



Calgary Planning Commission

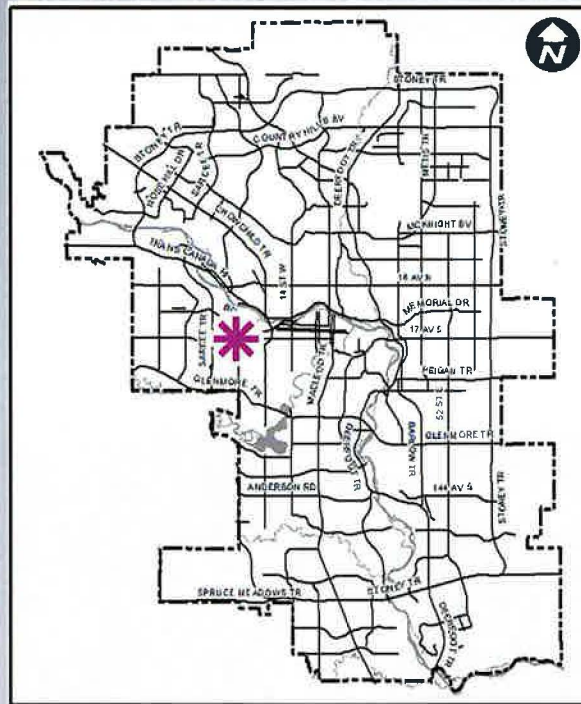
Agenda Item: 7.2.6

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

AUG 05 2021

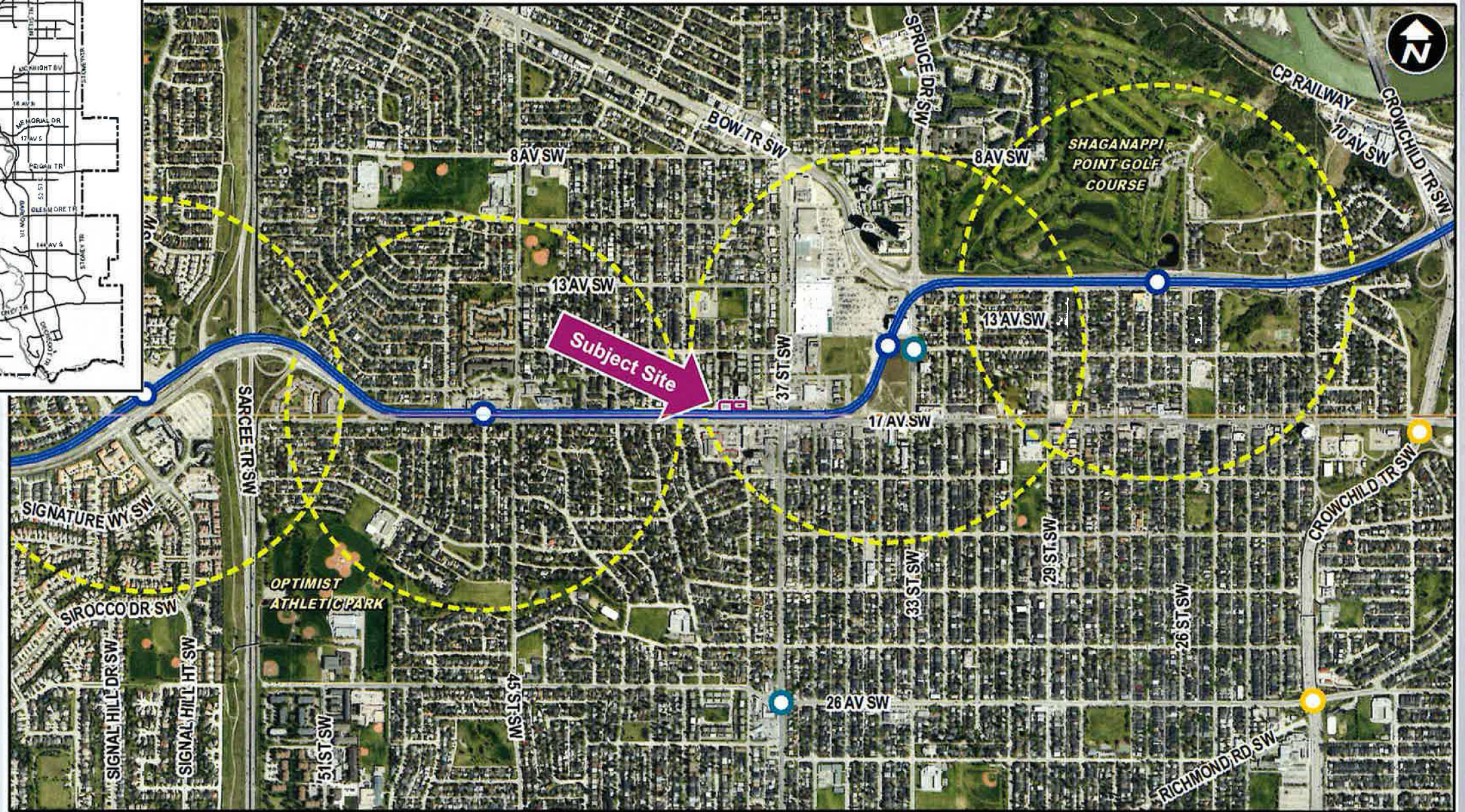
ITEM: 7.2.6 CPC 2021-1052
Distribution
CITY CLERK'S DEPARTMENT

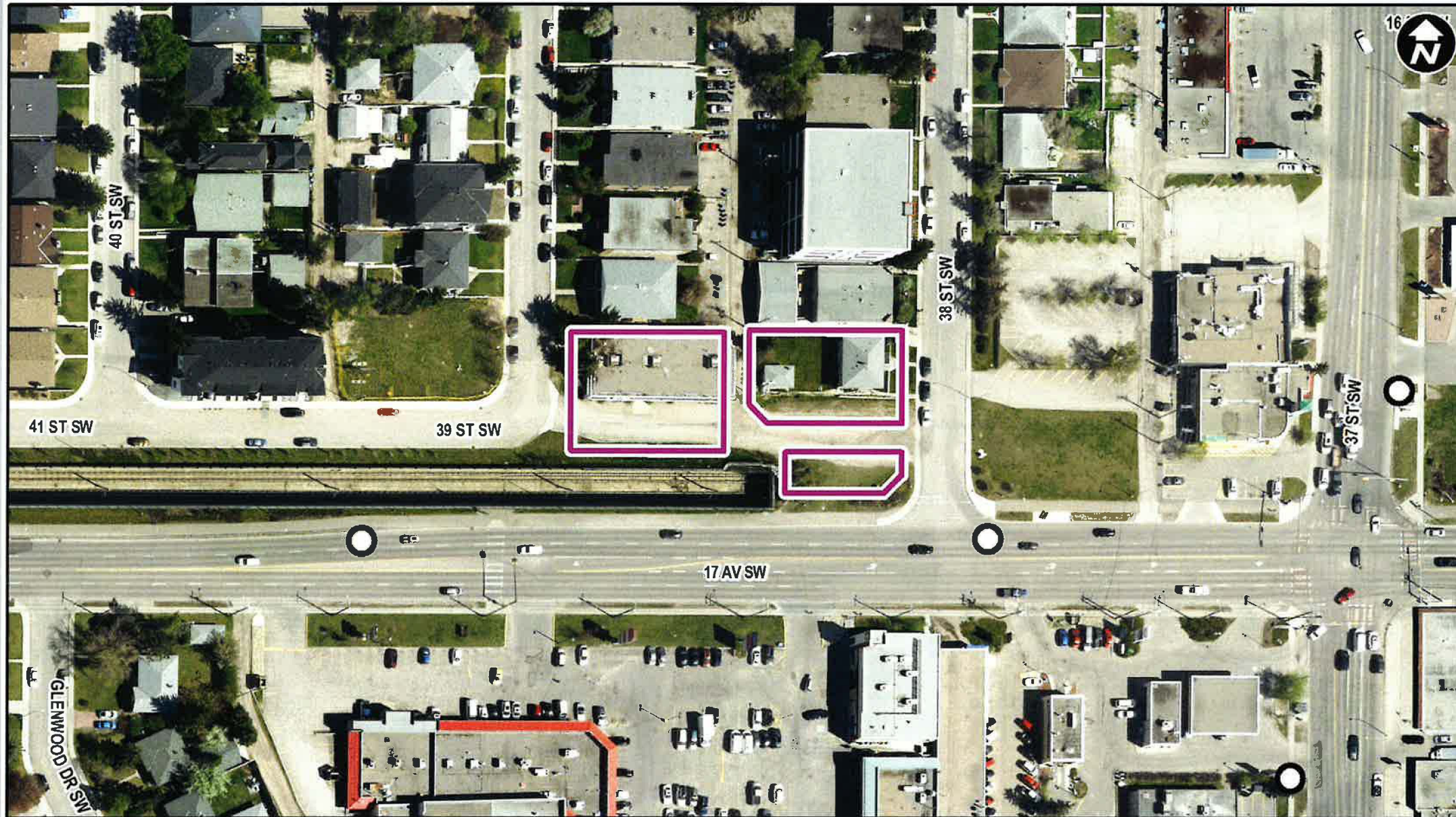
LOC2019-0138
Land Use Amendment
August 4, 2021



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:
0.21 ha



View of the Subject Site looking WEST on 38 ST SW



View from the Subject Site looking SOUTH on 38 ST SW



View from the subject Site looking NORTH on 38 ST SW



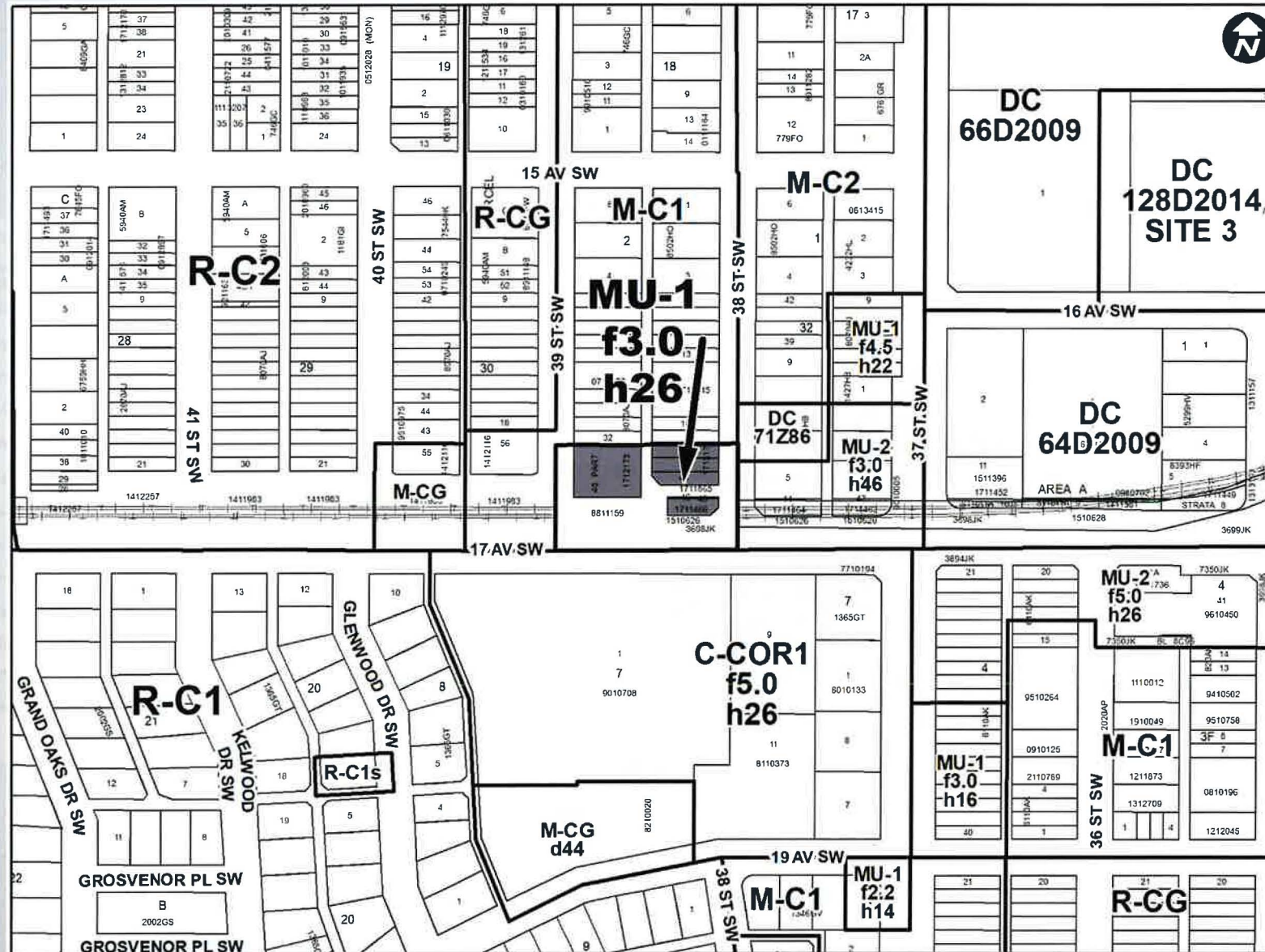
View of the subject Site looking EAST on 39 ST SW



View from the subject Site looking NORTH on 39 ST SW



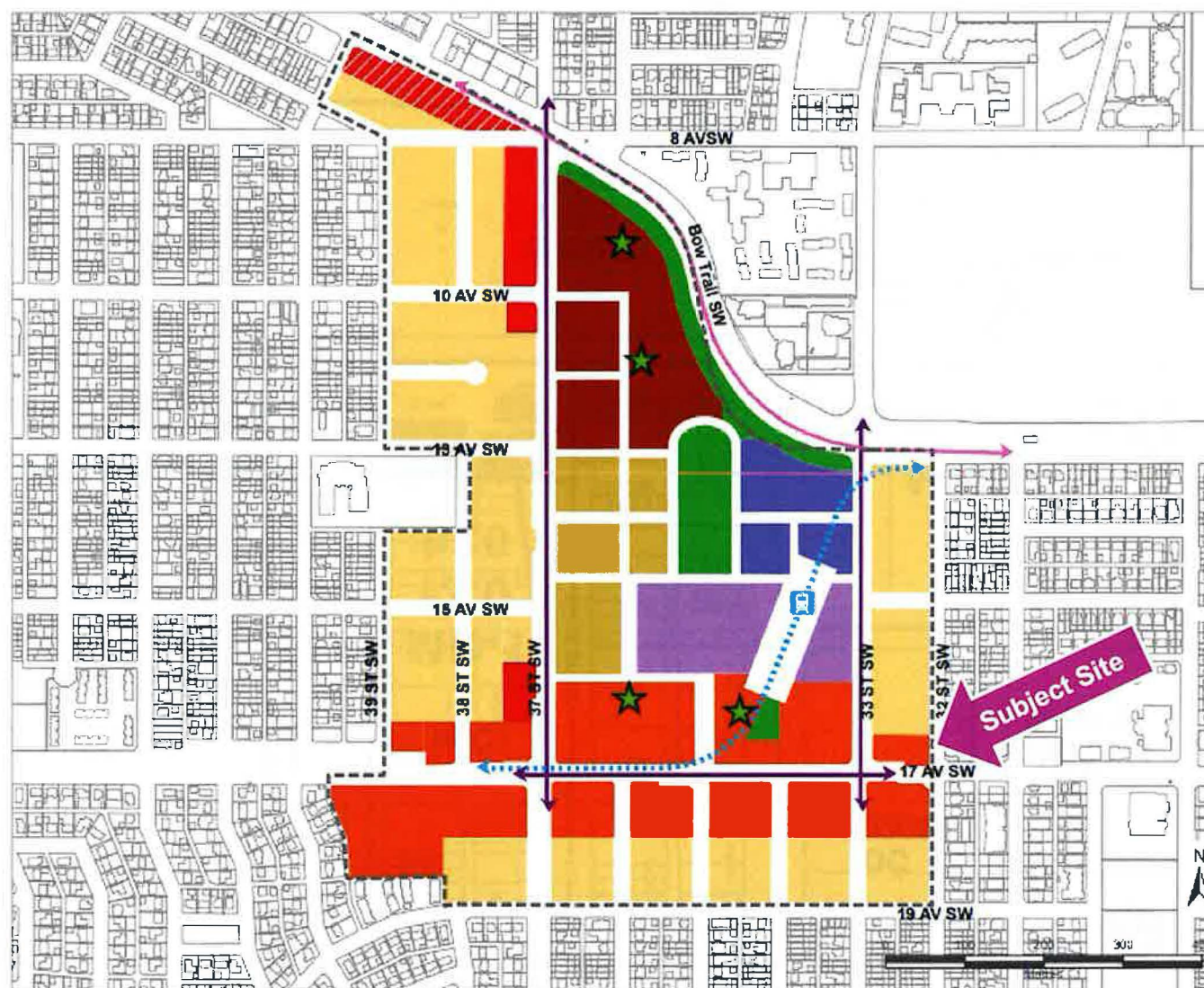
View from the subject Site looking SOUTH on 39 ST SW



Proposed MU-1 District:

- Maximum Height of 26 metres;
- and
- Maximum Floor Area Ratio of 3.0.

Map 3.1 Land Use Precincts



Westbrook Village Area Redevelopment Plan:

- Subject site fall under the '17 Avenue Precinct':
 - intended to provide opportunities to create a pedestrian-friendly, street-oriented retail area.

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.21 hectares $\pm$ (0.53 acres $\pm$) located at 1635 – 38 Street SW (Plan 8070AJ, Block 31, Lots 20 and 21), 1639 – 38 Street SW (Plan 17172173, Block 31, Lot 46) and 3902 – 17 AV SW (Plan 1711466, Block 31, Lot 45) from Multi-Residential – Contextual Low Profile (M-C1) District, Commercial – Corridor 2 (C-COR2f3.0h23) District and Commercial – Corridor 2 (C-COR2f1.0h10) District to Mixed-Use – General (MU-1f3.0h26) District.

Supplementary Slides

