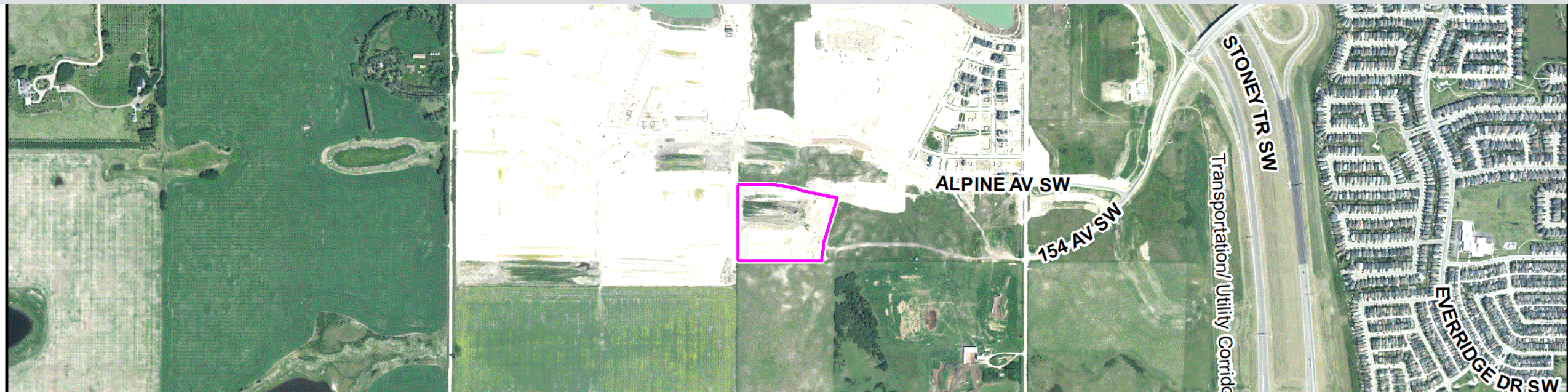


Public Hearing of Council

Agenda Item: 7.2.6

1



LOC2023-0380 / CPC2024-0353 Outline Plan & Land Use Amendment

May 7, 2024

Calgary Planning Commission's Recommendation:

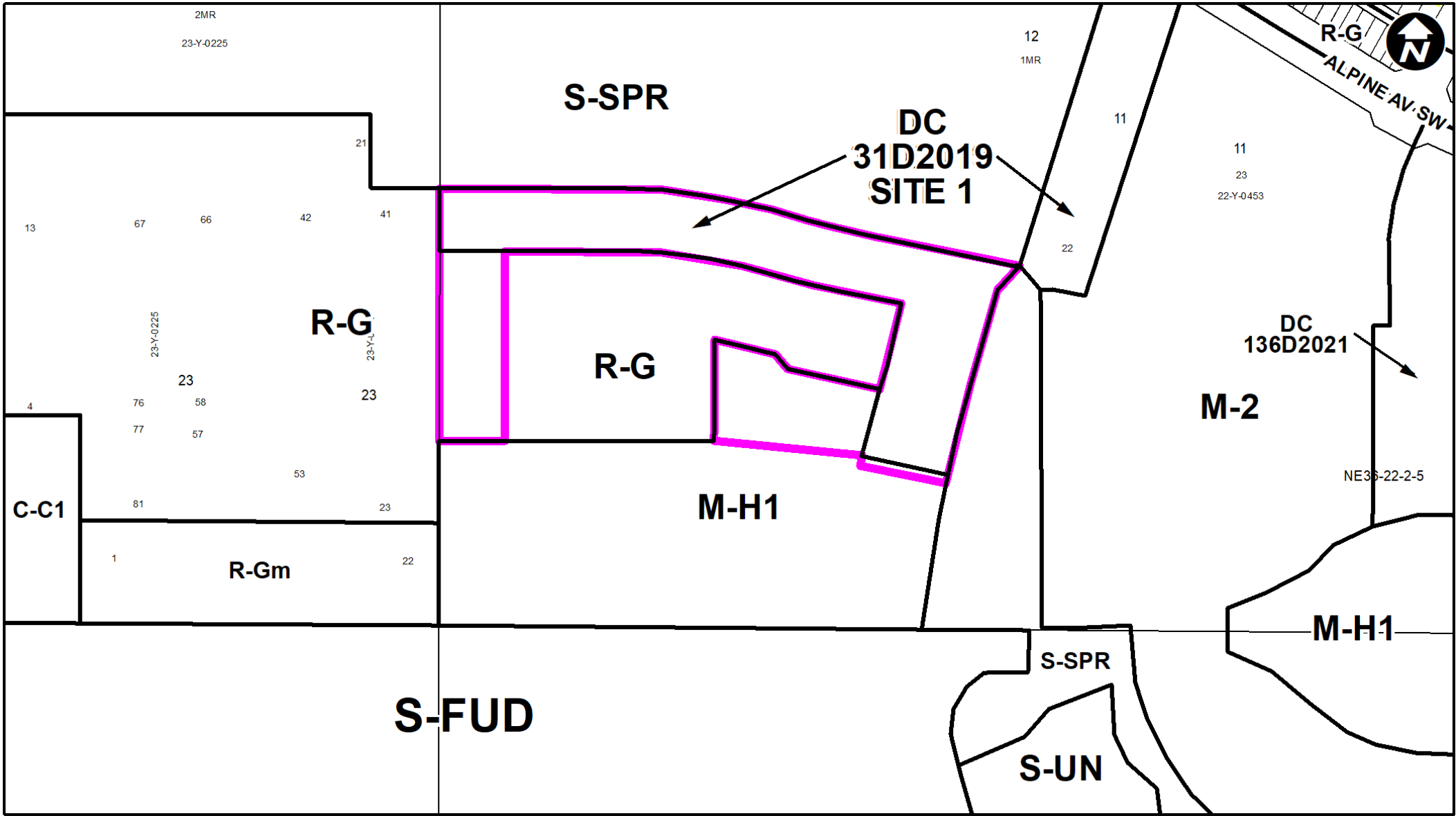
That Council:

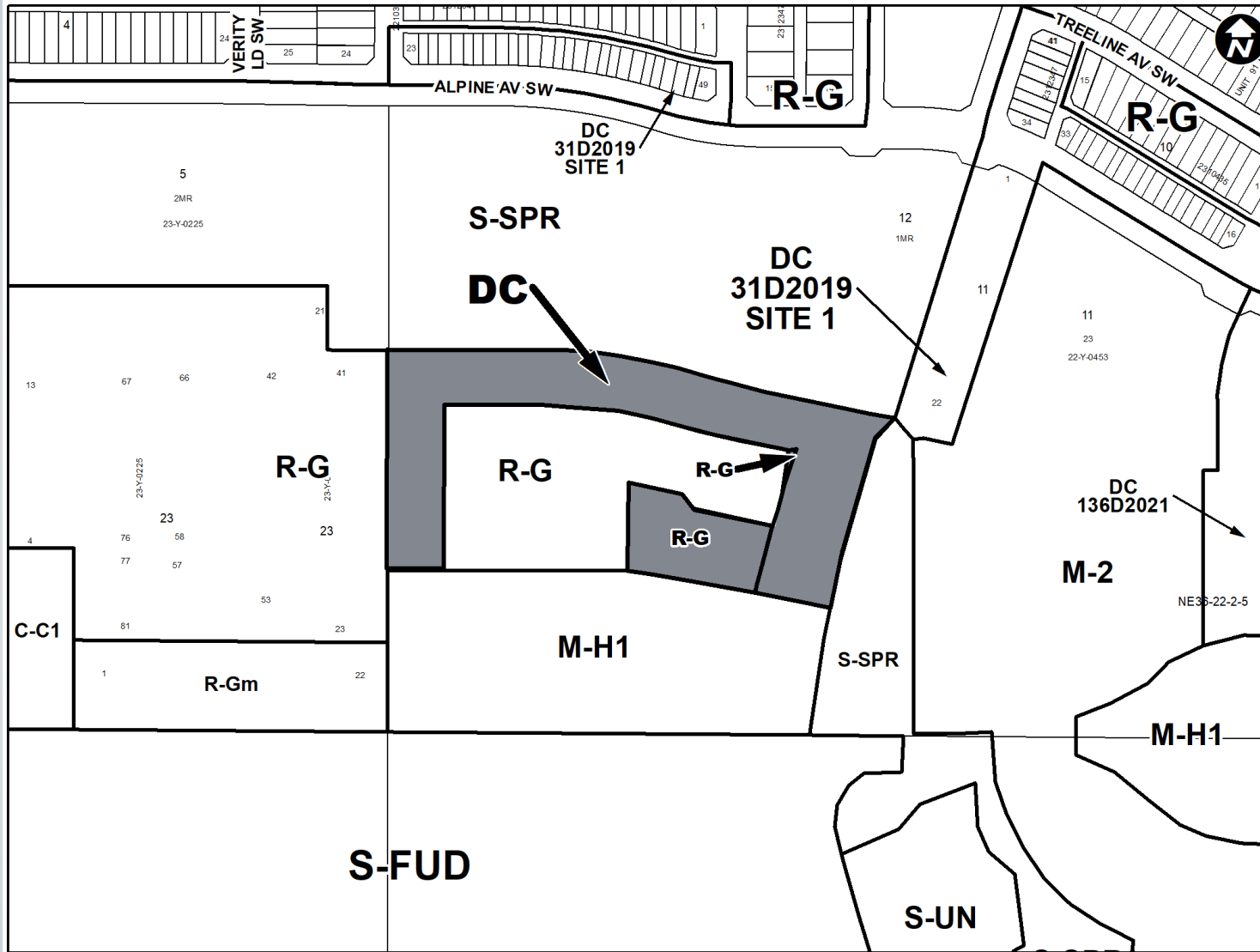
Give three readings to **Proposed Bylaw 152D2024** for the redesignation of 1.89 hectares \pm (4.67 acres \pm) located at 15153 – 37 Street SW (Portion of NE1/4 Section 36-22-2-5) from Direct Control (DC) District, Multi-Residential – High Density Low Rise (M-H1) District, and Residential – Low Density Mixed Housing (R-G) District **to** Residential – Low Density Mixed Housing (R-G) District and Direct Control (DC) District, with guidelines (Attachment 7).



Parcel Size:

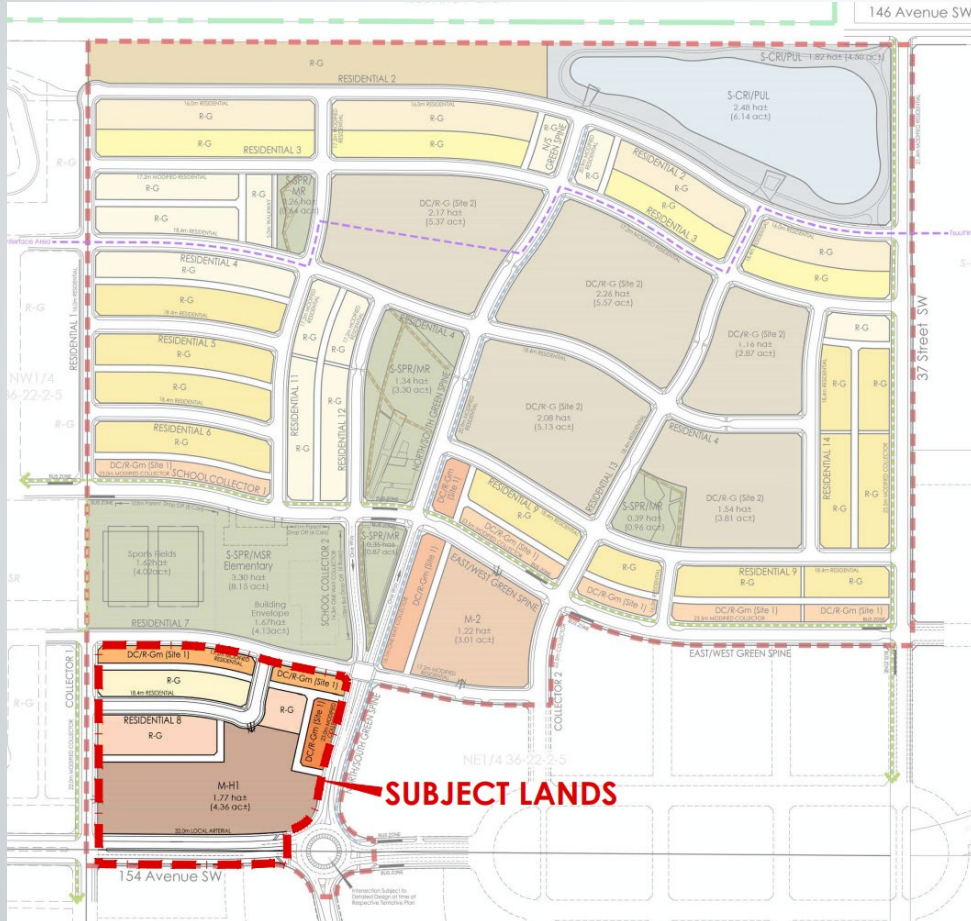
4.70 ha
260m x 190m



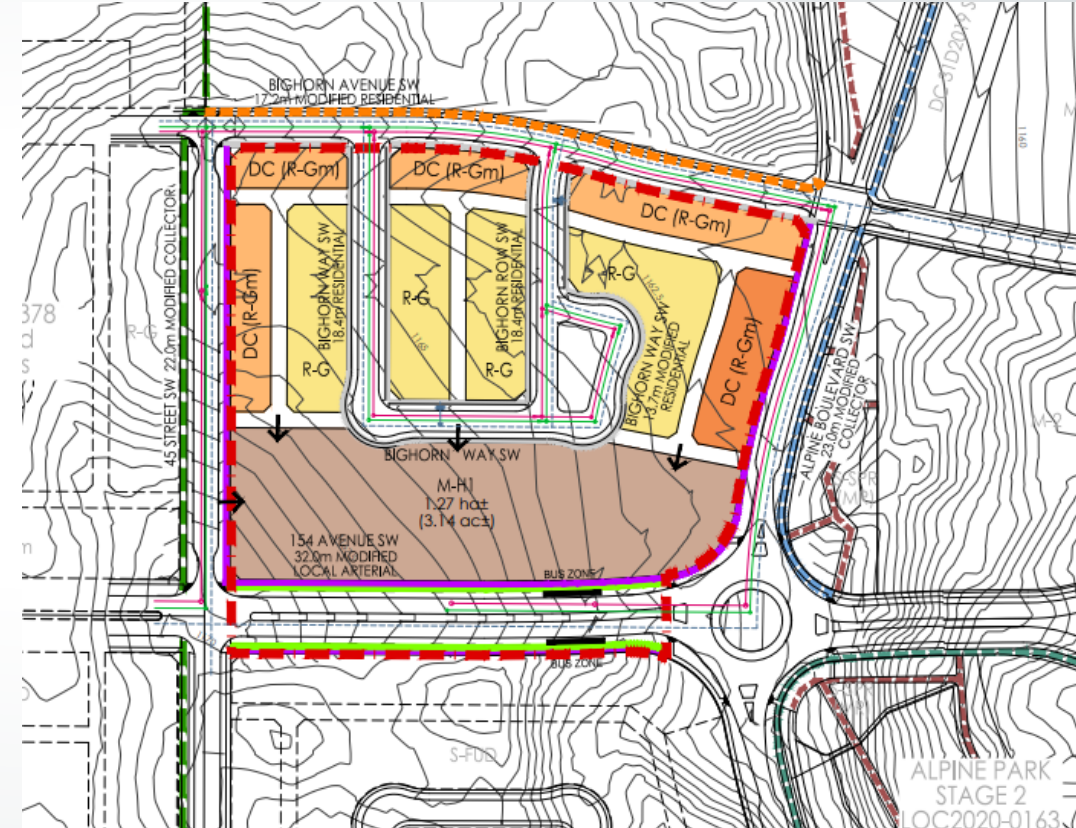


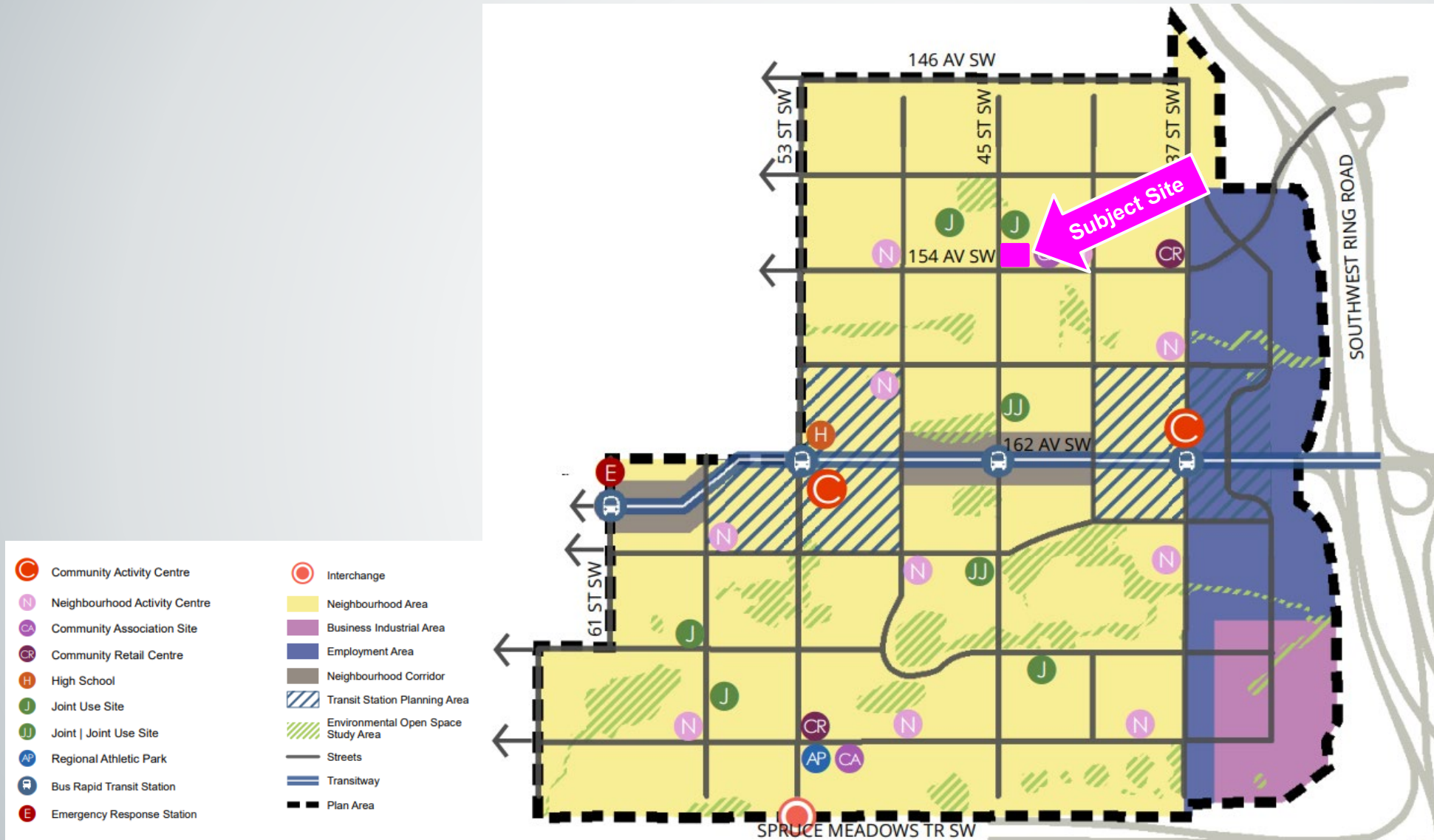
- Proposed Direct Control (DC) District to accommodate semi-detached dwellings and rowhouses on small-scale lots with rear lane access and minimal rear yard setbacks (similar to the existing DC)
- Proposed Residential – Low Density Mixed Housing (R-G) District

Approved Stage 1 Outline Plan LOC2017-0308



Approved Outline Plan LOC2023-0380



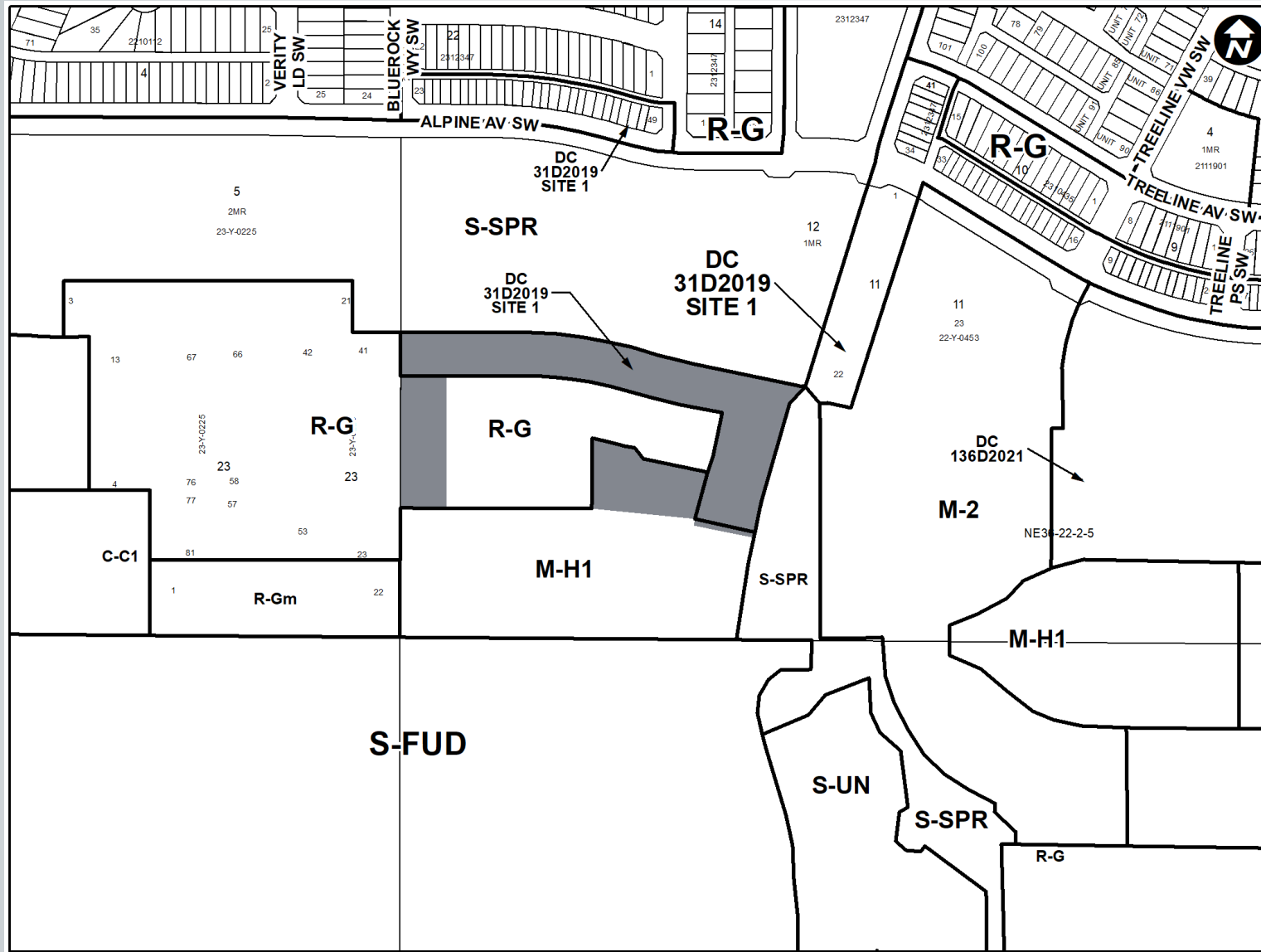


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 152D2024** for the redesignation of 1.89 hectares \pm (4.67 acres \pm) located at 15153 – 37 Street SW (Portion of NE1/4 Section 36-22-2-5) from Direct Control (DC) District, Multi-Residential – High Density Low Rise (M-H1) District, and Residential – Low Density Mixed Housing (R-G) District **to** Residential – Low Density Mixed Housing (R-G) District and Direct Control (DC) District, with guidelines (Attachment 7).

Supplementary Slides



- Multi-Residential – High Density Low Rise (M-H1) District
- Residential- Low Density Mixed Housing (R-G) District
- 31D2019- Direct Control District based on R-Gm District, to accommodate semi-detached and rowhouses on small-scale lots with minimal rear yard setbacks

