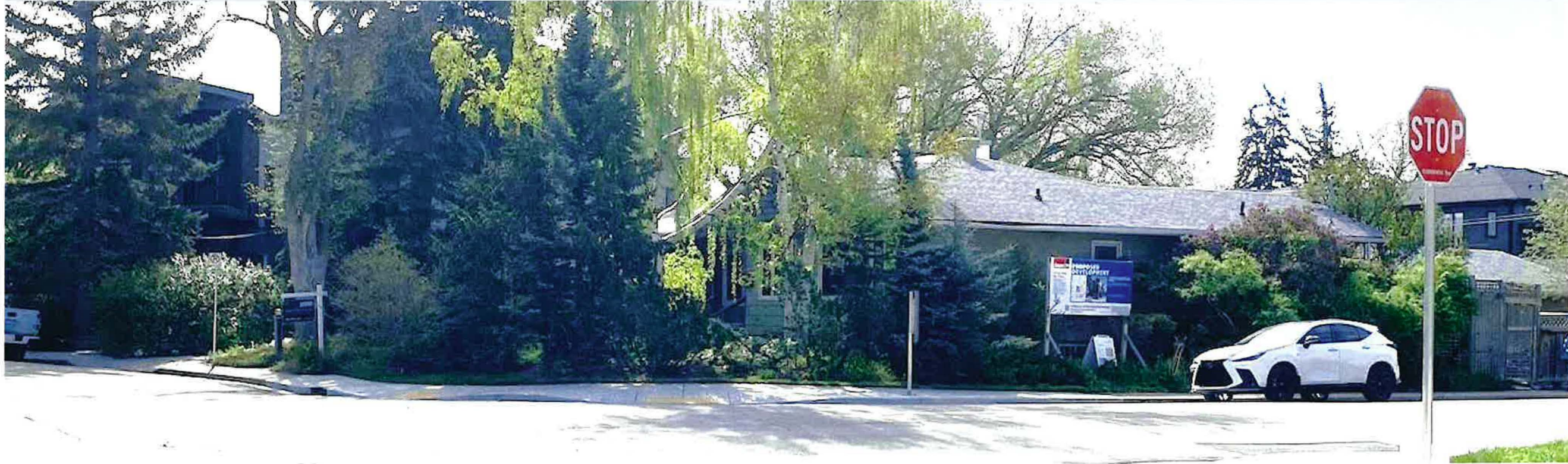




Public Hearing of Council

Agenda Item: 7.2.9



LOC2024-0021 / CPC2024-0875

Policy and Land Use Amendment

October 8, 2024

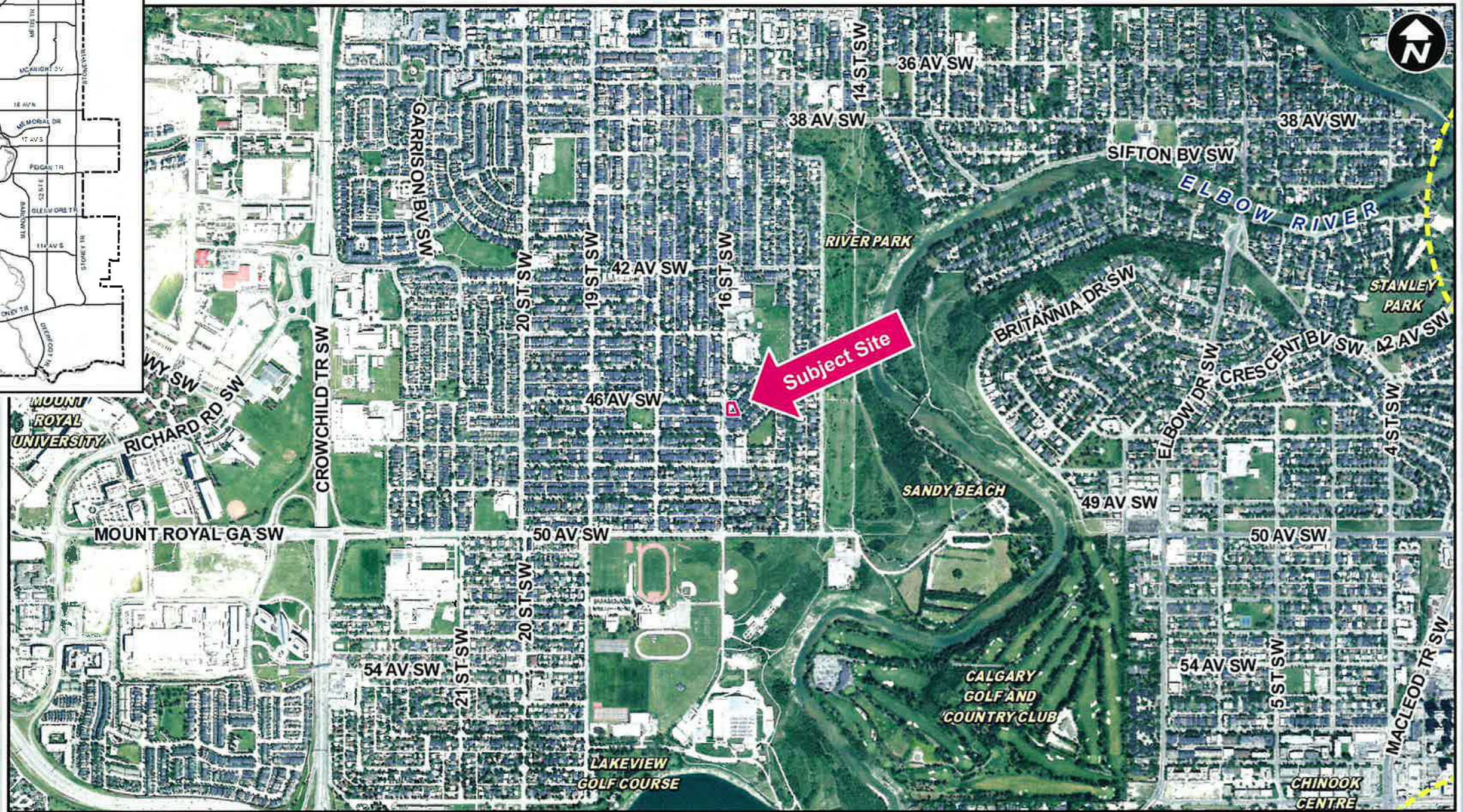
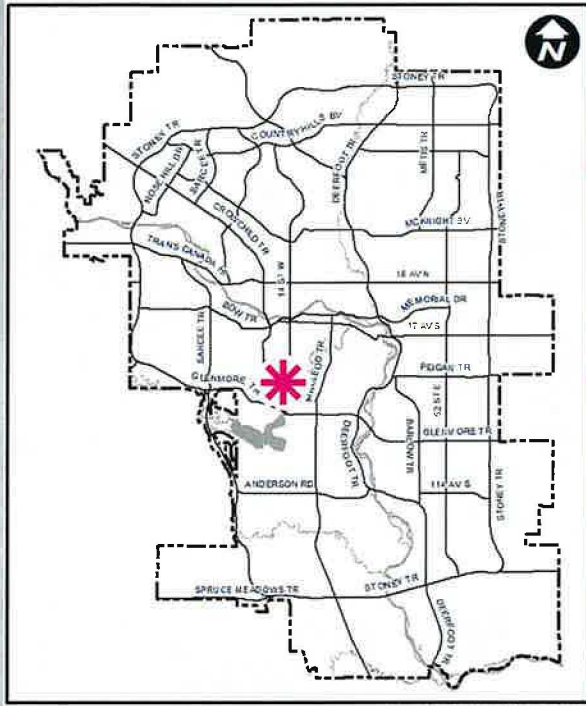
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 08 2024
ITEM: 7.2.9 CPC2024-0875
Distrib - Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 76P2024** for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 254D2024** for the redesignation of 0.11 hectares \pm (0.26 acres \pm) located at 1643 Altadore Avenue SW (Plan 5301GP, Block 22, Lot 11) from Residential – Grade-Oriented Infill (R-CG) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd77) District.







LEGEND

○ Bus Stop

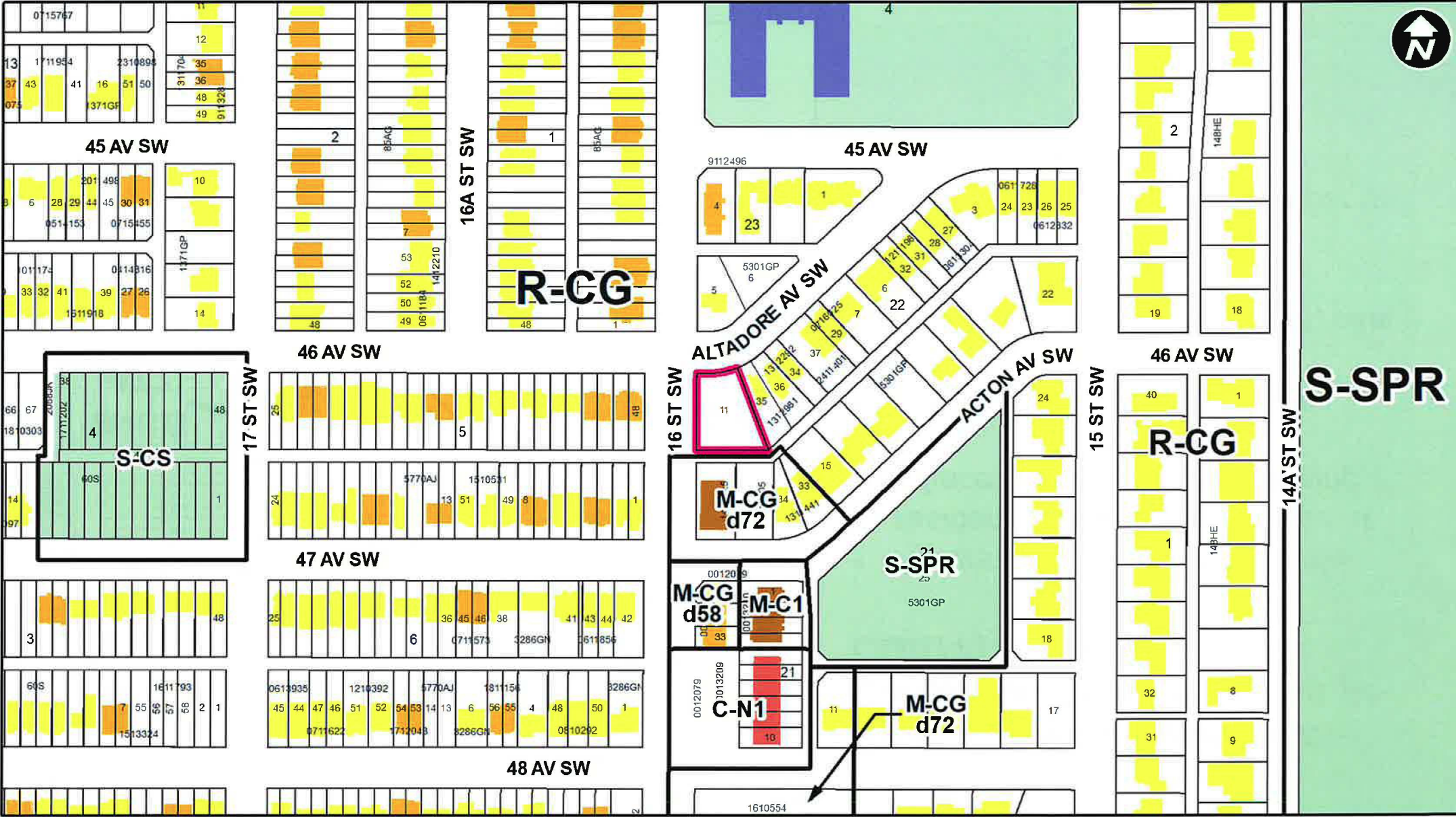
Parcel Size:

0.11 ha

27m x 37m

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 Multi-Residential – Contextual Grade-Oriented (M-CGd77) District:

- Allows for grade-oriented multi-residential development close or adjacent to low-density housing
- maximum height of 12 metres
- maximum of 8 dwelling units, plus 8 secondary suites
- 0.65 parking stalls required per unit or secondary suite

South Calgary/Altadore Area Redevelopment Plan

Map 2
Land Use Policy

- Legend**
- Residential Conservation
 - Residential Low Density
 - Residential Medium Density
 - Local Commercial
 - Open Space



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

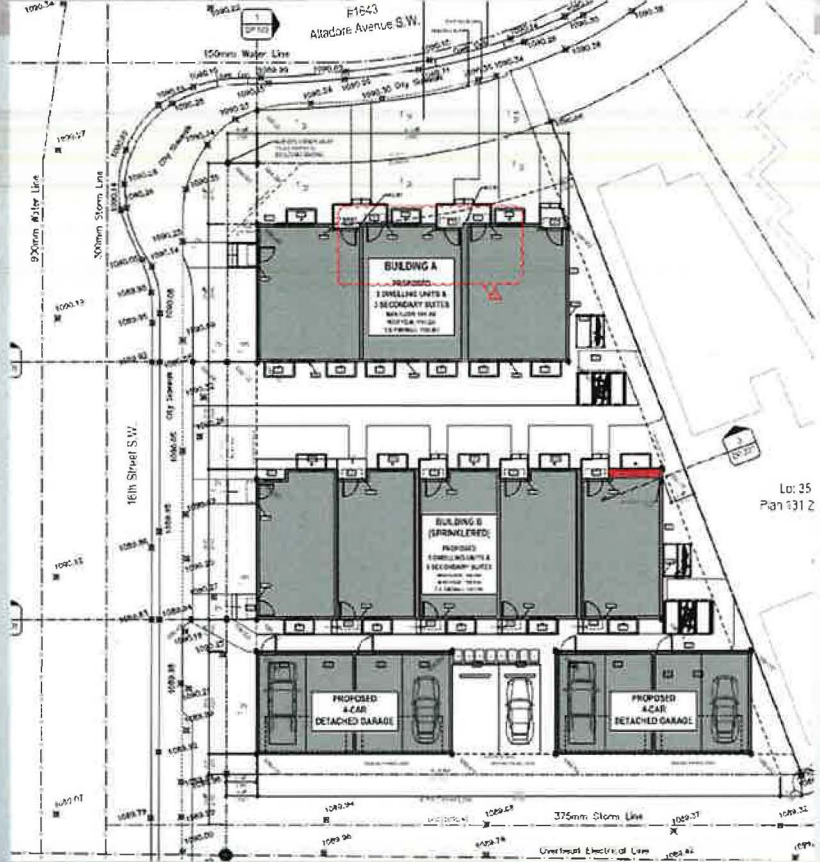


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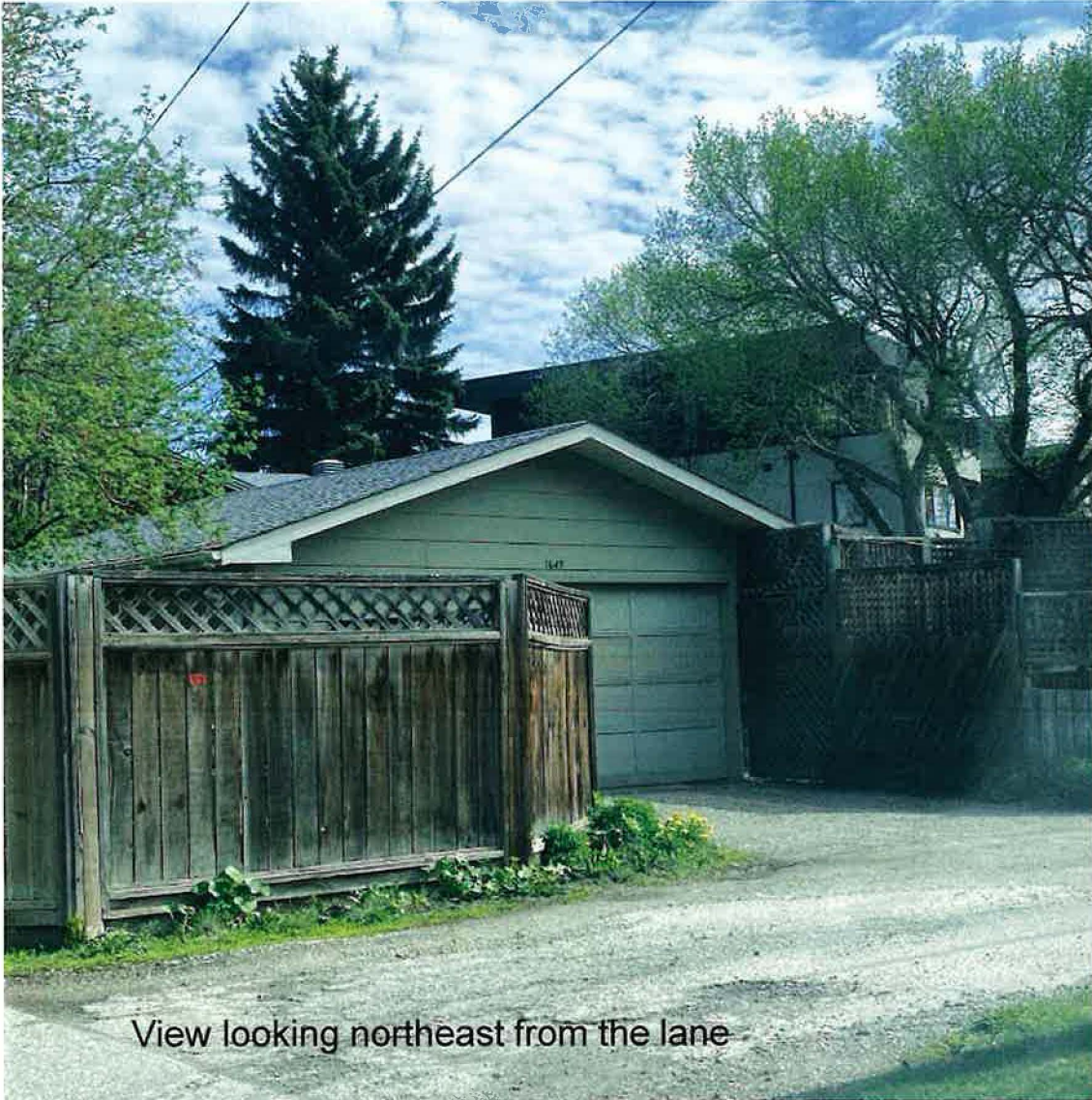
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Supplementary Slides

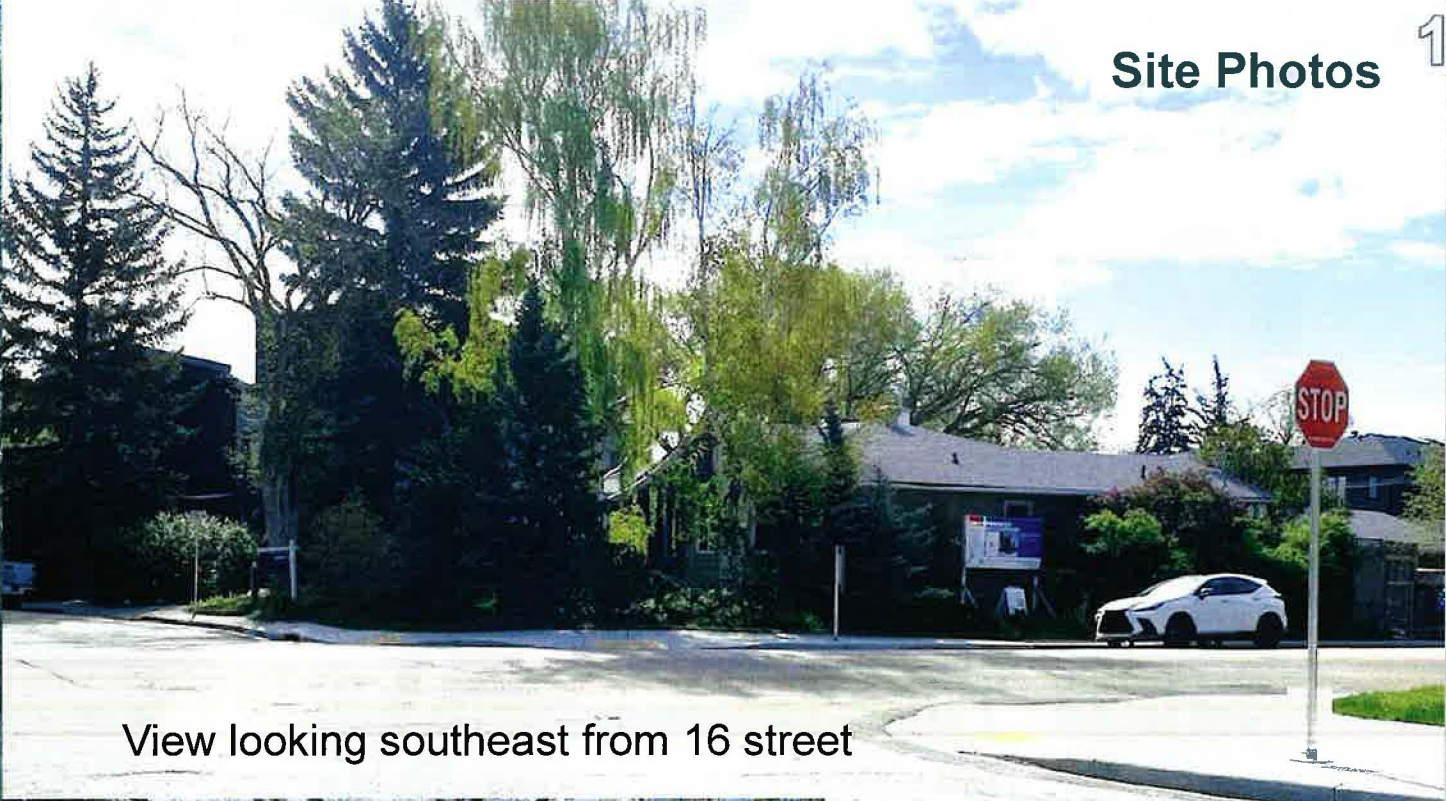




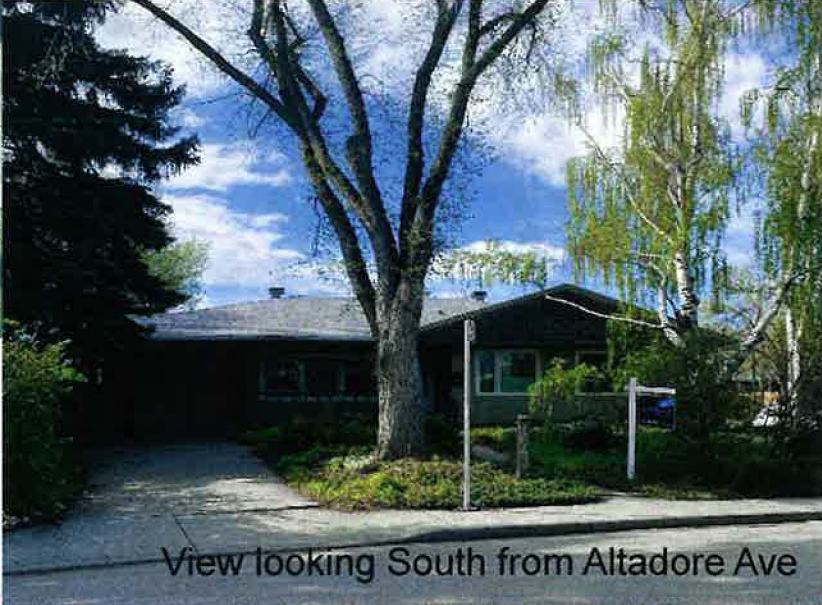
View looking south from Altadore Av SW



View looking northeast from the lane



View looking southeast from 16 street



View looking South from Altadore Ave

