

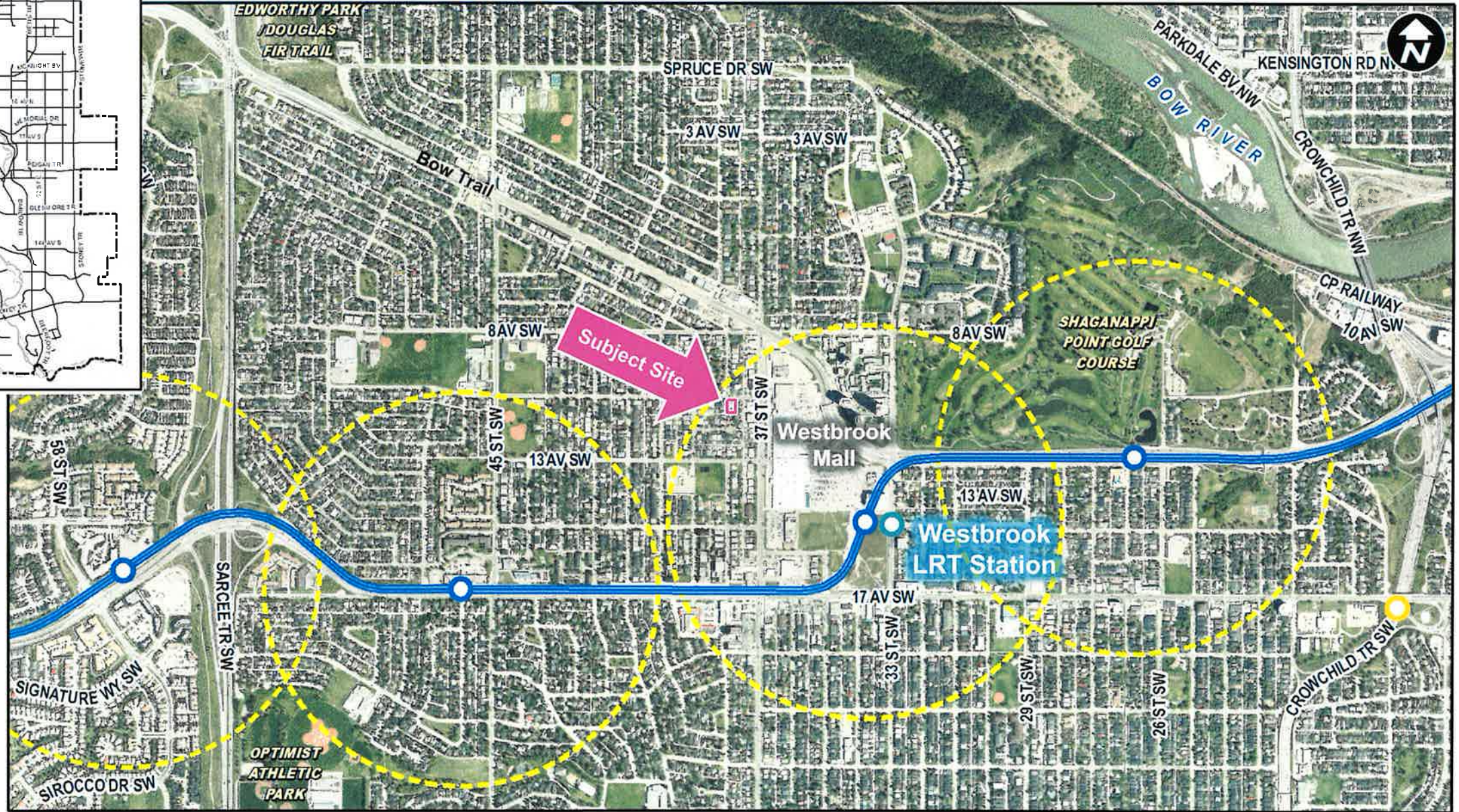
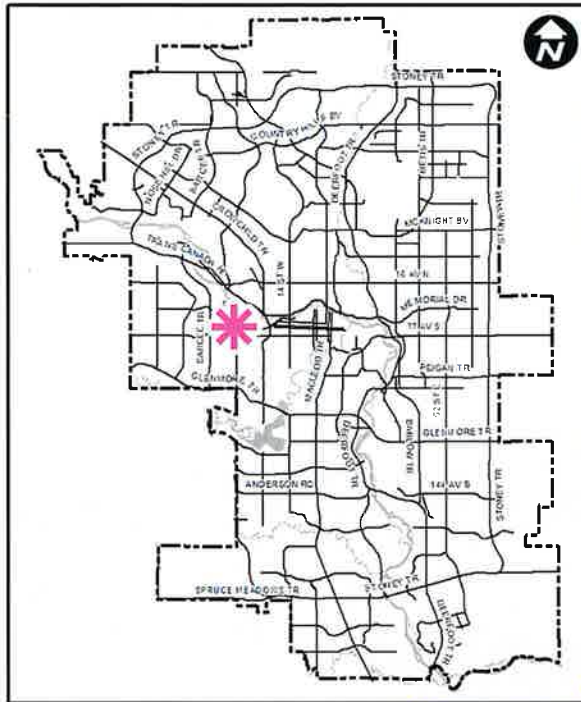


# Public Hearing of Council

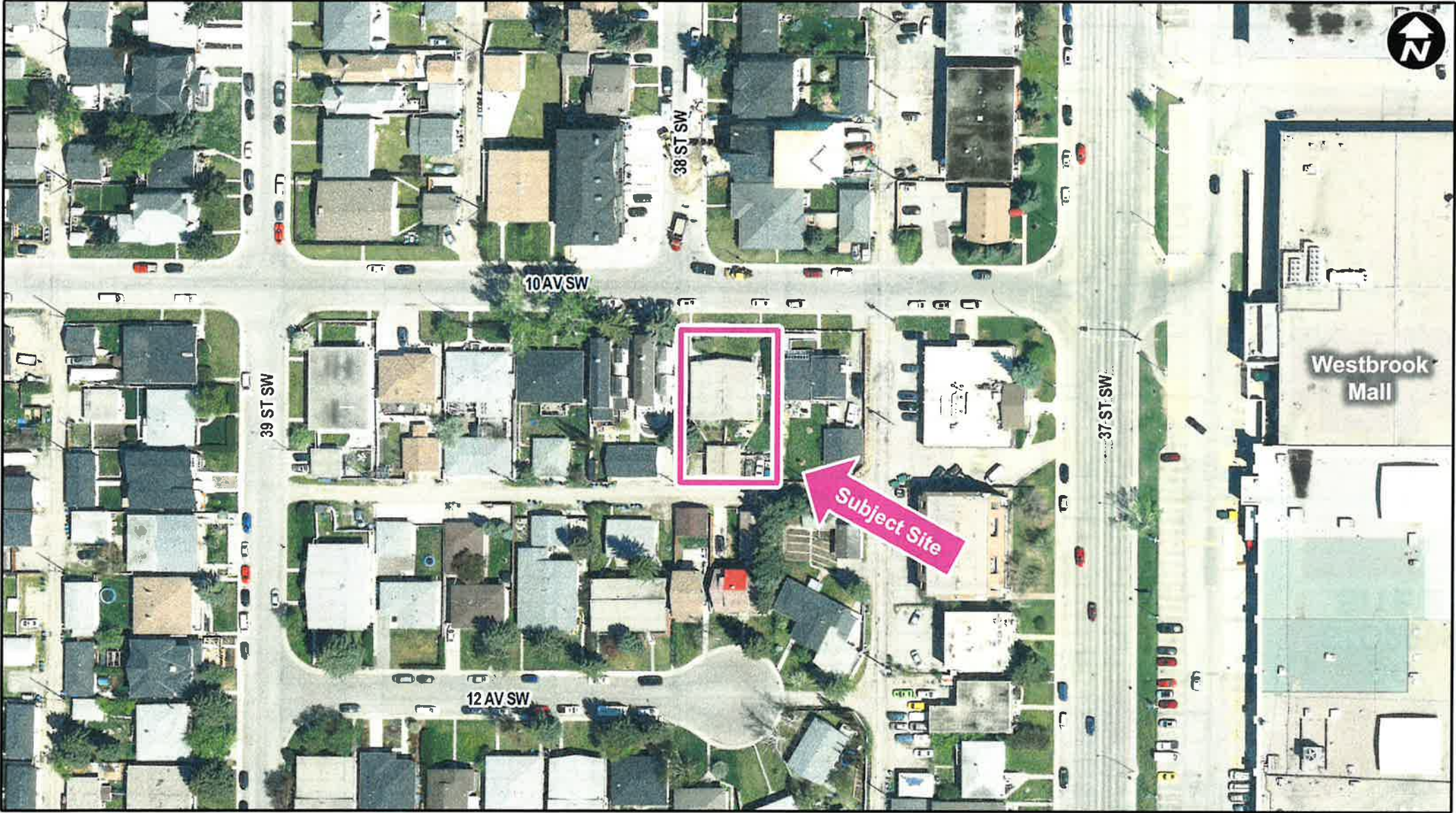
## Agenda Item: 8.1.11

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
NOV 15 2021  
ITEM: 8.1.11 CPC2021-1329  
DISTRIBUTION  
CITY CLERK'S DEPARTMENT

**LOC2021-0093**  
**Land Use Amendment**  
**November 15, 2021**

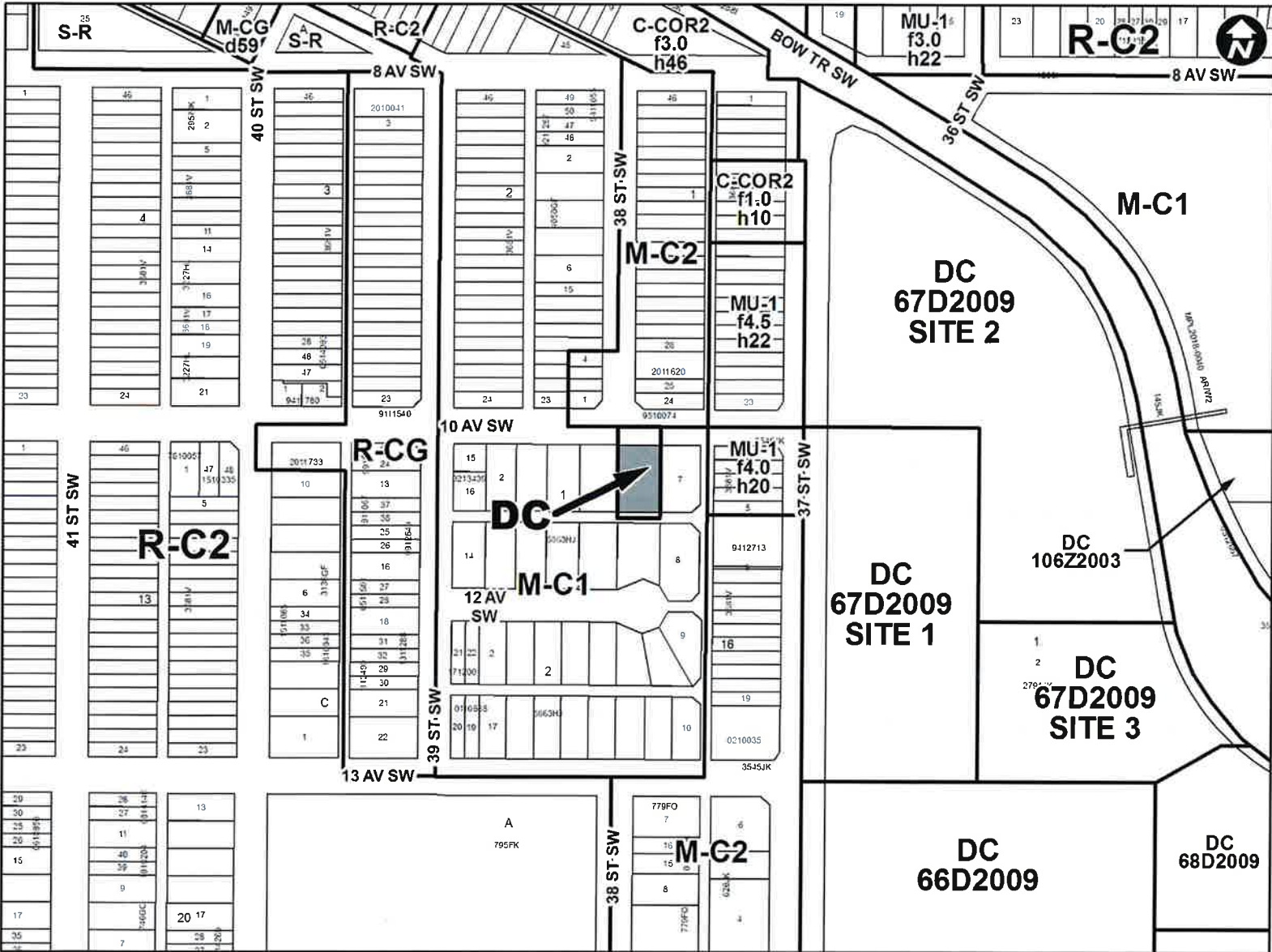


- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
  - Blue
  - Downtown
  - Red
  - Green (Future)
  - LRT Line**
  - Blue
  - Blue/Red
  - Red
  - Max BRT Stops**
  - Orange
  - Purple
  - Teal
  - Yellow



- LEGEND**
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





**Proposed Direct Control (DC) District:**

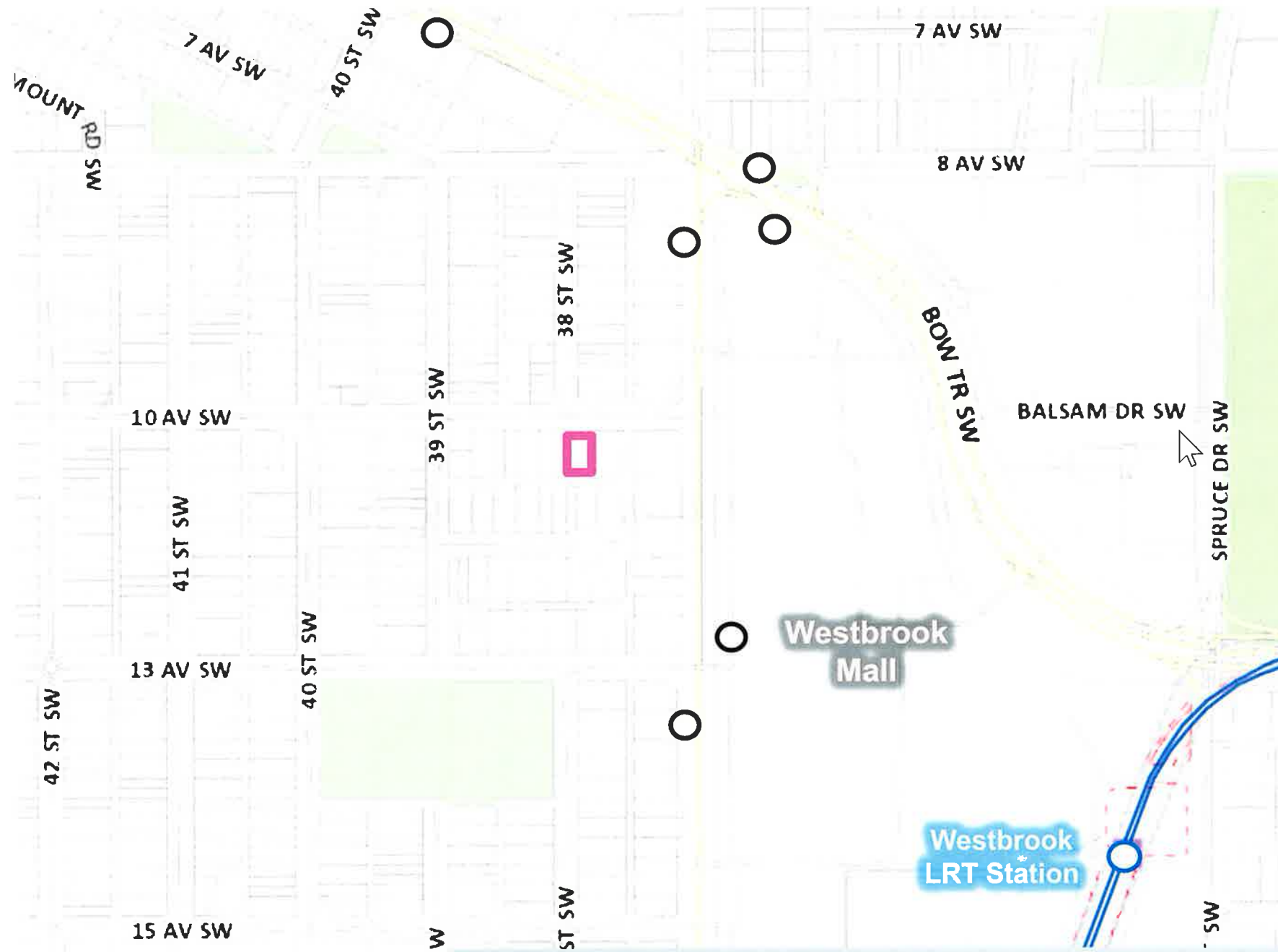
- Based on the Multi-Residential – Contextual Low Profile (M-C1) District
- Rowhouse Building added as a discretionary use
- Keeping to the growth direction of the ARP with no change to the planned M-C1 District’s density
- M-C1 rules to apply with a few specific rules for rowhouse buildings

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to the **Proposed Bylaw 177D2021** for the redesignation of 0.09 hectares  $\pm$  (0.22 acres  $\pm$ ) located at 3815 - 10 Avenue SW (Plan 5863HJ, Block 1, Lot 6 from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate a rowhouse development (Attachment 2)

## Supplementary Slides



- Bus Stop
- Blue Line LRT Station



# Immediate Site Context



**EXISTING SEMI-DETACHED DWELLING**

**ADJACENT EXISTING SINGLE DETACHED DWELLINGS**

**EXISTING OLDER 3-STOREY MULTI-RESIDENTIAL BUILDINGS ALONG 37 ST SW**

**EXISTING LOW DENSITY DUPLEX, SINGLE & SEMI-DETACHED DWELLINGS**



**NEWER 3-STOREY MULTI-RESIDENTIAL BUILDING**

SCHEMATIC SITE PLAN



Applicant's Intent:

- 4 unit rowhouse development
- 4 secondary suites
- Rear detached garage

Please note: this image was submitted for the Land Use Amendment Application, not the Development Permit application.