



Public Hearing of Council

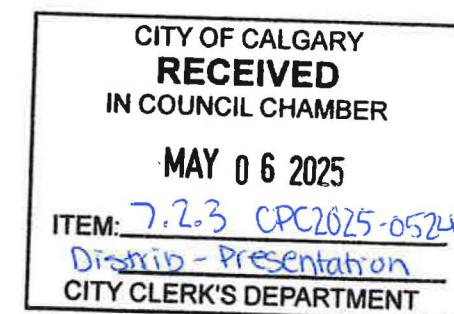
Agenda Item: 7.2.3



LOC2023-0025 / CPC2024-0524

Land Use Amendment

May 6, 2025

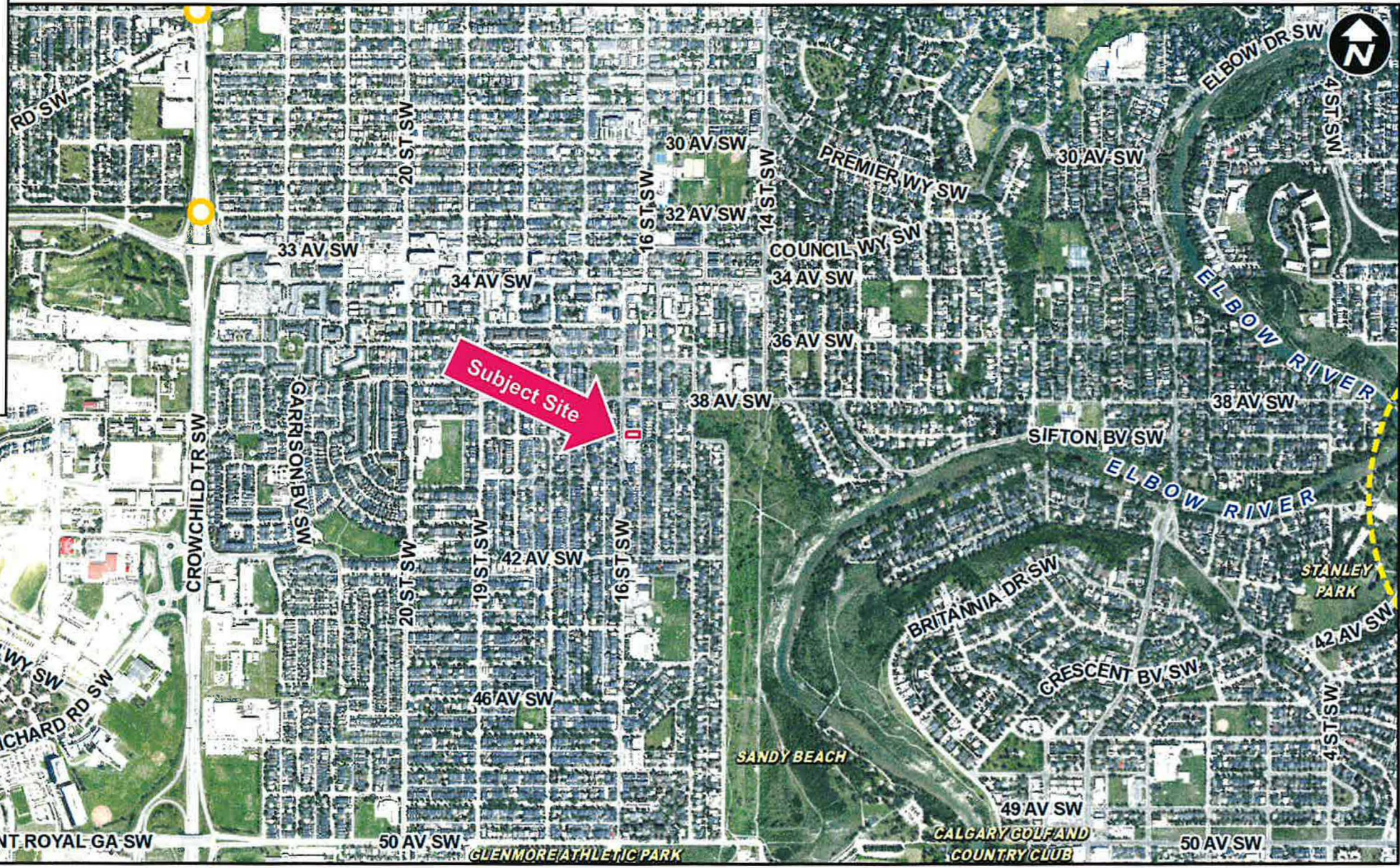
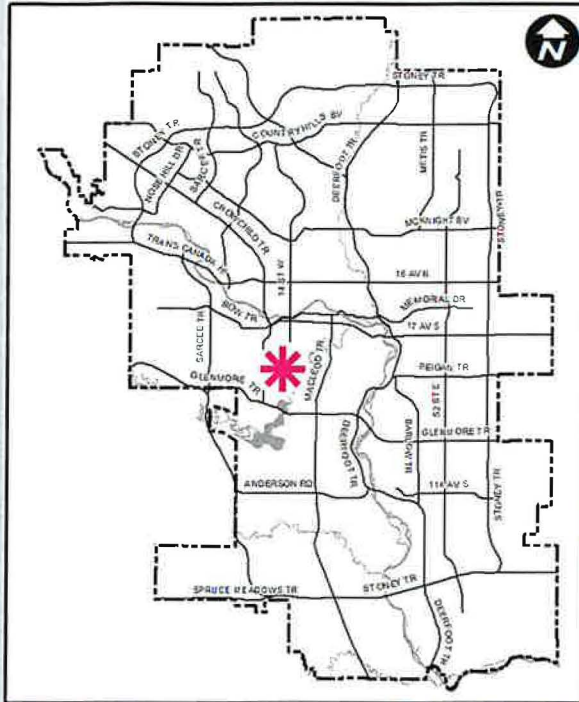


Calgary Planning Commission Recommendation:

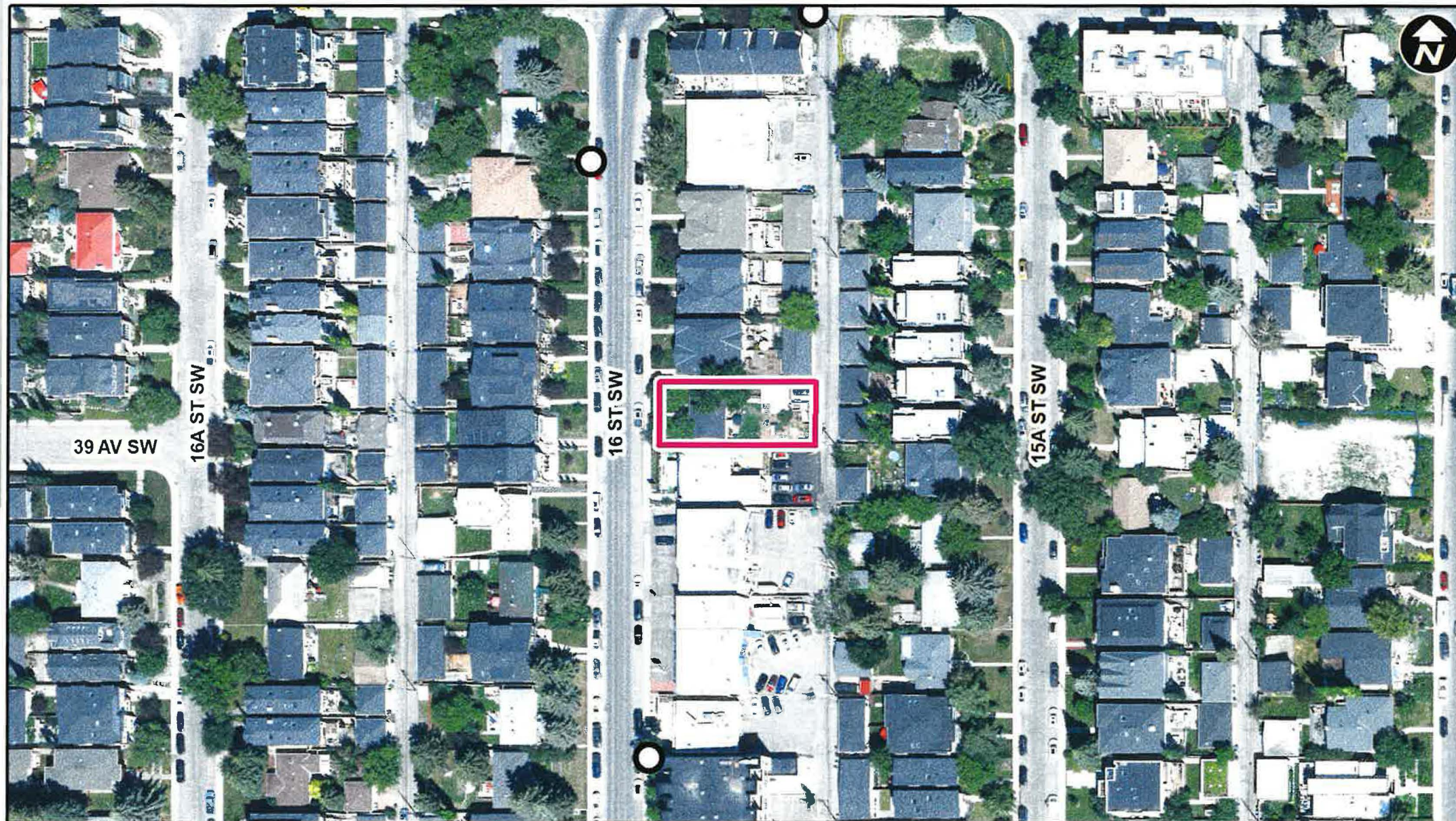
That Council:

1. Give three readings to **Proposed Bylaw 40P2025** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw **78D2025** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 3926 – 16 Street SW (Plan 4890AG, Block A, Lots 12 and 13) from Residential – Grade-Oriented Infill (R-CG) District to Commercial – Neighbourhood 2 (C-N2) 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

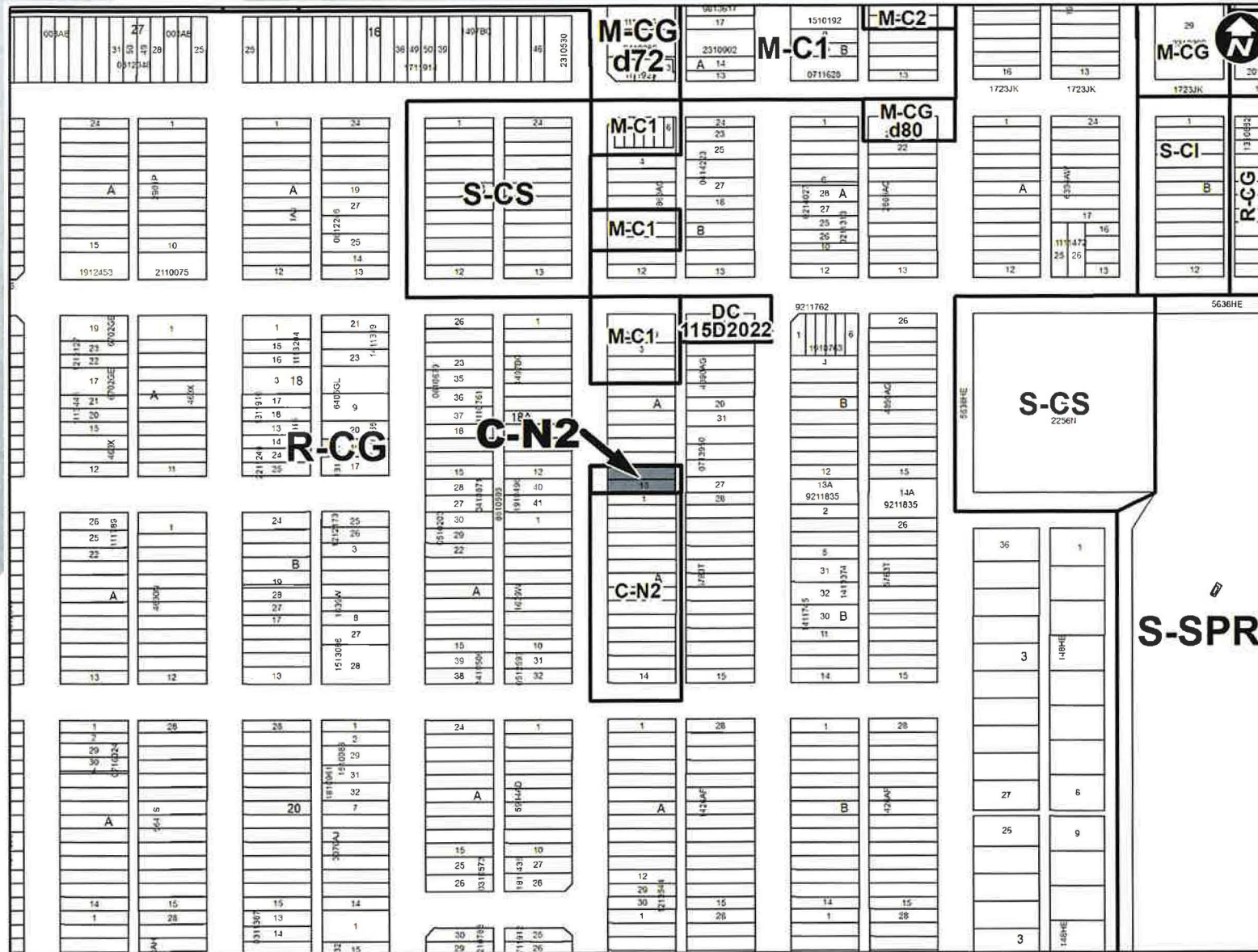
Parcel Size:

0.16ha

15.0m x 37.0m

- 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



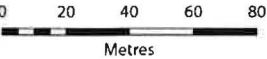


Proposed Commercial – Neighbourhood 2 (C-N2) District:

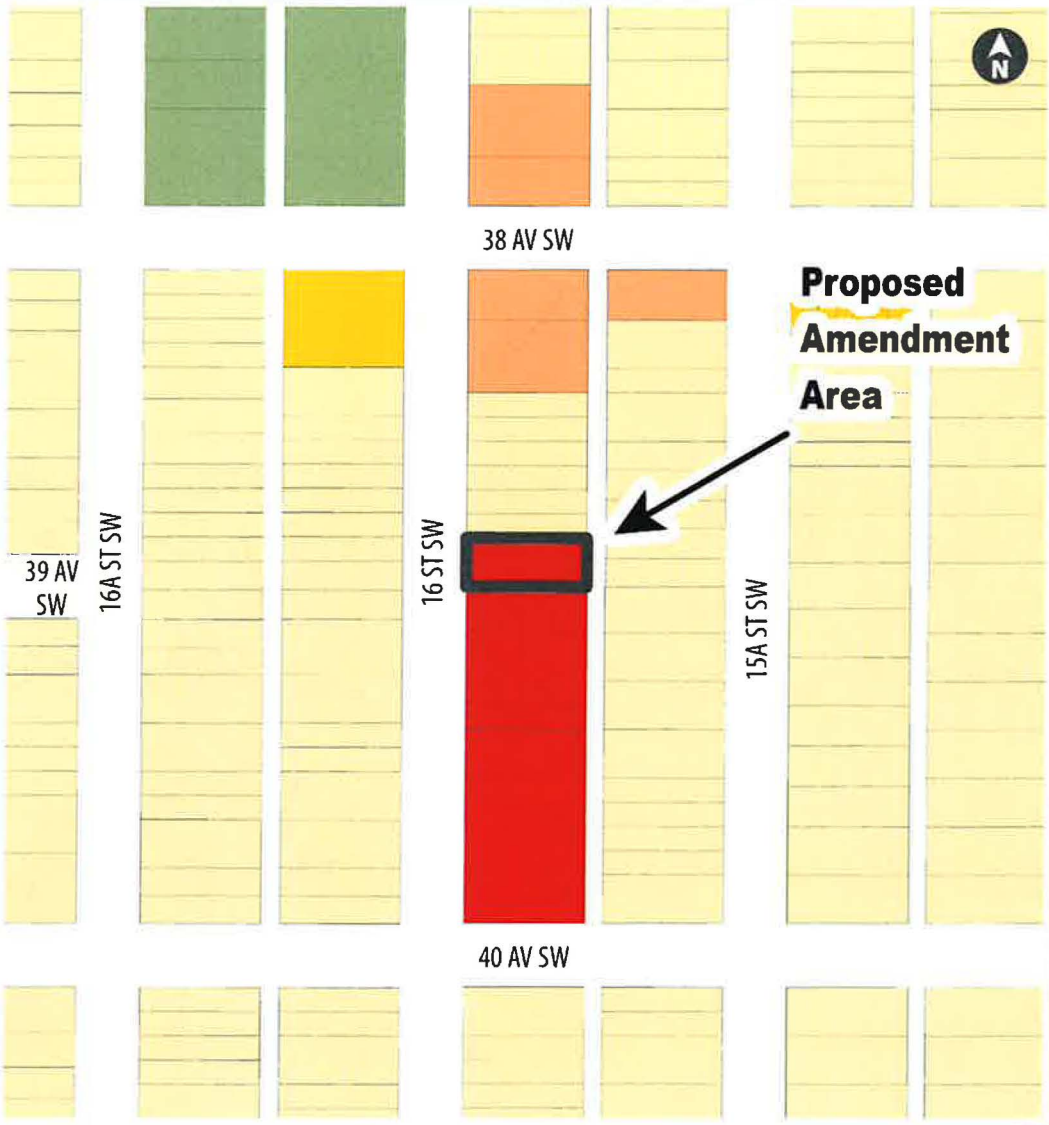
- accommodates small scale commercial developments and buildings that are in keeping with the scale of nearby residential areas;
- opportunities for residential uses to occur on the upper floors of buildings;
- maximum height of 10.0 metres; and
- a maximum floor area ratio (FAR) of 1.0.

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.



Proposed Amendment to the South Calgary/Altadore ARP:

- ‘Residential Conservation’ to ‘Local Commercial’

Calgary Planning Commission Recommendation:

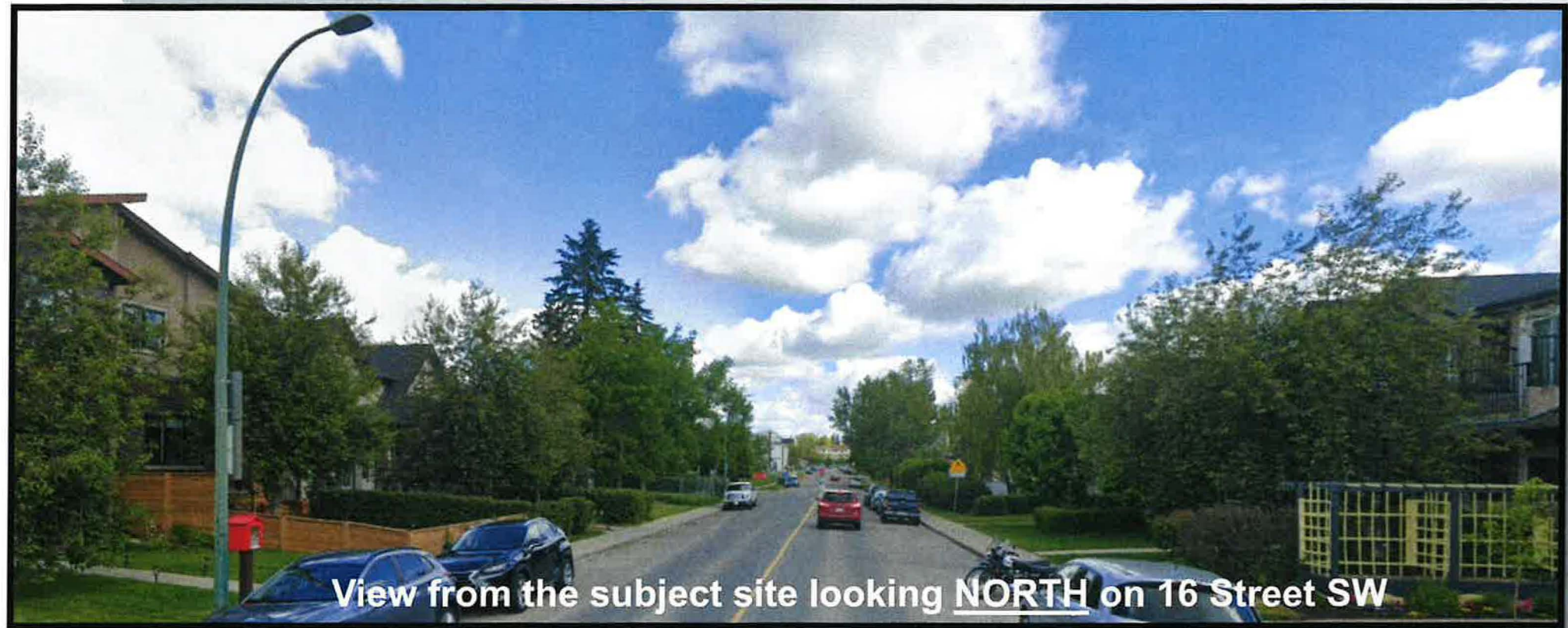
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Supplementary Slides



View of the subject site looking EAST on 16 Street SW





View from the subject site looking SOUTH on 16 Street SW

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	C-N1	C-N2
Purpose Statement	Small scale commercial developments that have storefront commercial buildings oriented towards the street and opportunity for residential to occur on the upper floors of buildings that contain commercial uses.	Limited automotive uses and small scale commercial developments that have storefront commercial buildings oriented towards the street and opportunity for residential to occurs on the upper floors of buildings that contain commercial uses.
Permitted Uses	Convenience Food Store Financial Institution Fitness Centre Health Care Service Home Based Child Care – Class 1 Home Occupation – Class 1 Instructional Facility; Library; Office; Pet Care Service; Protective and Emergency Service; and	Catering Service – Minor; and Veterinary Clinic.
Discretionary Uses	Addiction Treatment; Artist's Studio; Brewery, winery and Distillery; Child Care Service; Computer Games Facility; Drive-Through; and Live Work Unit.	Auto Service – Minor; Car Wash – Single Vehicle; and Drive-Through.
Parcel Area (maximum)	1.2 hectares	1.2 hectares
Floor Area Ratio (maximum)	1.0	1.0
Building Height (maximum)	10.0 metres	10.0 metres