



# Calgary Planning Commission

## Agenda Item: 7.2.2

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
MAR 24 2022  
ITEM: 7.2.2 - CPC2022-0348  
*Dist - Presentation*  
CITY CLERK'S DEPARTMENT

**LOC2021-0129 / CPC2022-0348**  
**Policy Amendment and Land Use Amendment**  
**March 24, 2022**

## Amendments to Report Attachments

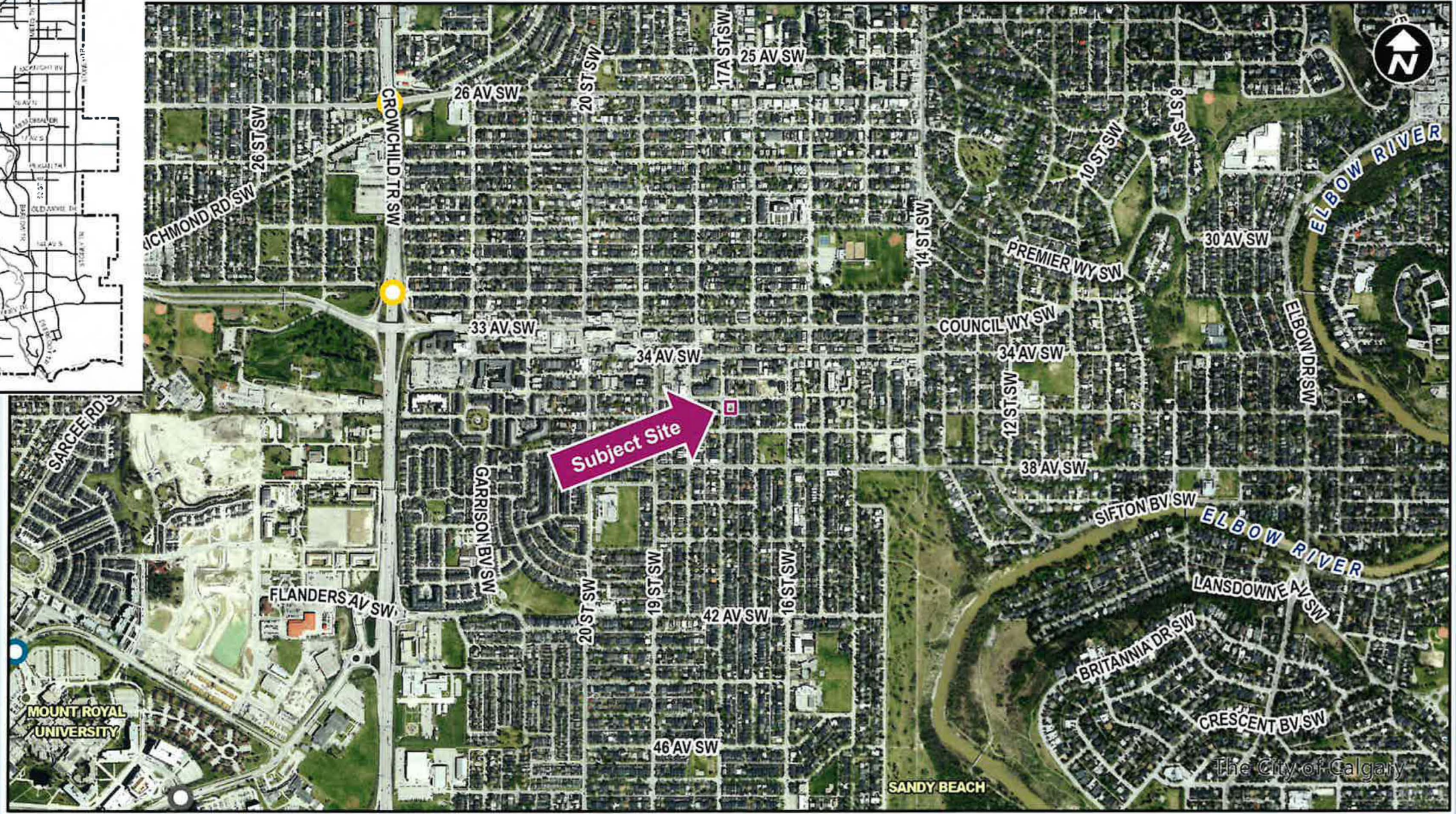
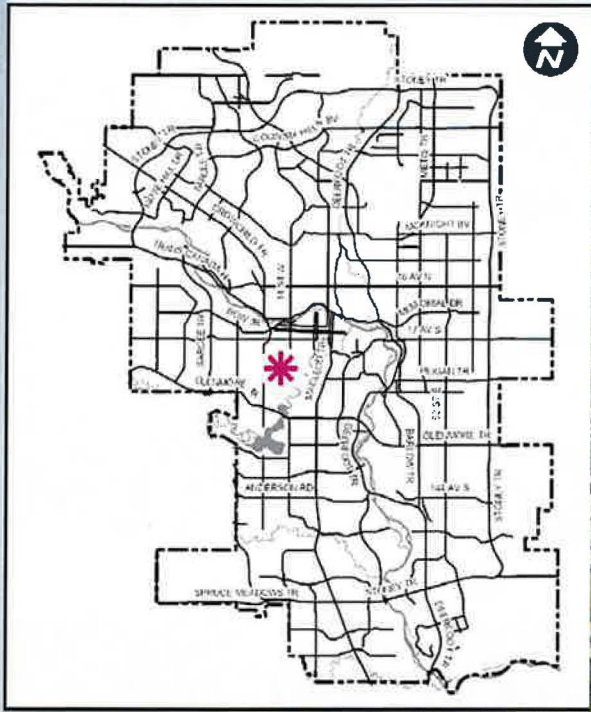
### Attachment 3 – Proposed Direct Control District

- Section 10: Changed the word “in” to “with”
- Section 11: Changed the word “with” to “in”
- Section 13: “minimum separation distance” not bolded or italicized
- Section 13(3): added words “...required in subsections (1) and (2)”

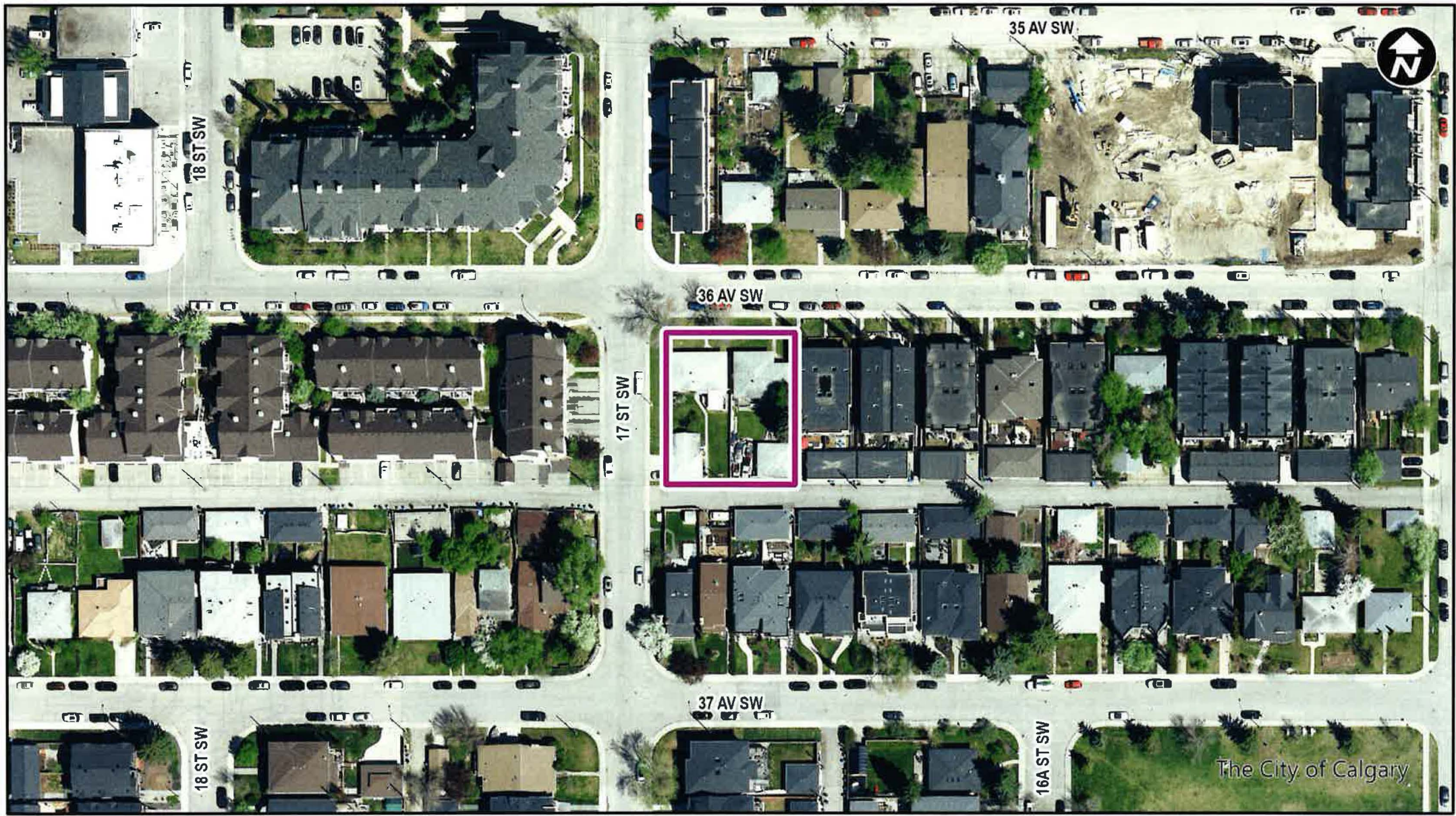
### Attachment 7 – Community Association Response

- Letter from the Marda Loop Communities Association (MLCA)





- LEGEND**  
Max BRT Stops
- Orange
  - Purple
  - Teal
  - Yellow

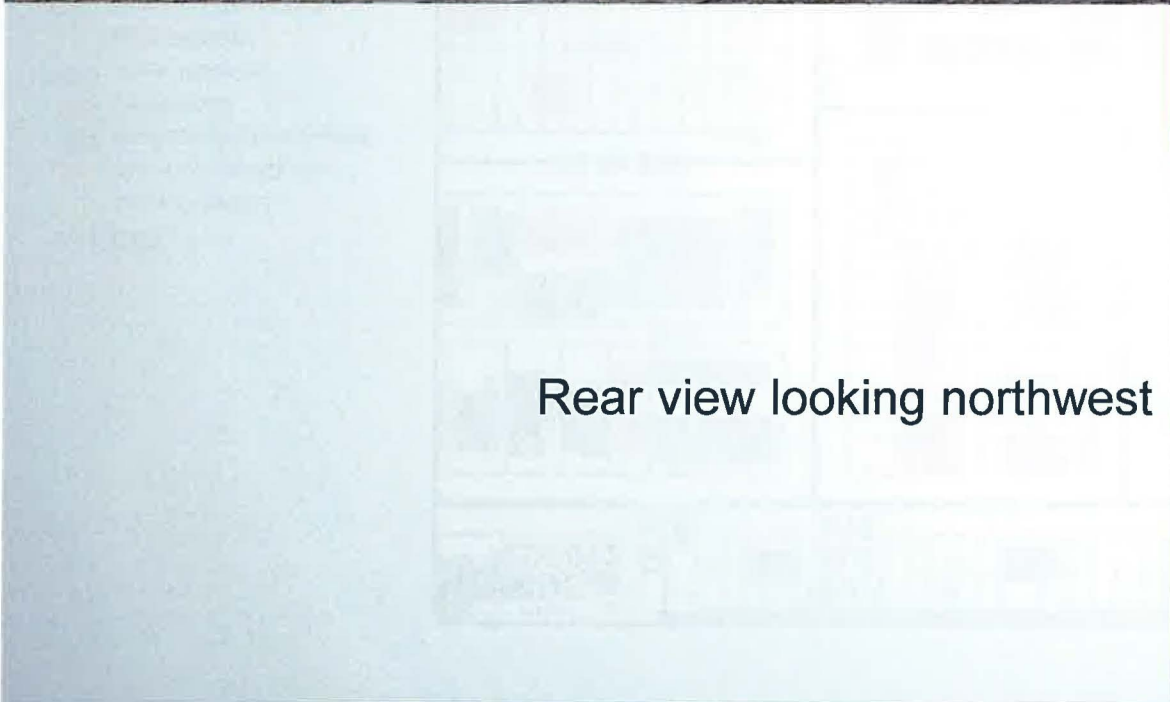


Parcel Size:

0.11 ha  
31m x 37m

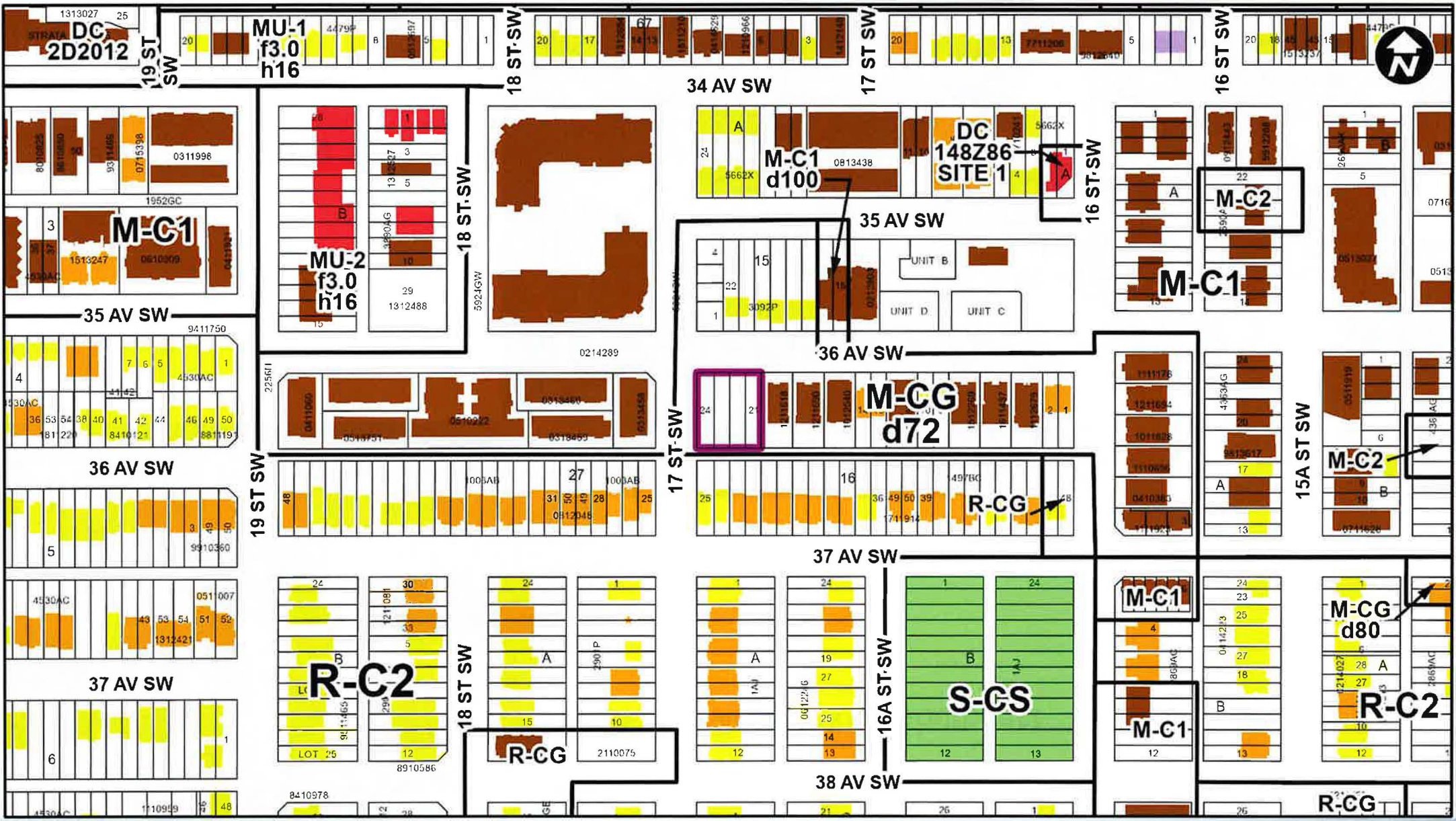


Front view looking southeast



Rear view looking northwest



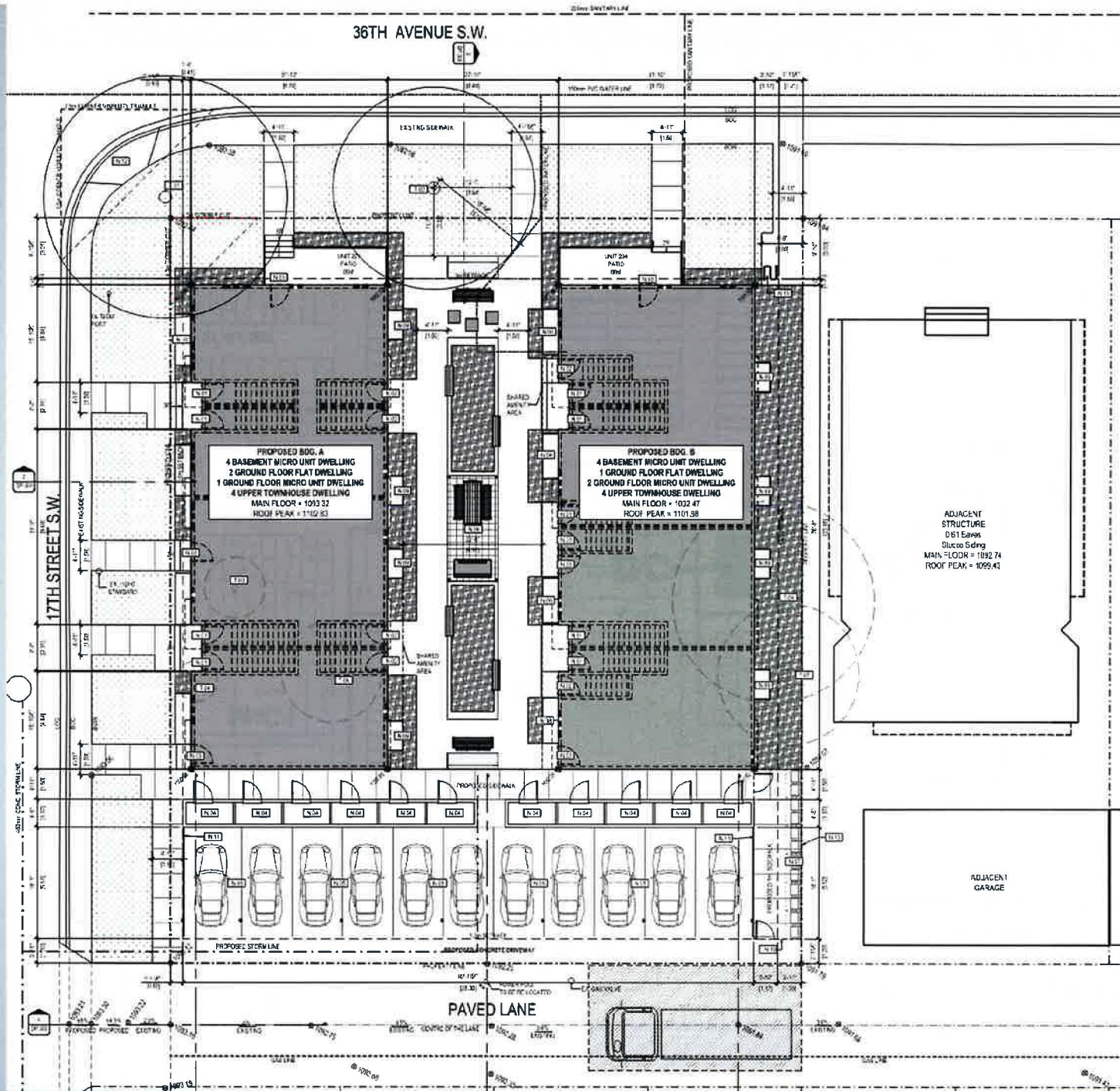


- LEGEND**
- Single Detached
  - Semi-detached/Duplex
  - Rowhouse/Multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary

**Proposed DC District:**

- Based on M-CG, including max height (12m) and contextual height rules
- Allows for maximum FAR of 1.5
- Allows for up to 50% of units to be 45m<sup>2</sup> and have no vehicle parking





Height

- ~10.5 metres (max 12)

FAR

- 1.19 (max 1.5)

Unit types

- 8 basement units (<45m<sup>2</sup>)
- 3 main floor units (<45m<sup>2</sup>)
- 3 main floor flats
- 8 upper townhouses






Amenity space

- 9.56 m<sup>2</sup> per unit
- Courtyard width 6.9 metres



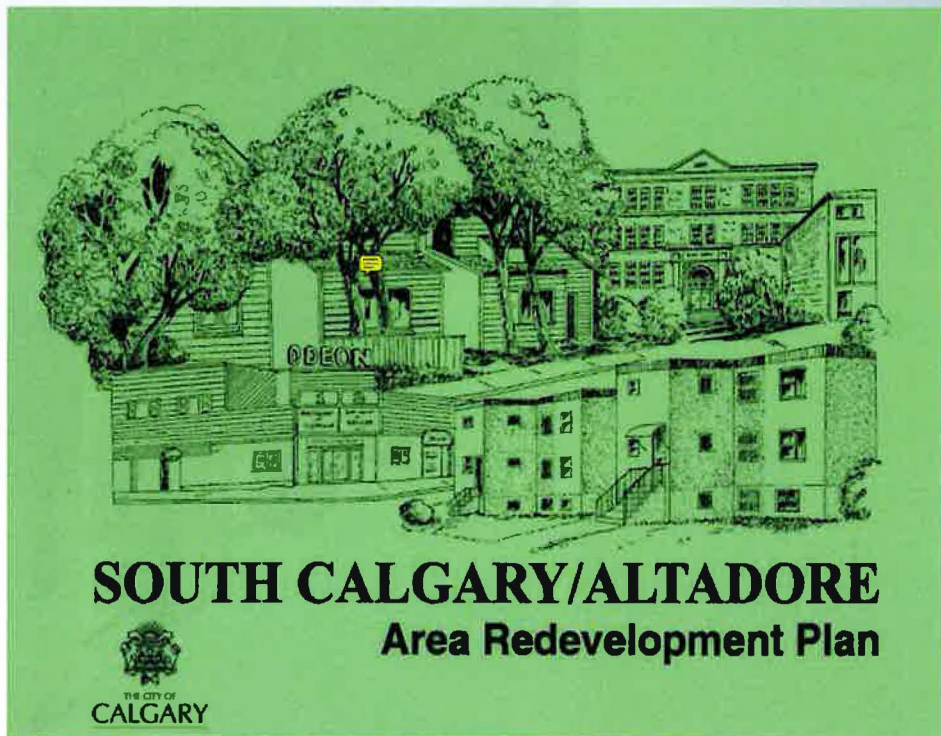
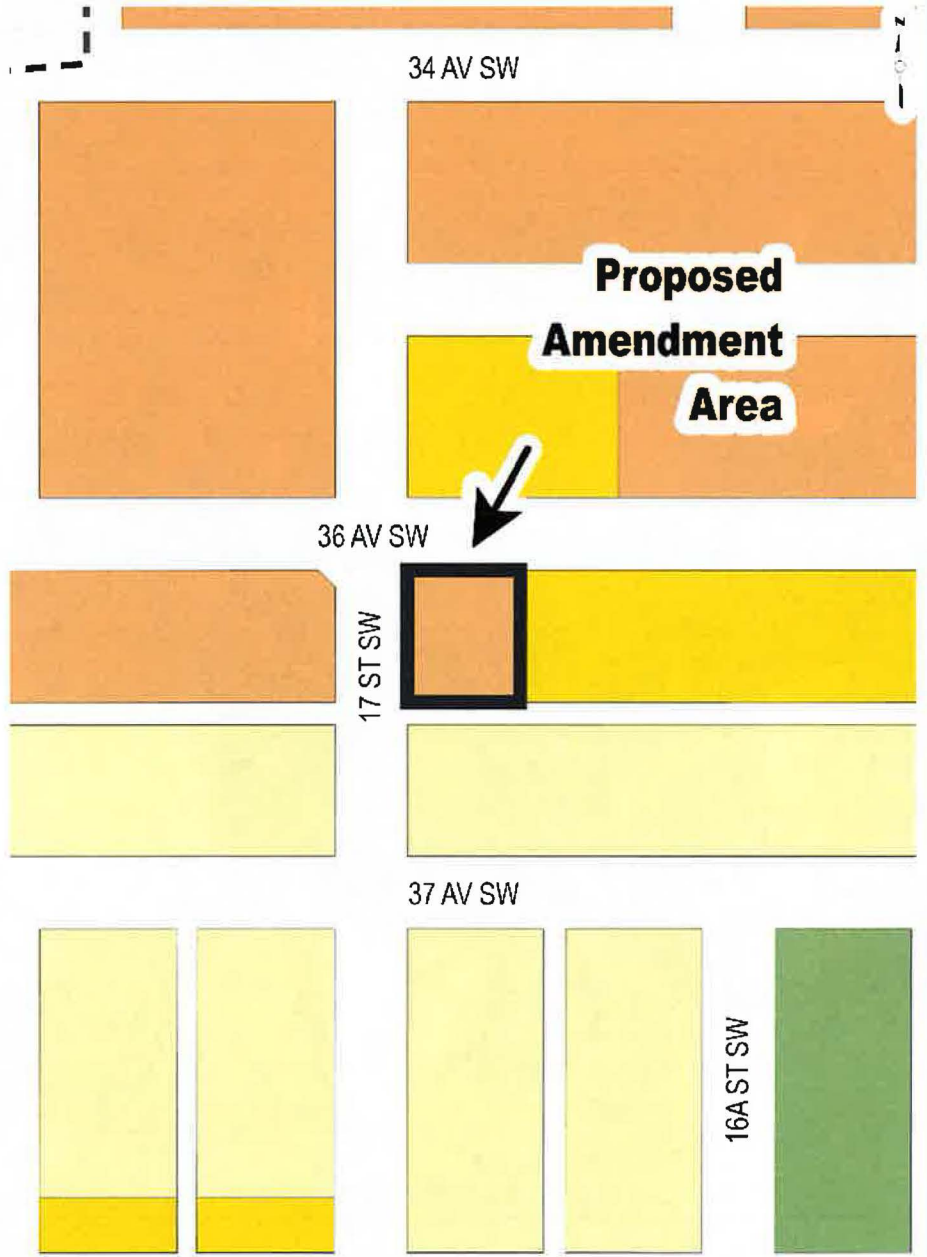


Map 2  
Land Use Policy

- Legend**
-  Study Area Boundary
  -  Residential Conservation
  -  Residential Low Density
  -  Residential Medium Density
  -  Open Space



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



## RECOMMENDATIONS:

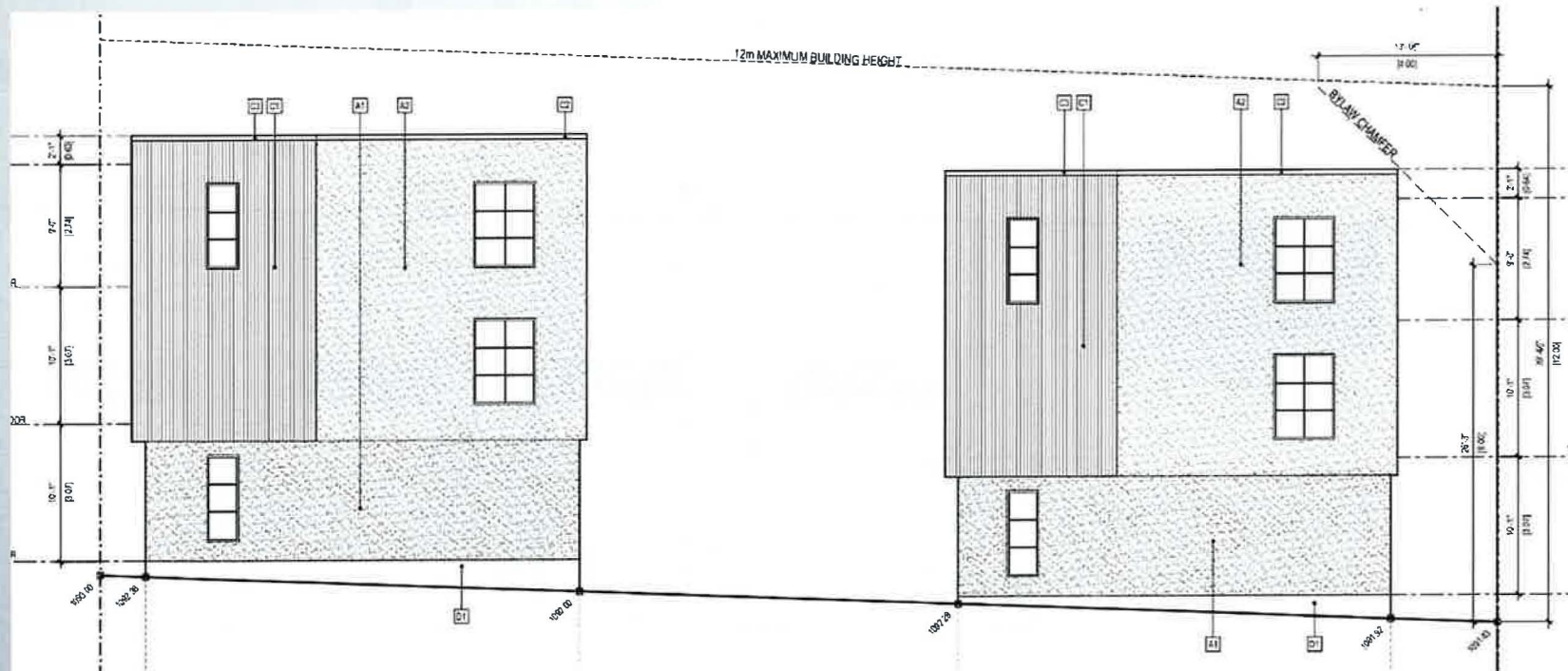
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 1743 and 1747 – 36 Avenue SW (Plan 1497BC, Block 16, Lots 21 to 24) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 3).

# Supplementary Slides



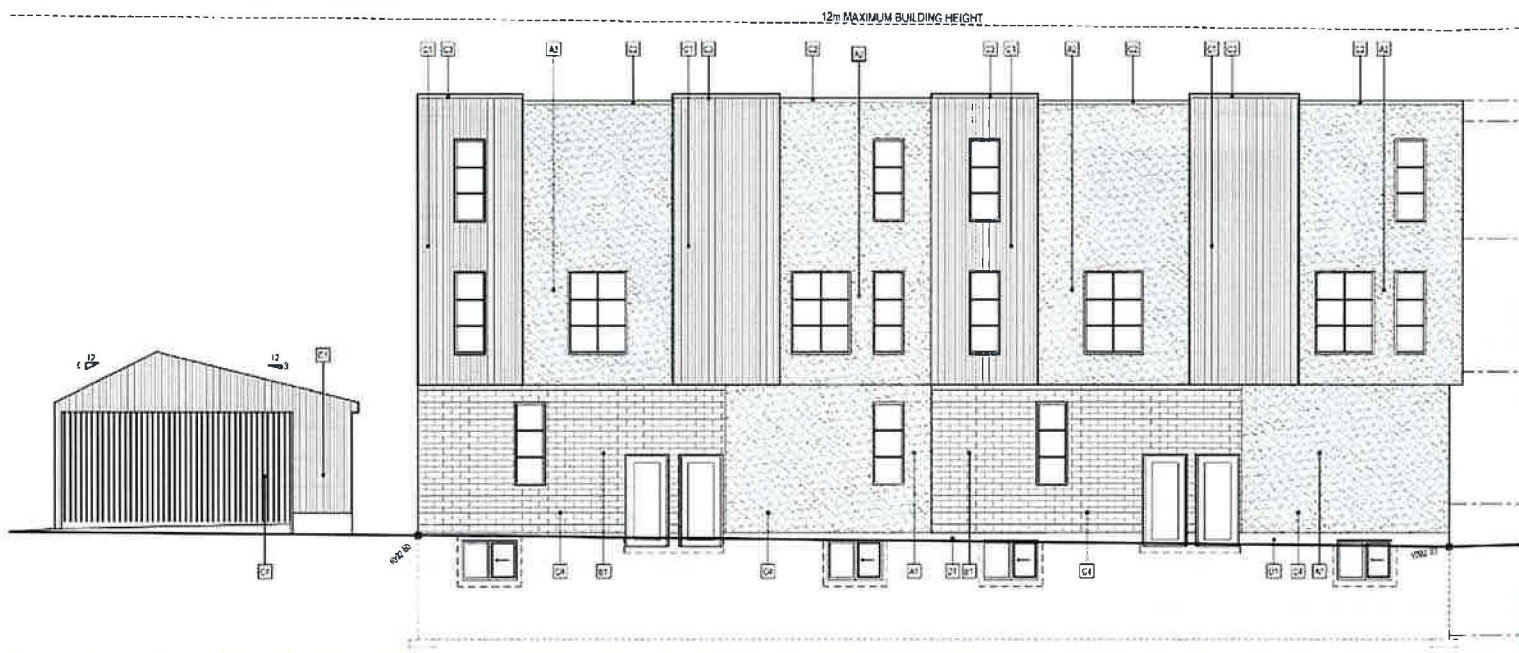
North elevation



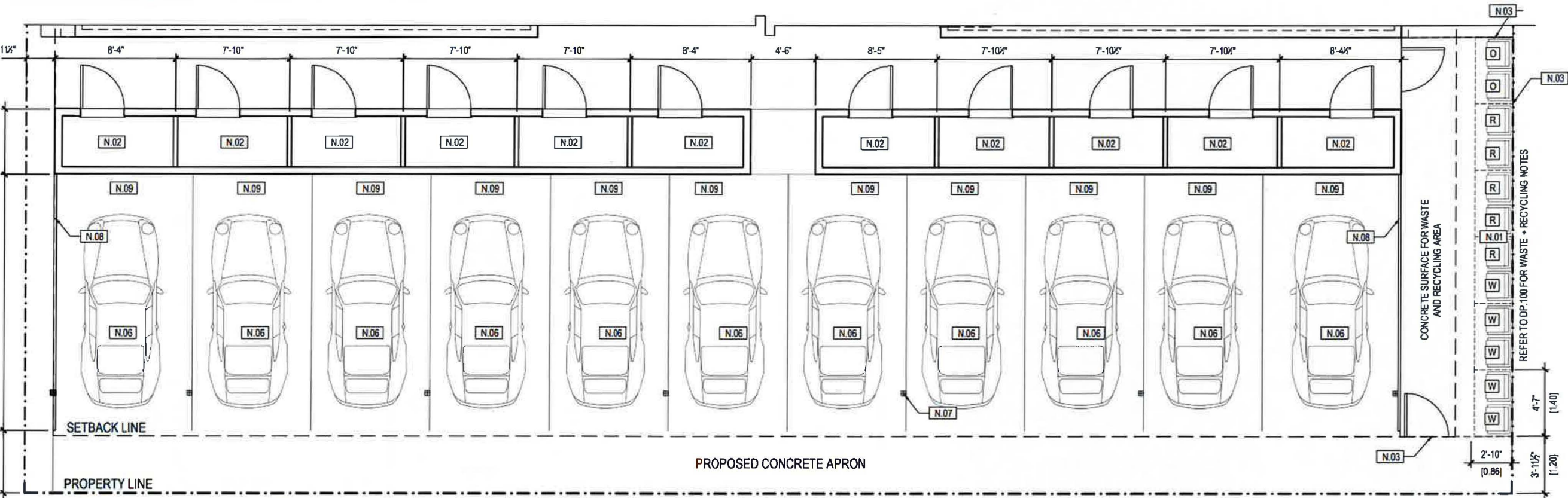
South elevation



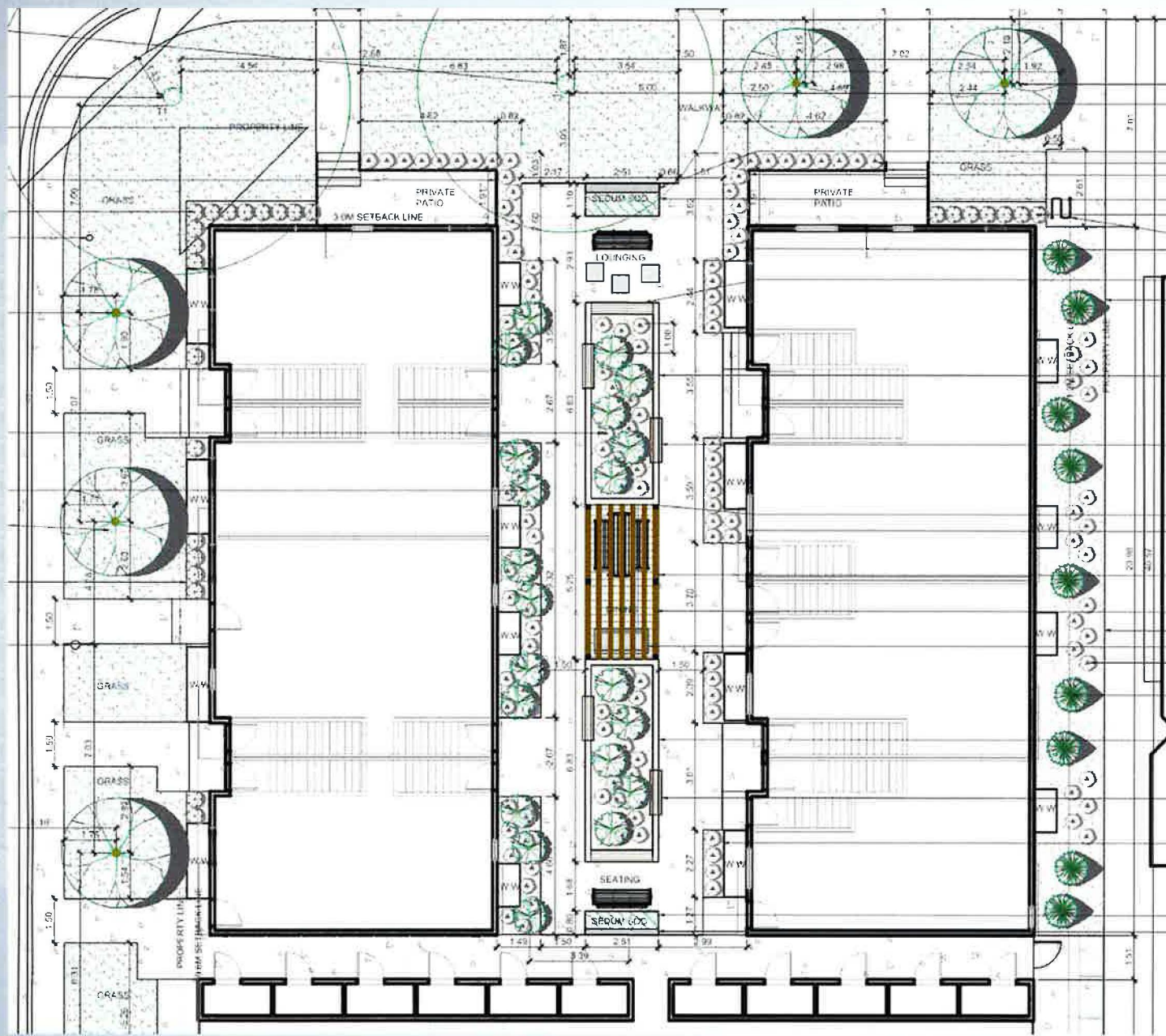
West elevation



East elevation



1 CARPORT, WASTE + RECYCLING PLAN  
 DP.106 3/16" - 1'-0"





- Circulation to External stakeholders
- Notice posting (on-site)
- Published notice on City's website (Development Map)
  
- 8 letters of opposition received specifically regarding this project, 1 letter of support
  
- **Online Meeting** with new Marda Loop CA held (**2021 November 17**)
- Request for more time for CA to review applications agreed upon
  
- **Public Information Session held (2022 January 19)**
  - Brief overview from City on land use amendments and DC Districts
  - Project overview from applicants
  - Summary of concerns from community associations
  - Open Q&A period held (Mural – online comment board created)
  - Follow-up by City with written responses to all questions posed from this info Session.











