



Calgary Planning Commission

Agenda Item: 7.2.1

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 21 2022
ITEM: 7.2.1 CPC2022-0432
Distribution Presentation
CITY CLERK'S DEPARTMENT

LOC2021-0135 / CPC2022-0432
Road Closure & Land Use Amendment
April 21, 2022

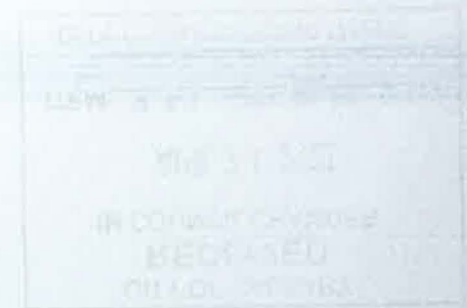
RECOMMENDATIONS:

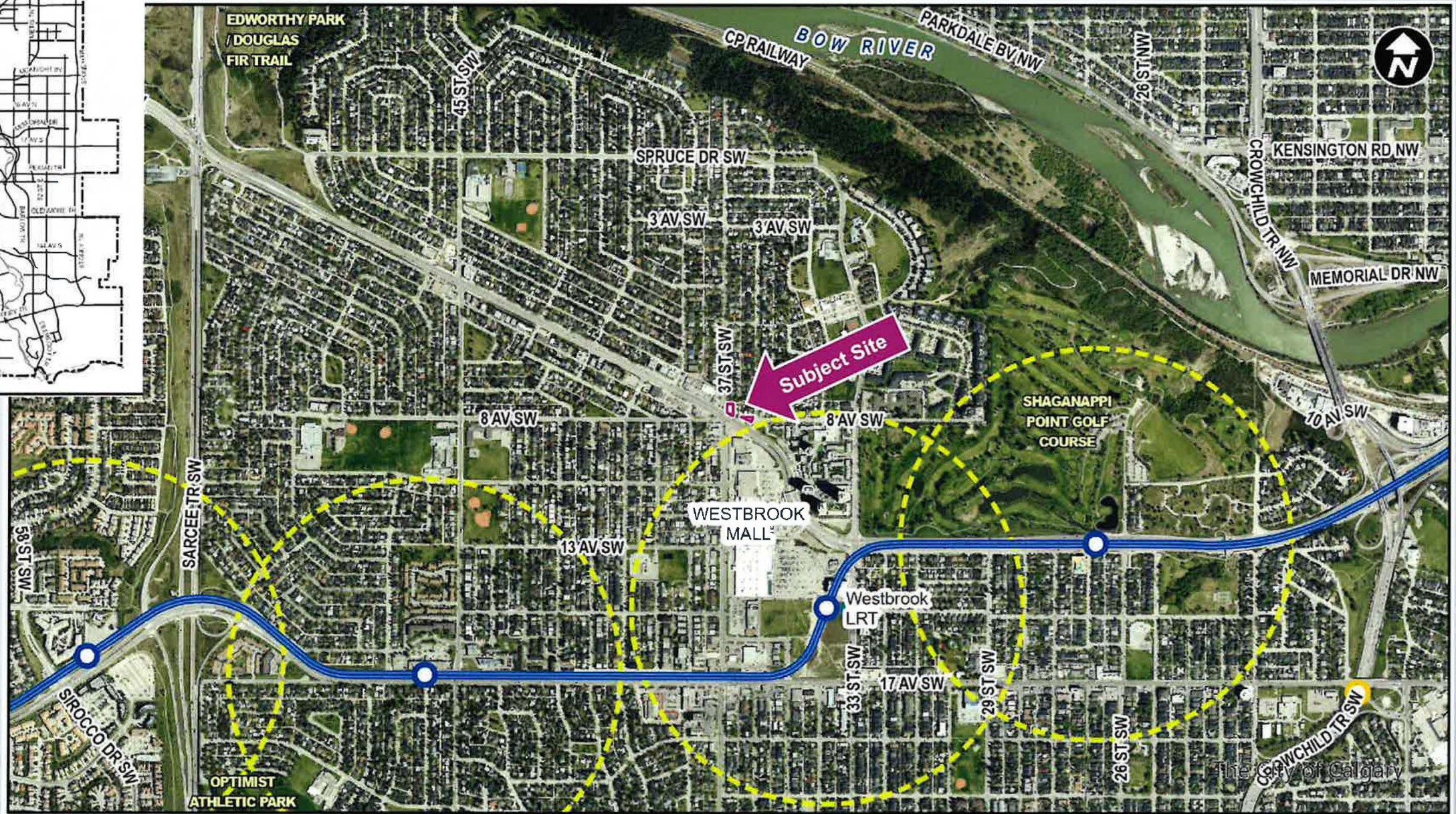
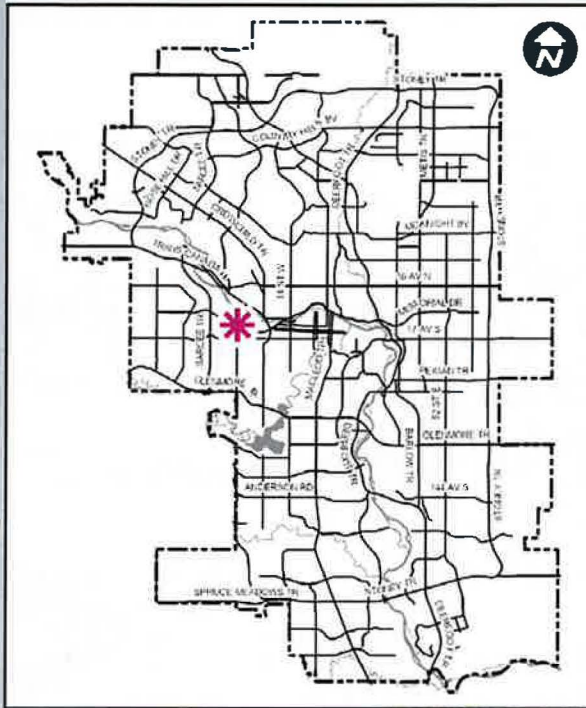
That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 716 - 37 Street SW and the closed road located adjacent to 3704, 3708 and 3712 – 8 Avenue SW (Plan 2566GQ, Block 15, Lot 19; Plan 2210415, Area 'A') **from** Residential – Contextual One / Two Dwelling (R-C2) District and Undesignated Road Right-of-Way **to** Mixed Use – General (MU-1f3.0h22) District.

Attachment 5 – Community Association Response:

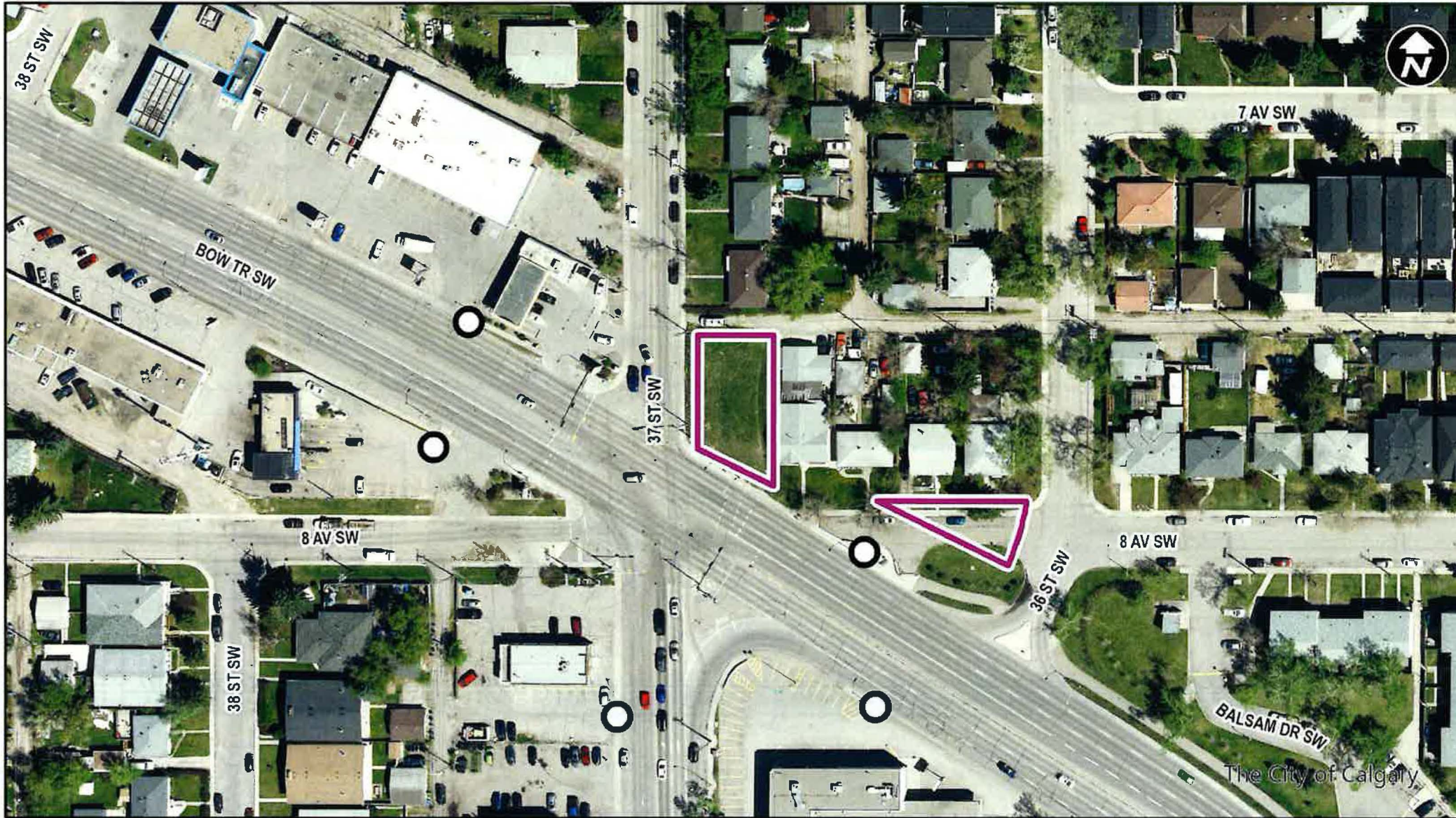
- Updated to include comments pertaining to LOC2020-0070





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:
0.07 ha

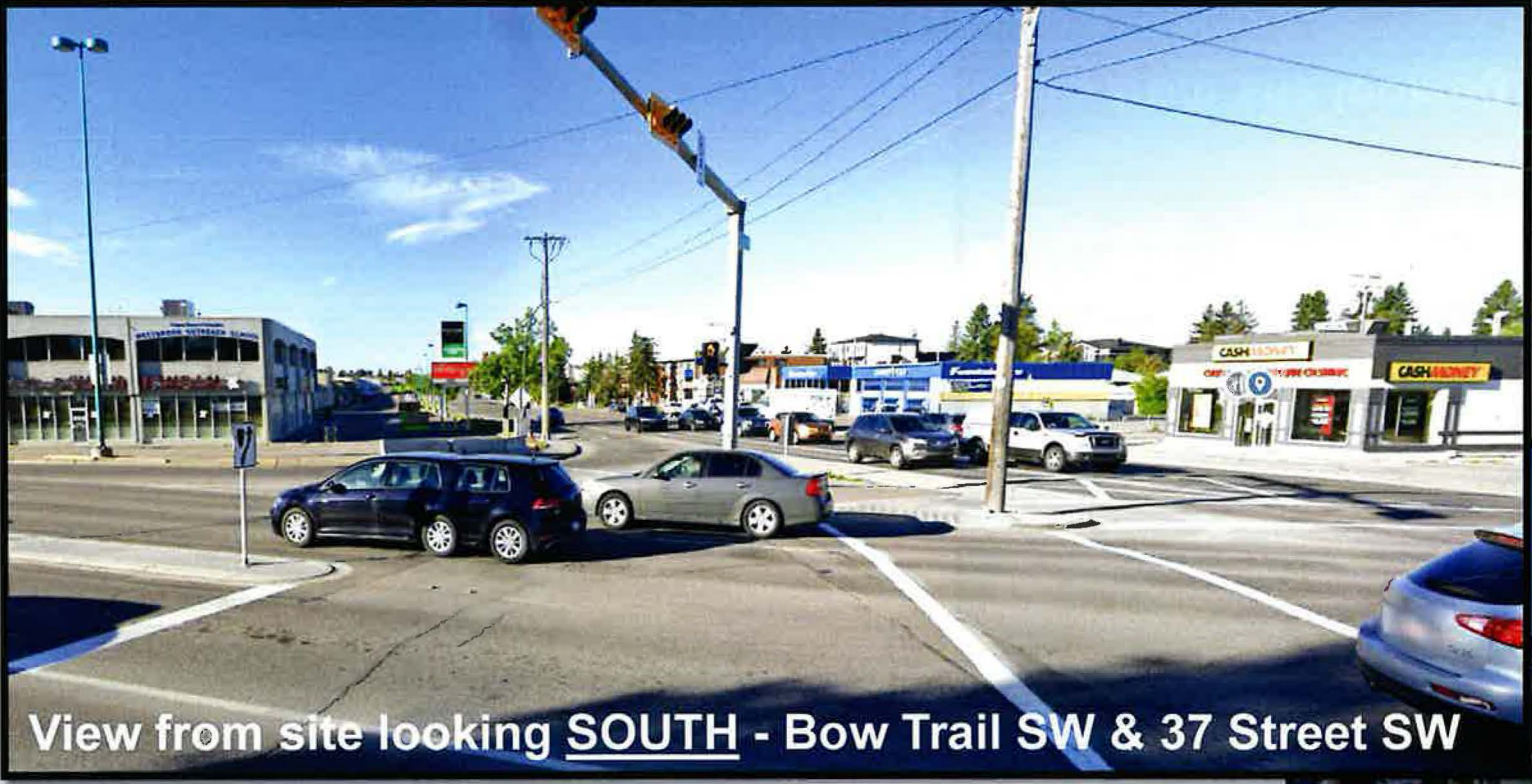
Road Closure area:
0.02 ha



View of site looking EAST - Bow Trail SW & 37 Street SW



View from site looking WEST - Bow Trail SW & 37 Street SW

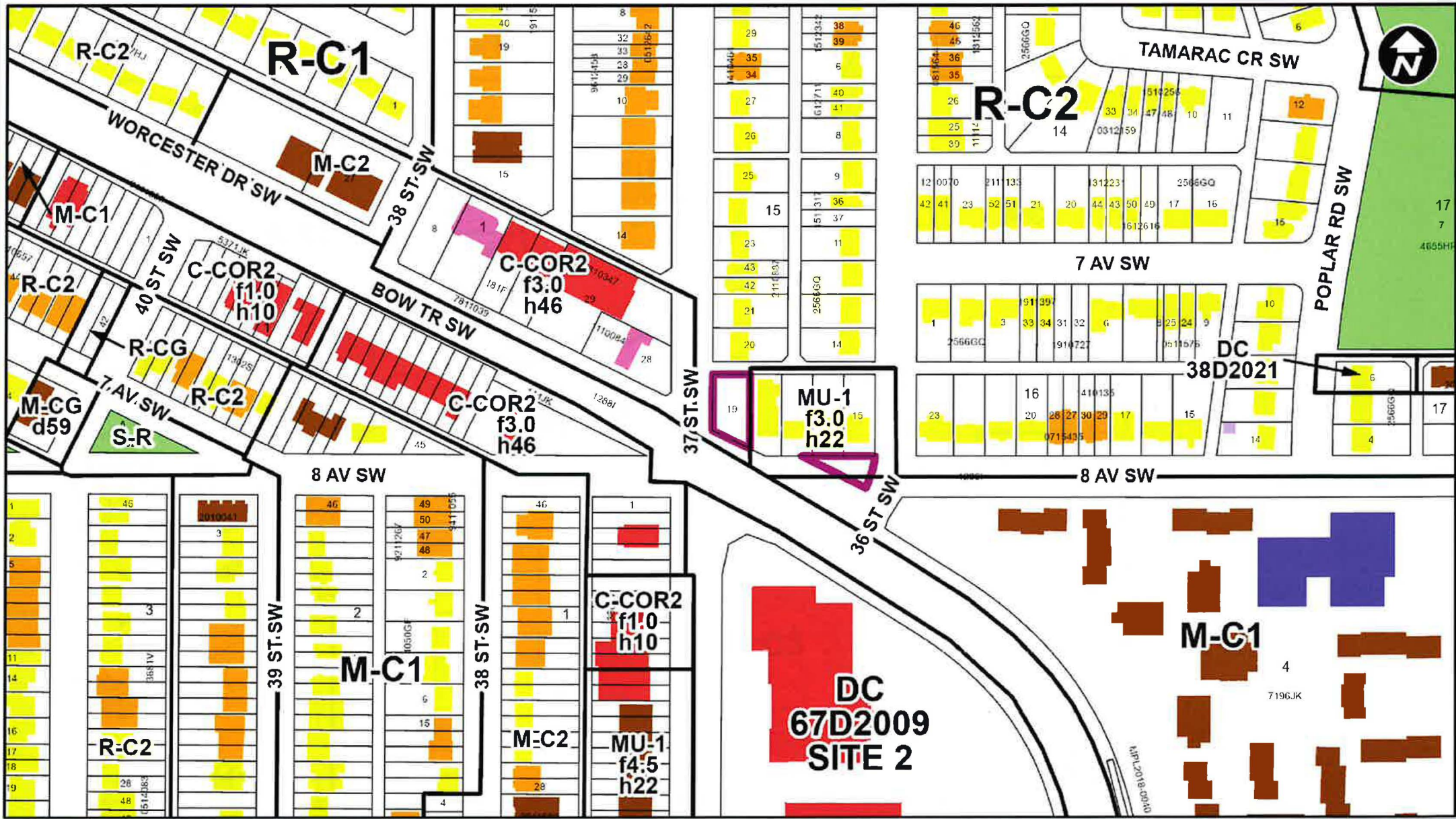


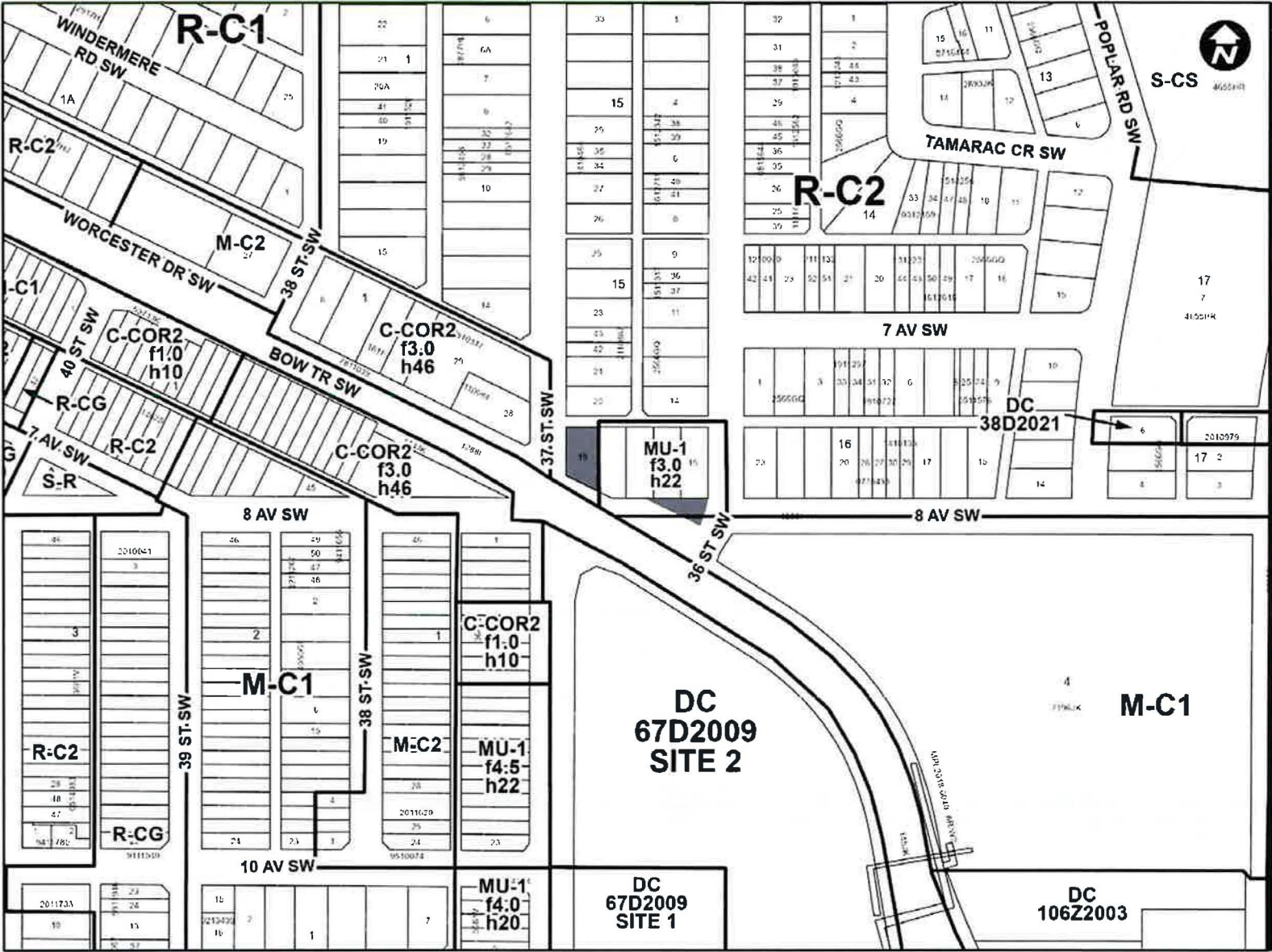
View from site looking SOUTH - Bow Trail SW & 37 Street SW

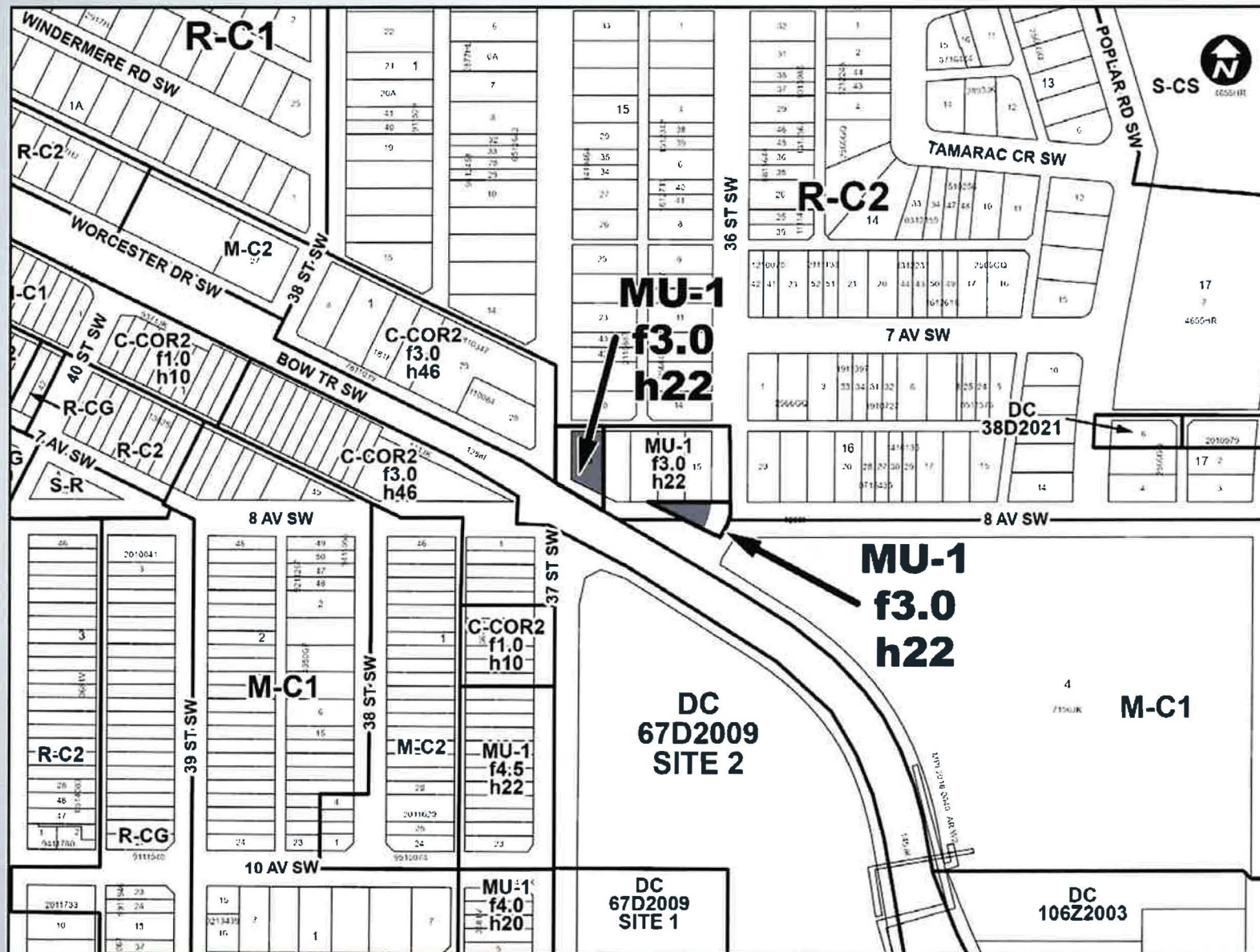


View of 8 Avenue SW – Looking WEST

- 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 MU-1 District:

- considered to be compatible with existing lower density development as it promotes transitions to lower scale residential buildings on adjacent parcels through building massing and landscaping;
- maximum height of 22.0 metres; and
- maximum floor area of 3.0.

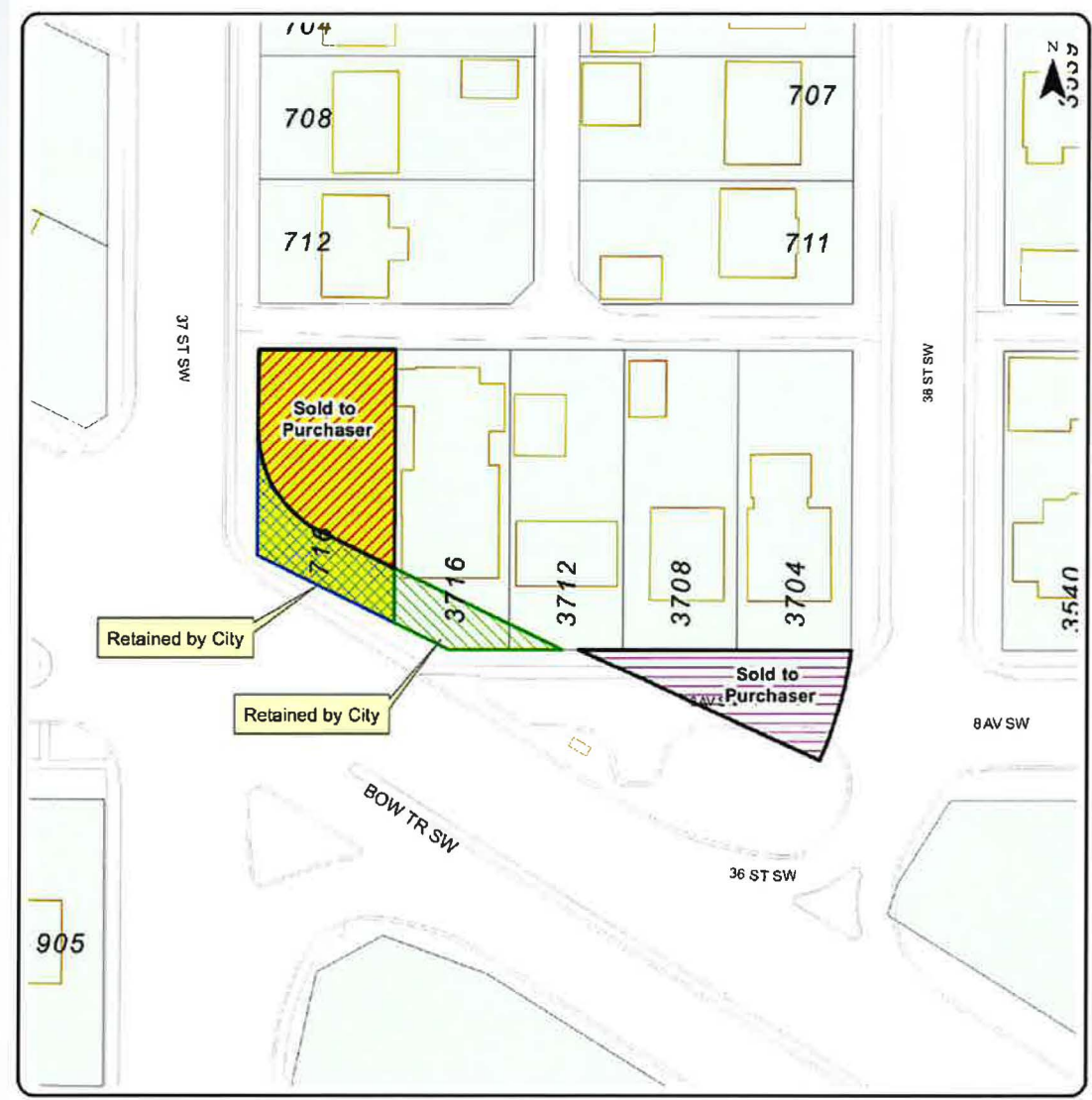







RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.02 hectares \pm (0.06 acres \pm) of road (Plan 2210415, Area 'A'); and
2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 716 – 37 Street SW and the closed road located adjacent to 3704, 3708 and 3712 – 8 Avenue SW (Plan 2566GQ, Block 15, Lot 19; Plan 2210415, Area 'A') from Residential – Contextual One / Two Dwelling (R-C2) District and Undesignated Road Right-of-Way to Mixed-Use – General (MU-1f3.0h22) District.

Supplementary Slides



-  Sold to Purchaser
± 4,675.843 ft² (± 434.40 m²)
-  Sold to Purchaser
± 2,934.786 ft² (± 272.65 m²)
-  Retained by City
± 1,142.051 ft² (± 106.1 m²)
-  Retained by City
± 1,614.590 ft² (± 150.00 m²)
-  City-Owned Land