



Public Hearing of Council

Agenda Item: 7.2.19

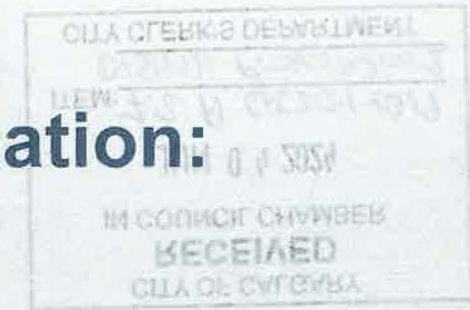


LOC2024-0027 / CPC2024-0319 Policy & Land Use Amendment

June 4, 2024

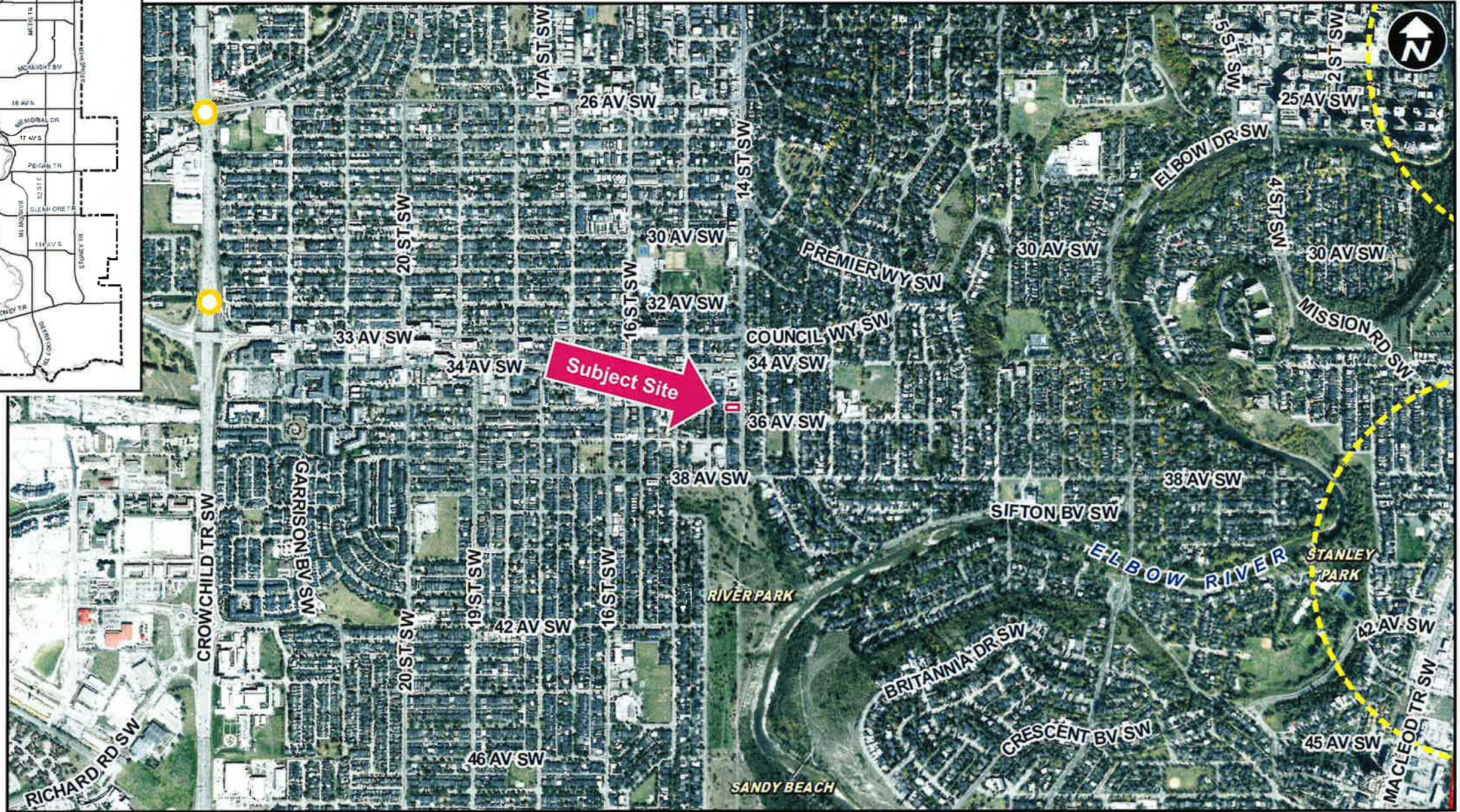
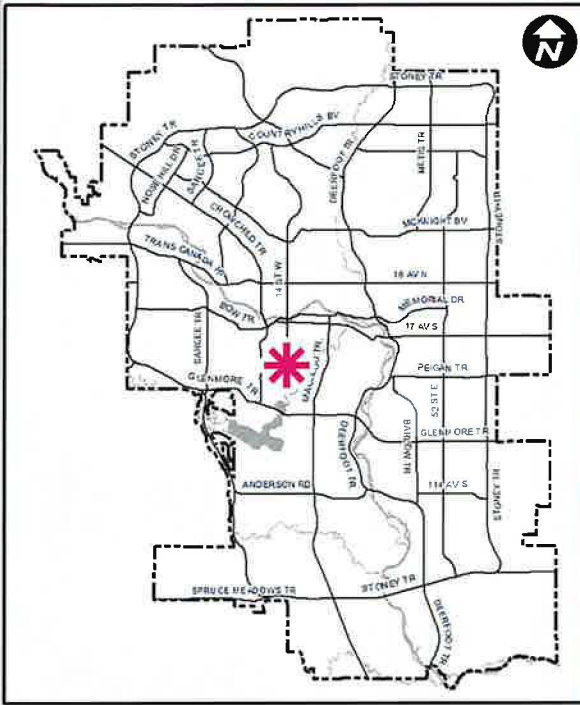
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 04 2024
ITEM: *7.2.19 CPC2024-0319*
Distrib-Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:



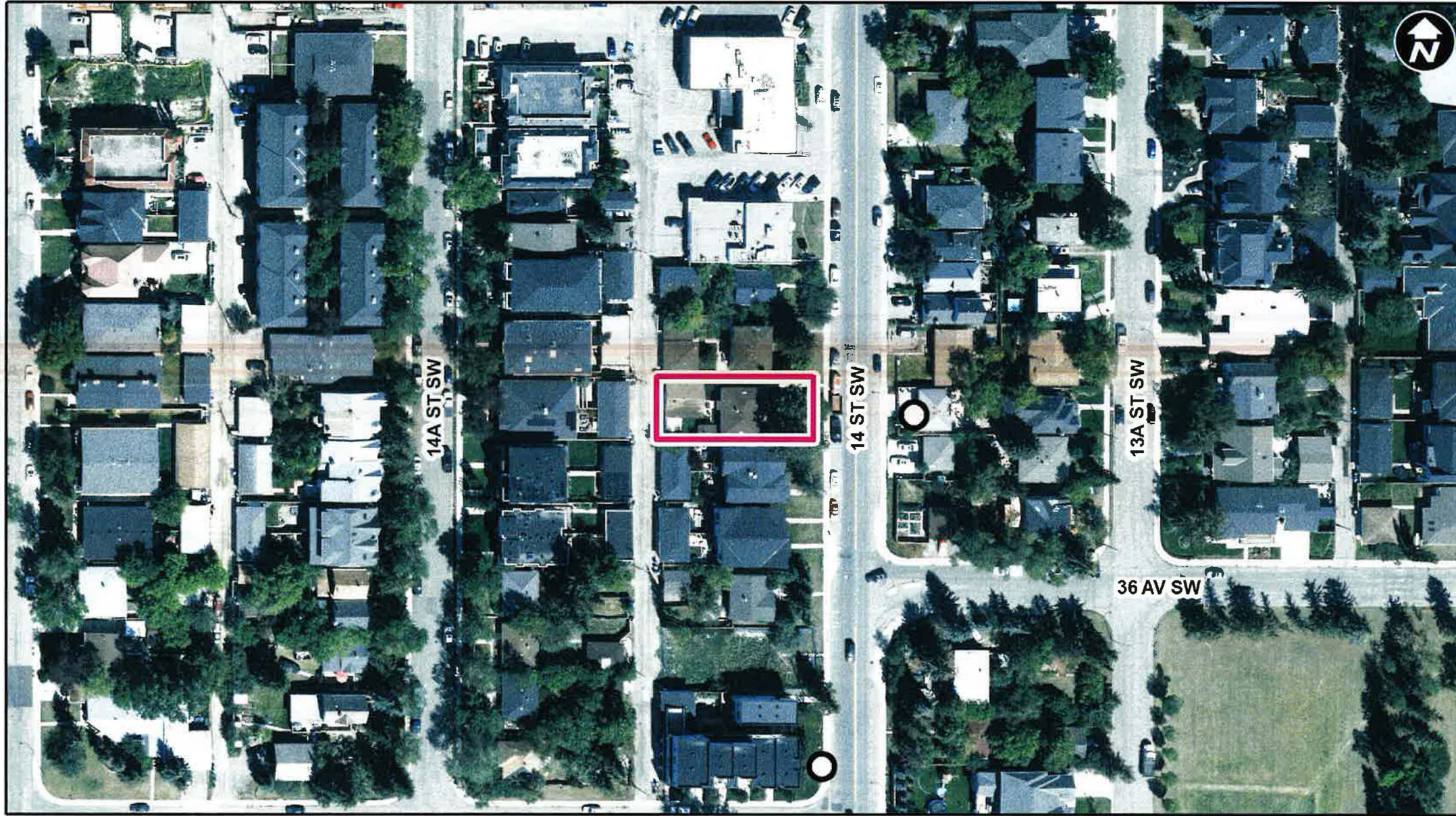
That Council:

1. Give three readings to **Proposed Bylaw 39P2024** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 164D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3701 – 14 Street SW (Plan 1965P, Block A, Lots 1 & 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) 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

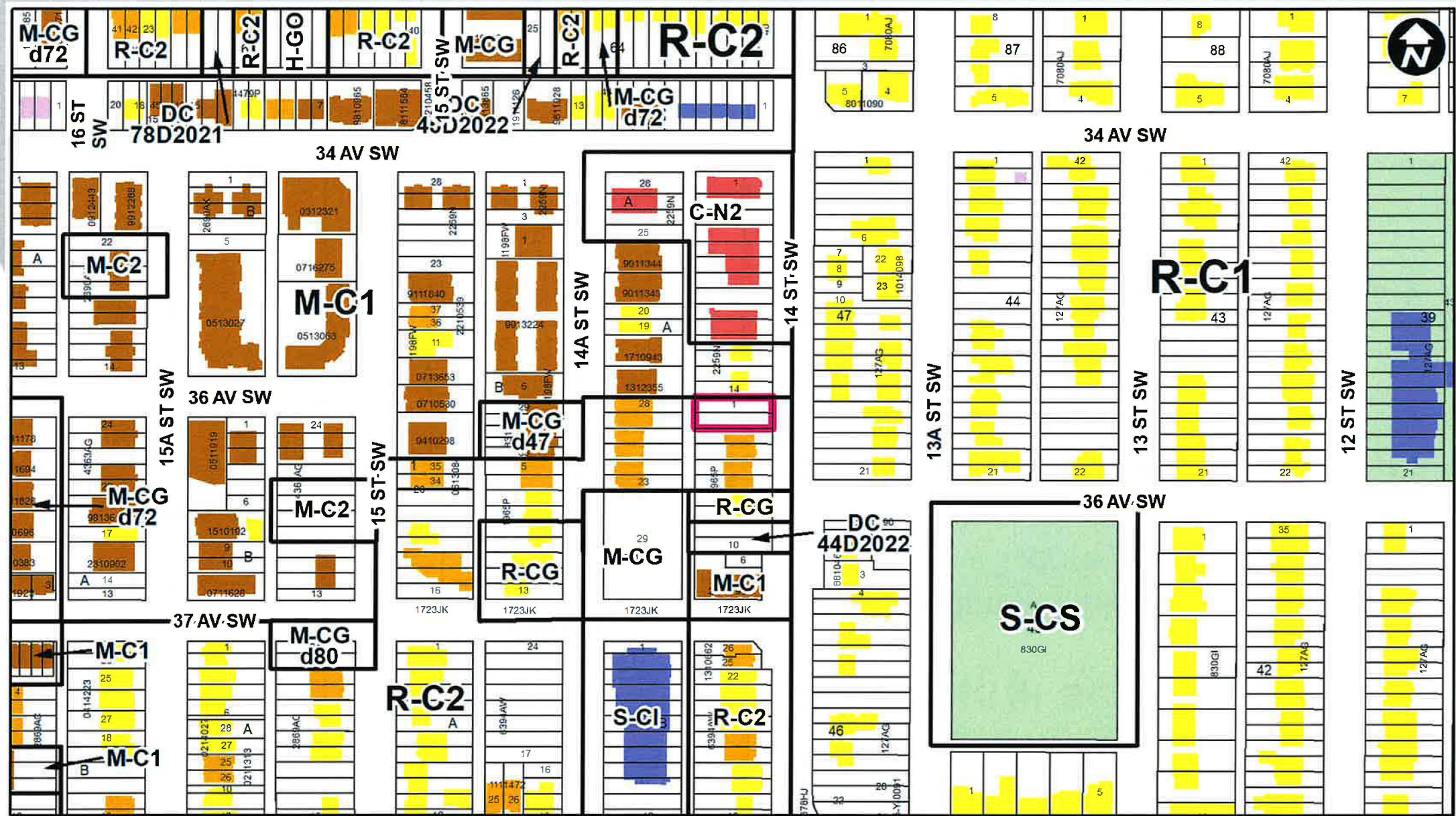
○ Bus Stop

Parcel Size:

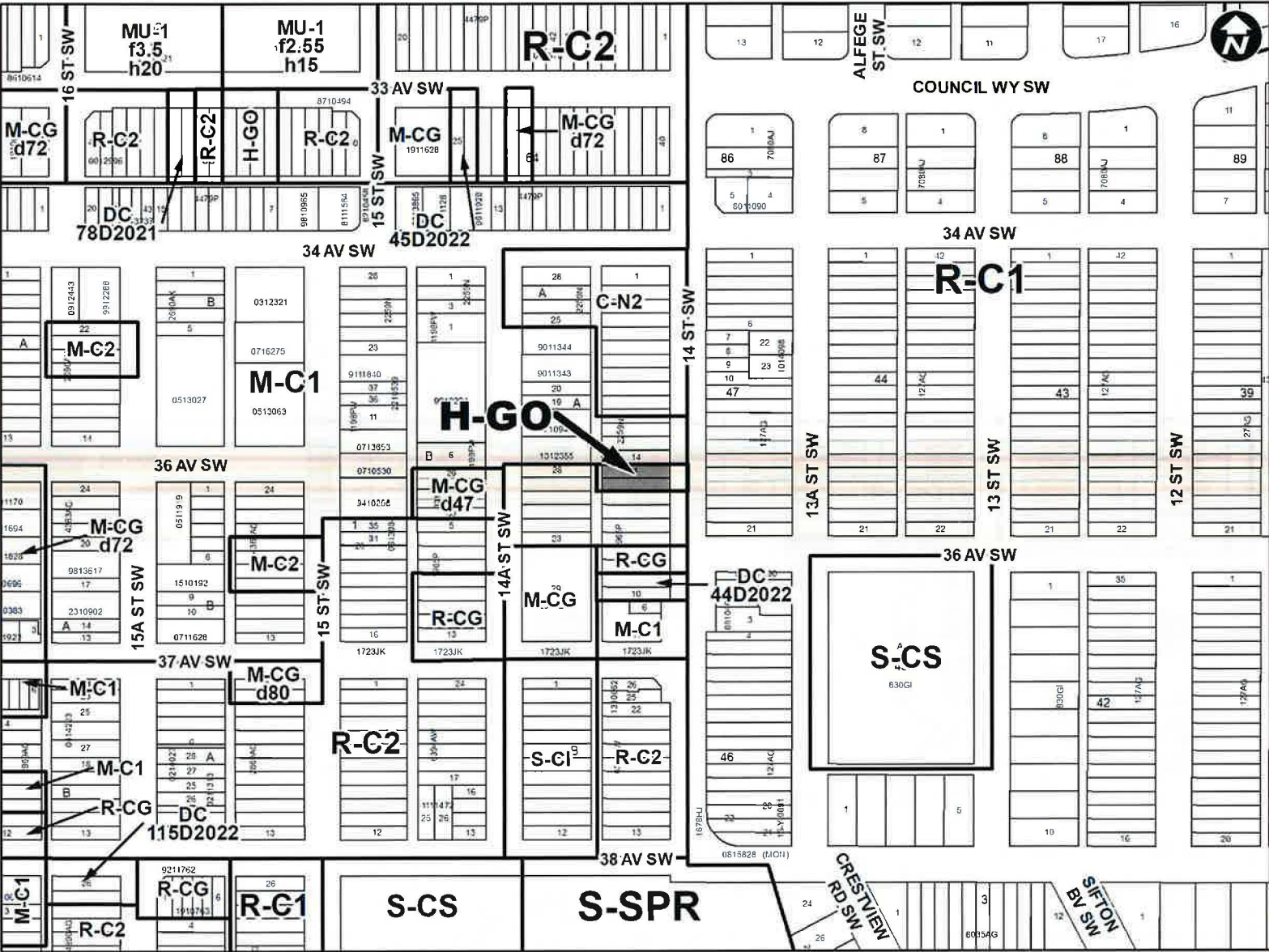
0.06 ha
38m x 15m

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



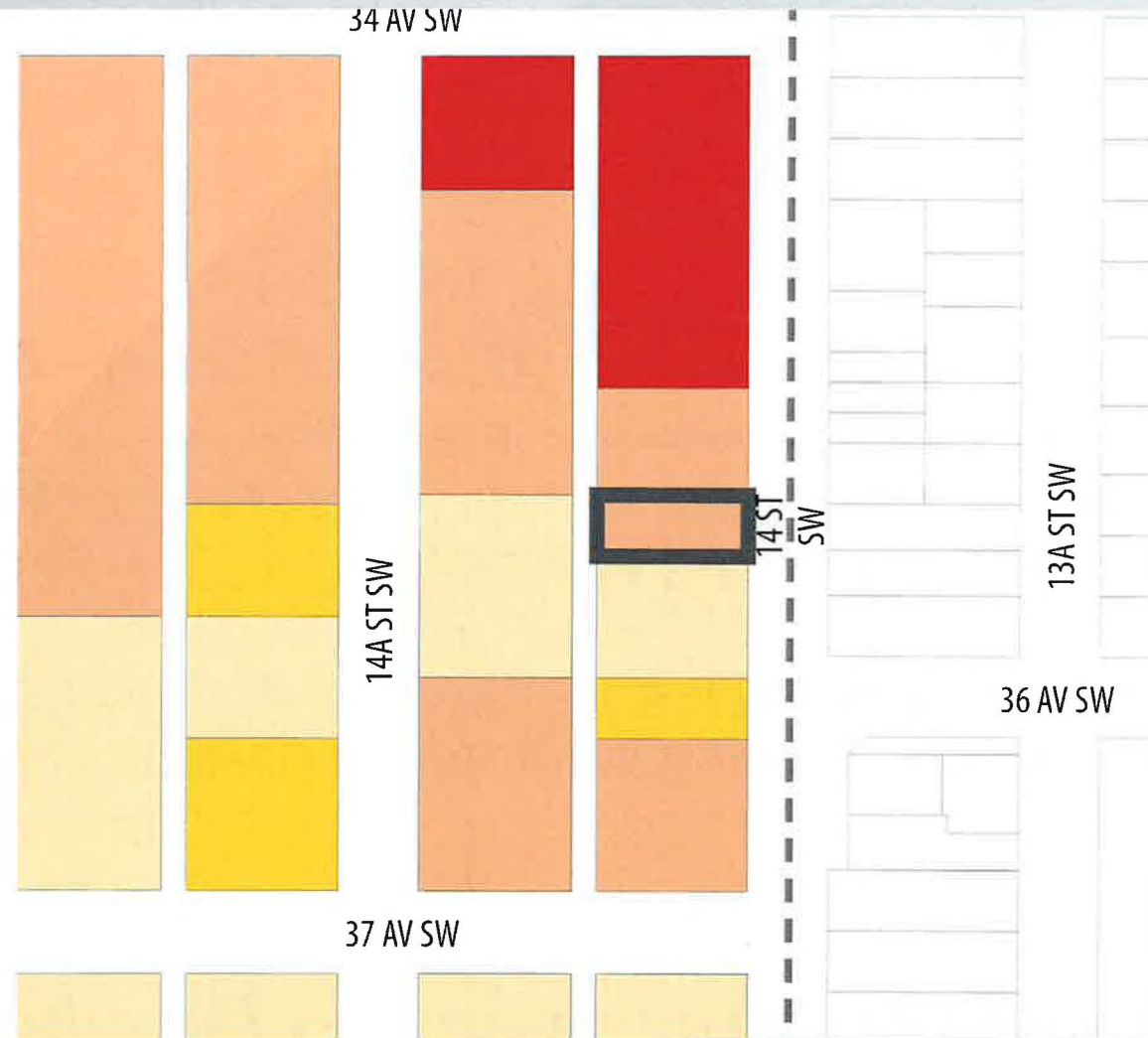
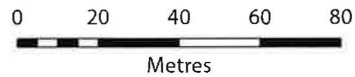
Proposed Housing – Grade Oriented (H-GO) District:

- Maximum Height: 12 metres (3 storeys)
- Maximum Density: 1.5 Floor Area Ratio (FAR)
- Location criteria – Inner City
 - Within 200 metres of primary transit service
 - Within 200 metres of a Main Street or Activity Centre

Amendment to the South Calgary/Altadore Area Redevelopment Plan

Legend

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



Proposed Amendment:

From: Residential Conservation

To: Residential Medium Density

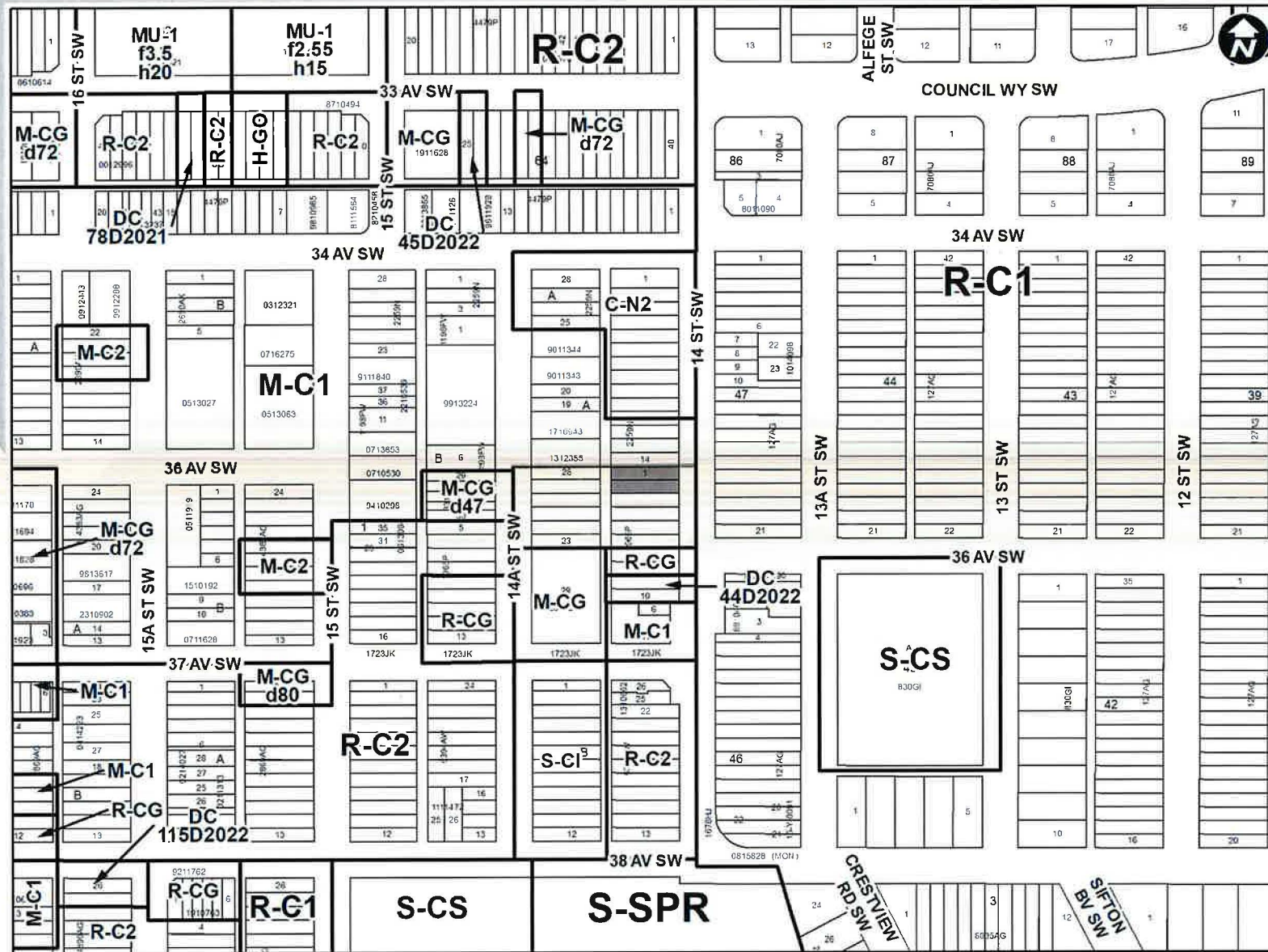
Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 39P2024** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give ~~three~~ readings to **Proposed Bylaw 164D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3701 – 14 Street SW (Plan 1965P, Block A, Lots 1 & 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

Supplementary Slides

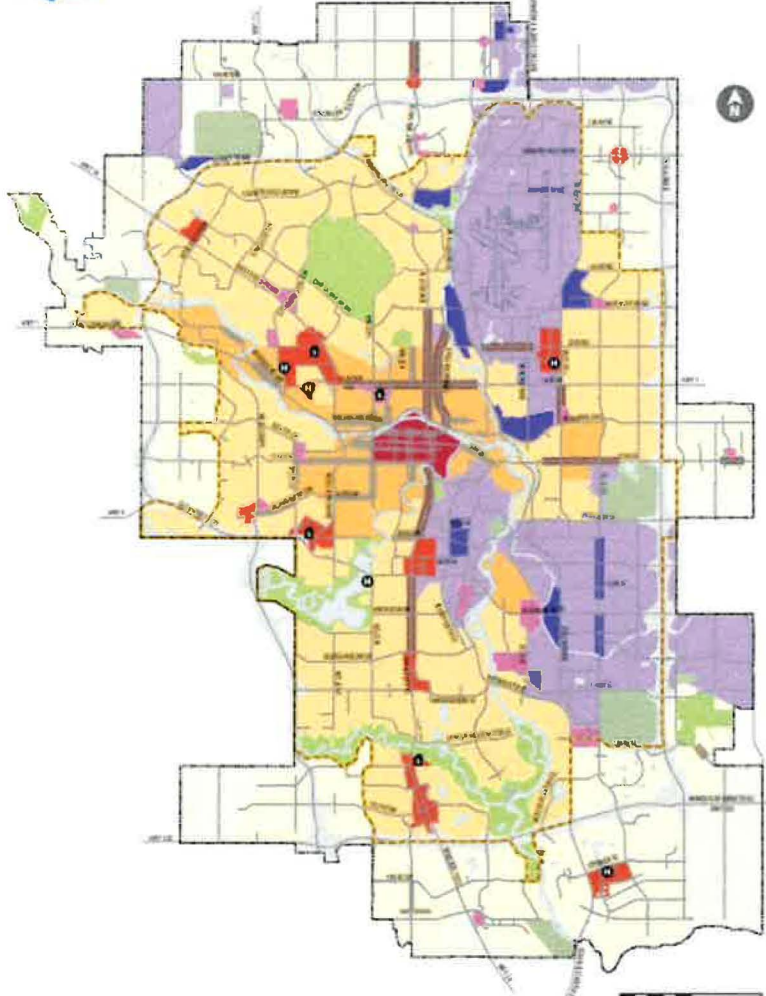
Existing Land Use Map 10



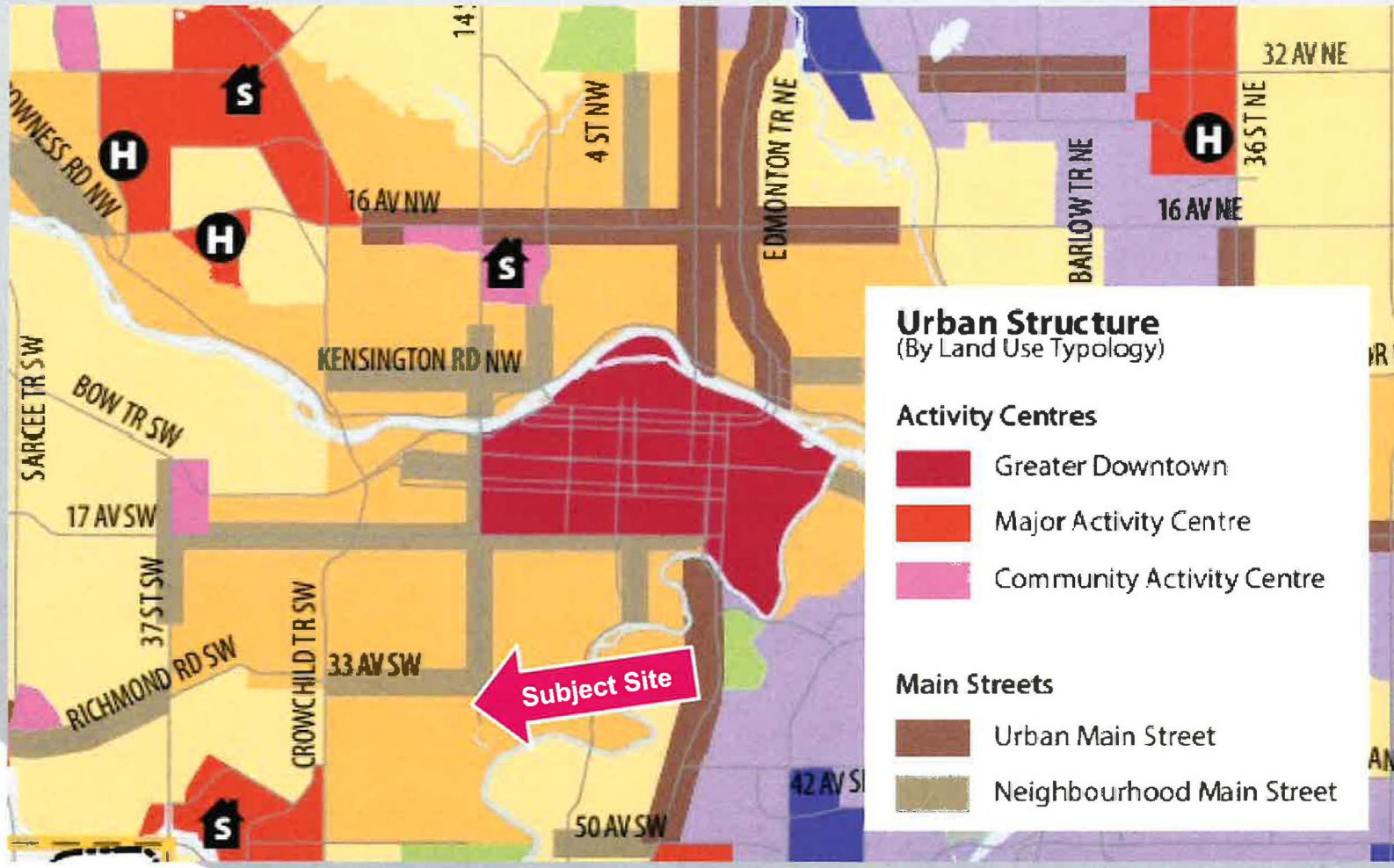




1 Urban Structure



Urban Structure			
Activity Centres	Developing Residential	Industrial	Healthcare
Greater Downtown	Inner City	Industrial - Discretion Intensive	Hospital
Major Activity Centre	Established	Standard Industrial	University
Community Activity Centre	Developing Residential	Water/Public Open Space	Transportation/Utility Corridor
	Planned Greenfield with Area Structure Plan (ASP)	Public Utility	
	Future Greenfield	Regional Growth Boundary	City Limits
Main Streets			
Urban Main Street			
Neighbourhood Main Street			



Urban Structure (By Land Use Typology)	
Activity Centres	
	Greater Downtown
	Major Activity Centre
	Community Activity Centre
Main Streets	
	Urban Main Street
	Neighbourhood Main Street