SURFACE FINISH. AVAILABLE THROUGH JACKIE NELSON, MAGNUM TREE FURNITURE PH: (403) 271-8866	1	FF-01

LANDSCAPE KEYNOTES LA746

- (K-01) WELCOME GATEWAY EAST - REFER TO DETAIL (E-14) FOR ADDITIONAL INFORMATION
- (K-02) VERTICAL CURBS REFER TO TRANSPORTATION PLANS FOR ADDITIONAL INFORMATION
- (K-10) ROLLED PLANTERS (INTERSECTION) - TO RESERVE SOIL AND PLANTINGS. TYPICAL. REFER TO DETAIL (PL-01) FOR ADDITIONAL INFORMATION
- (K-17) AT-GRADE PLANTINGS AND/OR TURF TO OCCUR IN THIS AREA. REFER TO PLANTING PLANS FOR ADDITIONAL INFORMATION
- (K-19) PERIMETER AREA STREETLIGHTS - TO BE LOCATED WITHIN THE SIDEWAYS AS SHOWN. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
- (K-20) FASCIA ENTRY SIGN POLES - POLE HEIGHTS FOR BANNER AND BANNER LIGHTS ONLY. NO STREETLIGHT LUMINAIRE ATTACHED TO THESE POLES. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
- (K-21) SCALE SIGNAGE TO BE LOCATED DIRECTLY IN FRONT OF CLEAR WALKWAY ON EDGE FACING THE ROADWAY WITHIN THIS AREA. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- (K-22) PARKING STALLS - REFER TO TRANSPORTATION PLANS FOR PARKING ZONING INFORMATION
- (K-23) RESIDENTIAL SIDEWALKS - SIDEWALKS WIDTH TO BE 1.5M MINIMUM WITH A 1.5M BOULEVARD SPACE BETWEEN CURBS AND SIDEWALK FOR TREES AND PLANTINGS
- (K-24) RESIDENTIAL DRIVEWAYS - REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- (K-41) LOCATION AND NUMBER OF STAIRS TO BE COMPLETED PENDING ADDITIONAL CLIENT REQUIREMENTS

POINT TABLE LA746

POINT #	DESCRIPTION	NORTHING	EASTING
20	TRASH RECEPTACLE	548426.443	4713.743
21	FASCIA ENTRY POLE	548426.531	4483.703
22	FASCIA ENTRY POLE	548426.537	4478.703
23	FASCIA ENTRY POLE	548426.531	4473.703
24	FASCIA ENTRY POLE	548417.574	4483.703
25	FASCIA ENTRY POLE	548417.574	4478.703
26	FASCIA ENTRY POLE	548417.574	4473.703
27	ENTRY FEATURE	548420.531	4483.703
28	ENTRY FEATURE	548417.574	4483.703

LAYOUT LEGEND

- - PROPOSED STREETLIGHT LOCATIONS. REFER TO ELECTRICAL PLANS FOR MORE INFORMATION
- ⊙ - EXISTING STREETLIGHT ON TRAFFIC CORNER LOCATIONS. REFER TO ELECTRICAL PLANS FOR MORE INFORMATION
- ⌋ - PROPOSED JUNCTION BOX LOCATION. REFER TO ELECTRICAL PLANS FOR MORE INFORMATION
- SLSC - PROPOSED STREETLIGHT CABINET LOCATIONS. REFER TO ELECTRICAL PLANS FOR MORE INFORMATION
- ⊠ - EXISTING TREE CRATES
- 3 - PROPOSED HYDRANT LOCATIONS
- ⊙ (B) - LOT NUMBER, NAME OF BUSINESS OR RESIDENTIAL ADDRESS
- (S) — NATURAL GAS LINE
- (W) — WATER LINE
- (S) — SANITARY LINE
- (S) — STORM LINE
- (S) — SHALLOW CABLE (24" W) LINE
- (S) — SHALLOW COMMUNICATION LINE
- (S) — SHALLOW ENHANCE SERVICES
- (P) — PROPERTY LINE

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 3TM COORDINATE SYSTEM (NAD 83).
 *REFER TO LAYOUT & HARDSCAPE NOTES ON PAGE 0022 FOR ADDITIONAL PROJECT REQUIREMENTS.
 *REFER TO MATERIAL SAMPLES/ACCESSORIES OF DRAWING NOTES ON PAGE 0023 FOR ADDITIONAL PROJECT REQUIREMENTS.



NO.	DESCRIPTION	DATE	BY	APPD.
1	ISSUED FOR CLIENT REVIEW - 50% - 33 AVENUE	2023-05-13	HW	CL
2	ISSUED FOR CLIENT REVIEW - 50% - 33 AVENUE	2023-05-24	HW	CL
3	RE-ISSUED FOR CLIENT REVIEW 50% - 33 AVENUE	2023-05-18	HW	CL
4	ISSUED FOR CLIENT REVIEW 50% - 33 AVENUE	2023-05-24	HW	CL
5	ISSUED FOR CLIENT REVIEW 50% - 33 AVENUE	2023-05-24	HW	CL

ISSUED FOR CLIENT REVIEW 50% - 33 AVENUE
 NOT FOR CONSTRUCTION



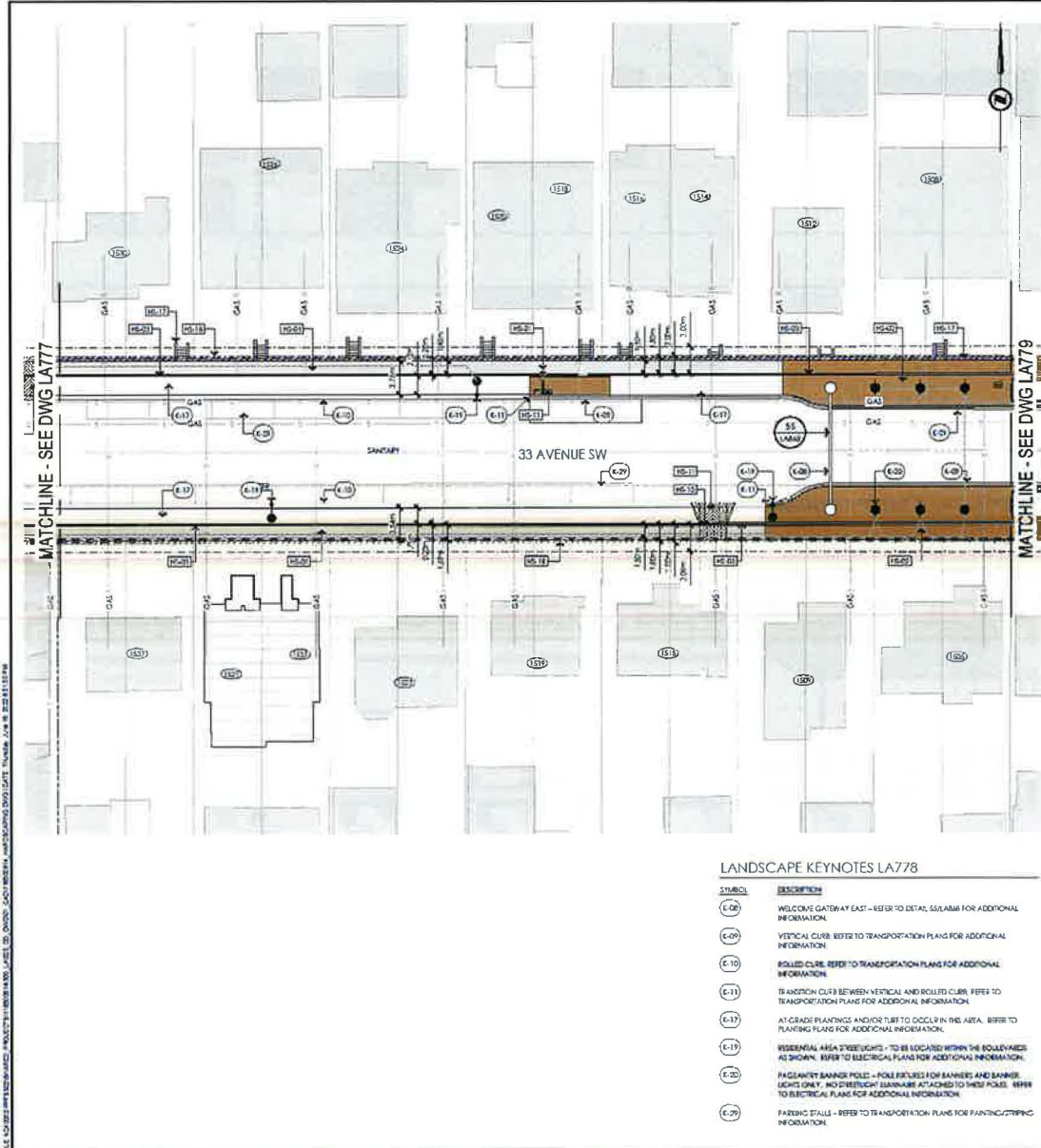
REVISION	BY	DATE
DESIGNED	C. JAMES	2023-05-23
DRAWN	W. B. J. J. J.	2023-05-23
CHECKED	K. L. J. J. J.	2023-05-23



PROJECT: M593 / MARDA LOOP STREETSCAPE

SHEET TITLE: LAYOUT AND SITE FURNISHINGS PLAN 33 AVENUE

FILE NO: 116500614_layout.dwg	STANTEC PROJECT NO: 116500614
SHEET ID: LA746	SHEET NO:
MICROPLAN NO:	CONTRACT NO:
BY: HW	CHECKED: WBJ
DRAWN: WBJ	DATE: 2023-05-23
SCALE: 1:100	APPD: CL



KEY PLAN - HARDSCAPE

HARDSCAPING SCHEDULE LA778

SYMBOL	DESCRIPTION	QTY	DETAIL
[Symbol]	CONCRETE SIDEWALK, POURED-IN PLACE, NATURAL COLOURED, BROOM FINISH TO MATCH APPROVED CONCRETE MODE-UP. CONTRACTOR TO USE CHALKLINE TO SHOW AREAS OF SAWCUTS FOR CLIENT APPROVAL PRIOR TO CUTTING.	347.8 m ²	3A/AS0
[Symbol]	CONCRETE PATIWAY, POURED-IN PLACE, BROOM FINISH, NATURAL CONCRETE COLOUR BROWSE, BALMAM WOOD (2 BAG MIXTURE) BY INTERSTAR OF APPROVED EQUIVALENT. CONCRETE COLOUR, FINISH, TEXTURE, SCORE LINES, ETC. TO MATCH APPROVED CONCRETE MODE-UP.	317.3 m ²	5A/AS0
[Symbol]	URBAN BRATTLE SHORBLINE, CAST-IN PLACE ADVANTAGE SYSTEM WITH RAISED BARS BY LINER, ENGINEERED PRODUCTS OR APPROVED EQUAL. 150D PER DETAIL. DARK GREY IN COLOUR TO OCCUR PARALLEL TO STREET.	41.0 m ²	13A/AM1
[Symbol]	URBAN BRATTLE SHORBLINE FOR DRIVEWAYS, CAST-IN PLACE ADVANTAGE SYSTEM WITH RAISED BARS BY LINER, ENGINEERED PRODUCTS OR APPROVED EQUAL. 150D PER DETAIL. DARK GREY IN COLOUR, DEPTH TO WITHSTAND VEHICLE LOADING PATS.	0.2 m ²	13A/AM1
[Symbol]	RESIDENTIAL LOT DRIVEWAY, NATURAL COLOURED CONCRETE, BROOM FINISH. NO PATTERNING OR URBAN BRATTLE WARNING STRIPS, WITHIN THESE DRIVEWAYS AS SIDEWALK PASSES OVER DRIVEWAY WITH MINIMUM SLOPE.	14.3 m ²	N/A
[Symbol]	TACTILE WHEELBIRD INDICATOR BOUTIQUE (TBL) LIST BOUTIQUE - CAST-IN PLACE ADVANTAGE SYSTEM BY LINER, ENGINEERED PRODUCTS OR APPROVED EQUAL. 150D PER DETAIL. DARK GREY IN COLOUR, DEPTH TO WITHSTAND VEHICLE LOADING PATS. APPROXIMATELY 600MM X 600MM IN SIZE. "FEDERAL YELLOW" IN COLOUR.	1.1 m ²	14A/AM1
[Symbol]	VERTICAL RETAINING WALL, PRODUCT ARCHITECTURES BY BARBOZAN CONCRETE LTD. SEE PER 2023 10/24/23 11/18/23 FOR OTHER INFO. CONTACT DARREN PREGIBER@BARBOZANCONCRETE.COM FOR ORDERING INFORMATION.	1.0 m ²	11A/AM1
[Symbol]	ADDITIONAL AREA NEEDED PER BY PER FOR VUL LAYERS TO MAINTAIN MINIMUM 1.8 FEET CLEAR SPACE. HARDSCAPE MATERIALS AND PATTERNS OF ADJACENT LAYOUT TO EXTEND AS SHOWN UPON ANY REDEVELOPMENT.	34.0 m ²	N/A
[Symbol]	WARNING WARNING INDICATOR SURFACE, RAISED BARS FOR INFORMING GENERAL TRAVEL DIRECTION.	1	14A/AM1

HARDSCAPE LEGEND



LANDSCAPE KEYNOTES LA778

SYMBOL	DESCRIPTION
[Symbol]	WELCOME GATEWAY EAST - REFER TO DETAIL 55/56/AM FOR ADDITIONAL INFORMATION.
[Symbol]	VERTICAL CURB - REFER TO TRANSPORTATION PLANS FOR ADDITIONAL INFORMATION.
[Symbol]	ROLLED CURB - REFER TO TRANSPORTATION PLANS FOR ADDITIONAL INFORMATION.
[Symbol]	TRANSITION CURB BETWEEN VERTICAL AND ROLLED CURB - REFER TO TRANSPORTATION PLANS FOR ADDITIONAL INFORMATION.
[Symbol]	AT-GRADE PLANTINGS AND/OR TURF TO OCCUPY IN THIS AREA. REFER TO PLANTING PLANS FOR ADDITIONAL INFORMATION.
[Symbol]	RESIDENTIAL AREA STREETLIGHTS - TO BE LOCATED WITHIN THE BOLLEVADES AS SHOWN. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
[Symbol]	FLAGSTAFF BANNER POLES - POLE FINISHES FOR BANNERS AND BANNER LIGHTS ONLY. NO STREETLIGHT LUMINAIRE ATTACHED TO THESE POLES. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
[Symbol]	PARKING STALLS - REFER TO TRANSPORTATION PLANS FOR PAINTING/STRIPING INFORMATION.

HARDSCAPE POINTS WILL BE PROVIDED FOR 100% SUBMISSION

NOTES

- ALL DESIGN, LAYOUTS, 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 17M COORDINATE SYSTEM (NAD 83).
- REFER TO GRADING PLANS TO REVIEW TREATMENT OF RESIDENTIAL RETAINING WALLS AND HOME APPROACHES/STAIRS.
- REFER TO MATERIAL SAMPLES/ARCH-UP/SHOP DRAWINGS/NOTES ON SHEET C001 FOR SPECIFIC ELEMENTS OF THIS PROJECT.
- REFER TO ELECTRICAL PLANS FOR SIZE AND LOCATION OF CONDUIT TO RUN UNDER HARDSCAPE.



NO.	DESCRIPTION	DATE	BY	APP'D
1	ISSUED FOR CLIENT REVIEW 90% - 33 AVENUE	2023-08-04	WJ	WJ
2	ISSUED FOR CLIENT REVIEW 90% - 33 AVENUE	2023-08-04	WJ	WJ
3	ISSUED FOR CLIENT REVIEW 90% - 33 AVENUE	2023-10-01	WJ	WJ
4	ISSUED FOR CLIENT REVIEW 90% - 33 AVENUE	2023-08-04	WJ	WJ

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



BY	DATE
C. DUNNING	2023-08-04
W. QUAYLE (LAND)	2023-08-23
M. GLENN (MECHANICAL)	2023-08-23



PROJECT: M533 / MARDA LOOP STREETSCAPE

SHEET TITLE: HARDSCAPE PLAN 33 AVENUE SW

FILE NO: 116500614_hardscaping.dwg	STANTEC DWG NO: 116500614
SHEET ID: LA778	SHEET NO.
MICROTEAM NO.	CONTRACT NO.
DATE: 2023-08-23	ISS. NO.:
SCALE: AS SHOWN	REV. NO.: