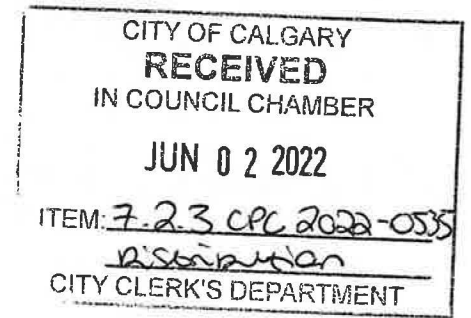




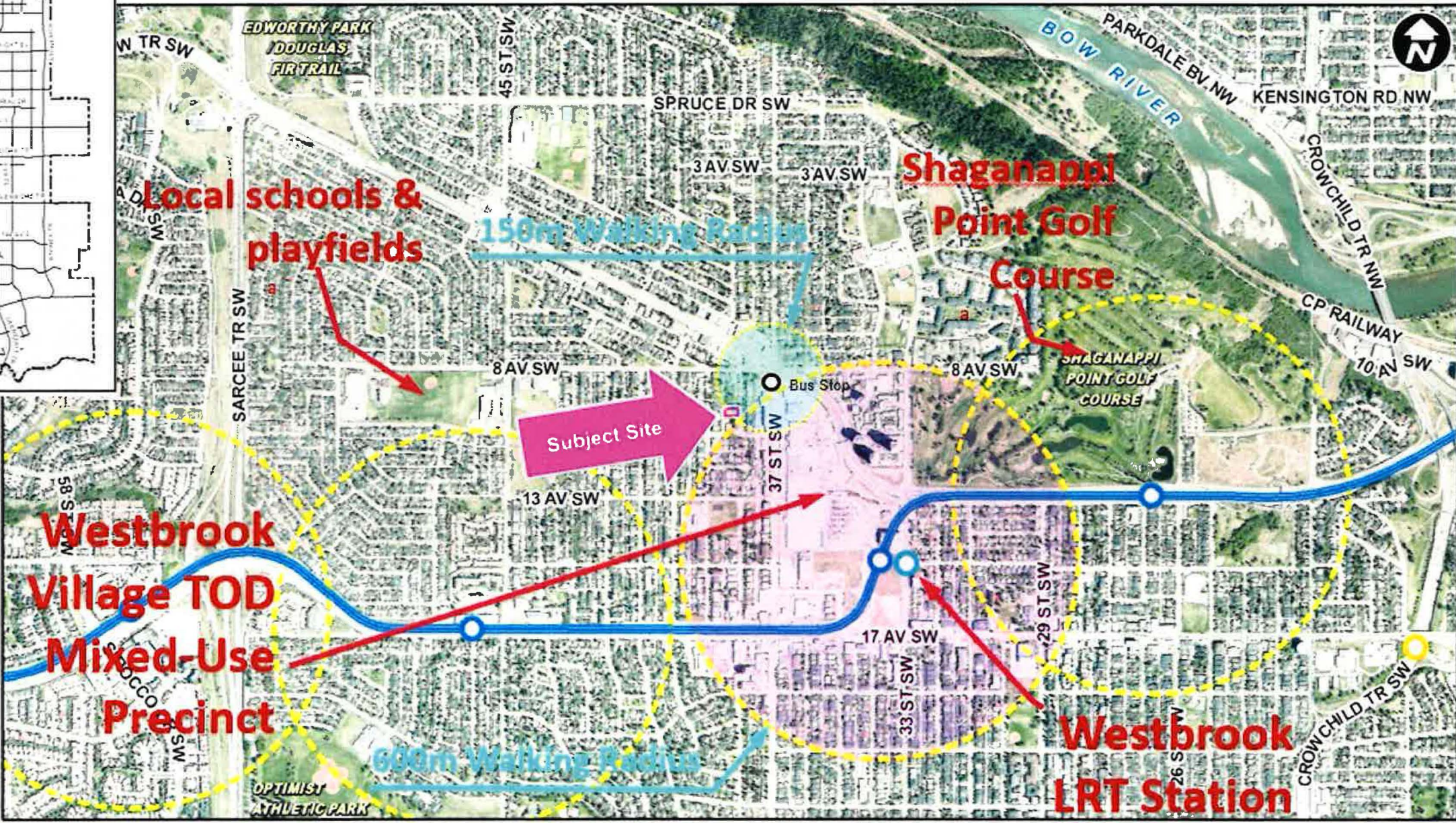
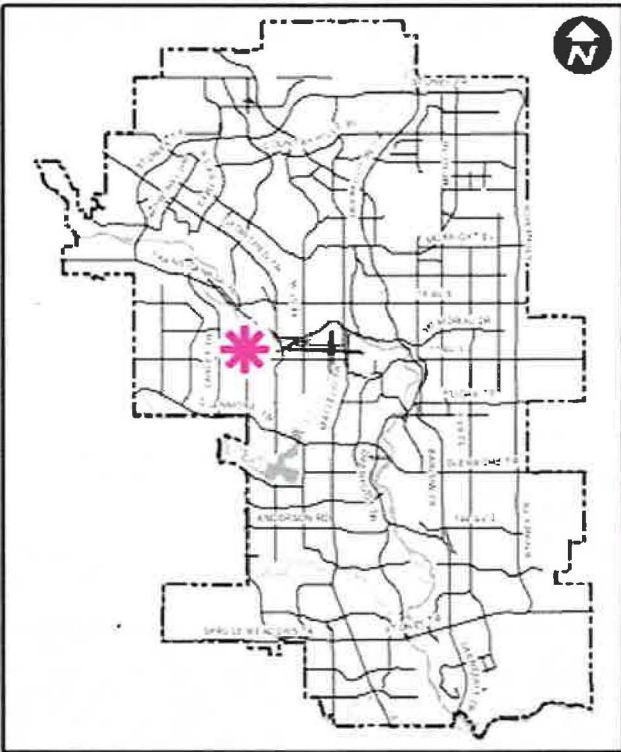
Calgary Planning Commission

Agenda Item: 7.2.3

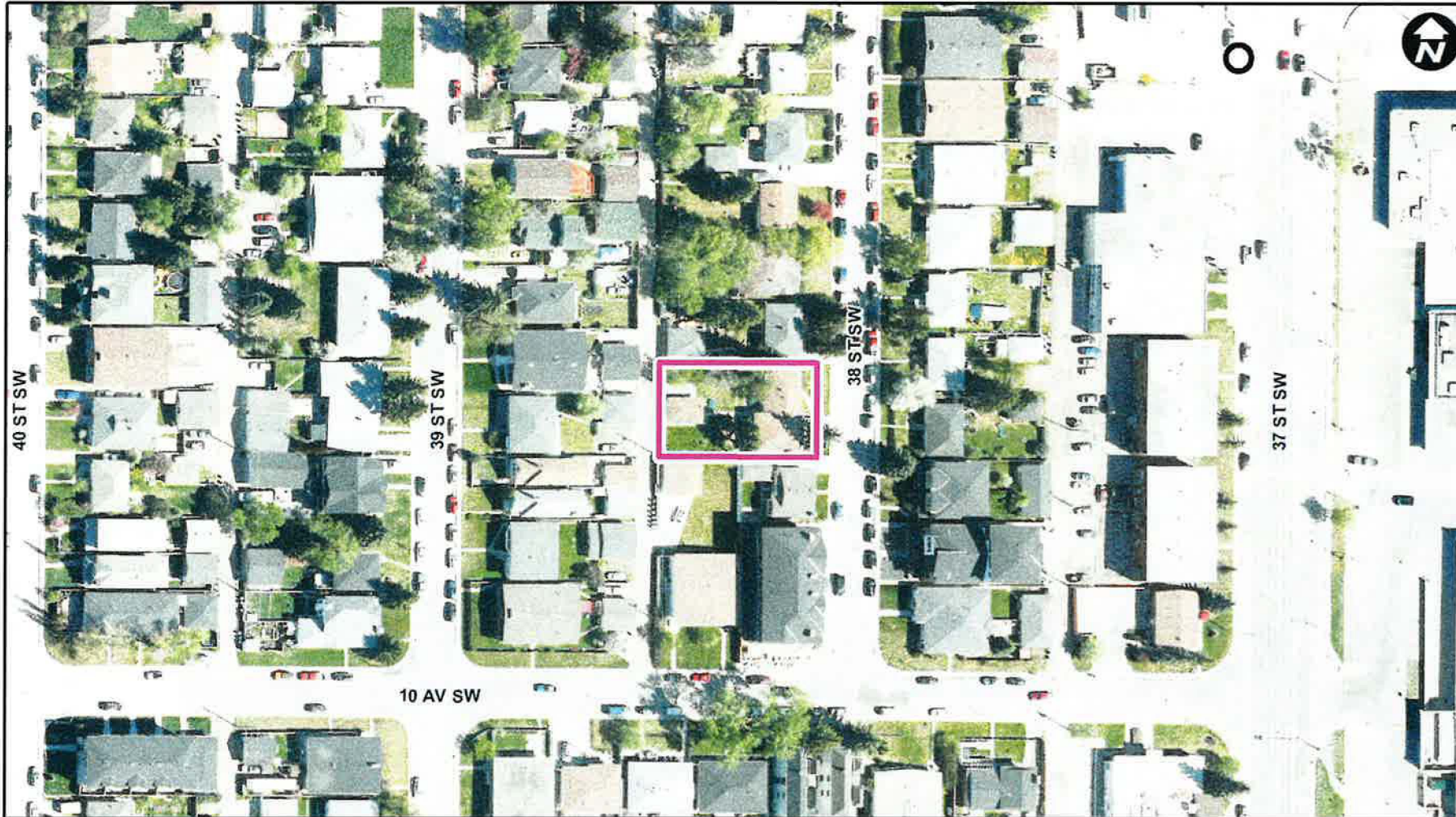


1

LOC2021-0096
Land Use Amendment
June 2, 2022



- 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



Parcel Size:

0.09 ha \pm (0.22 acres \pm)

23m wide x 38m deep

Immediate Site Context

4



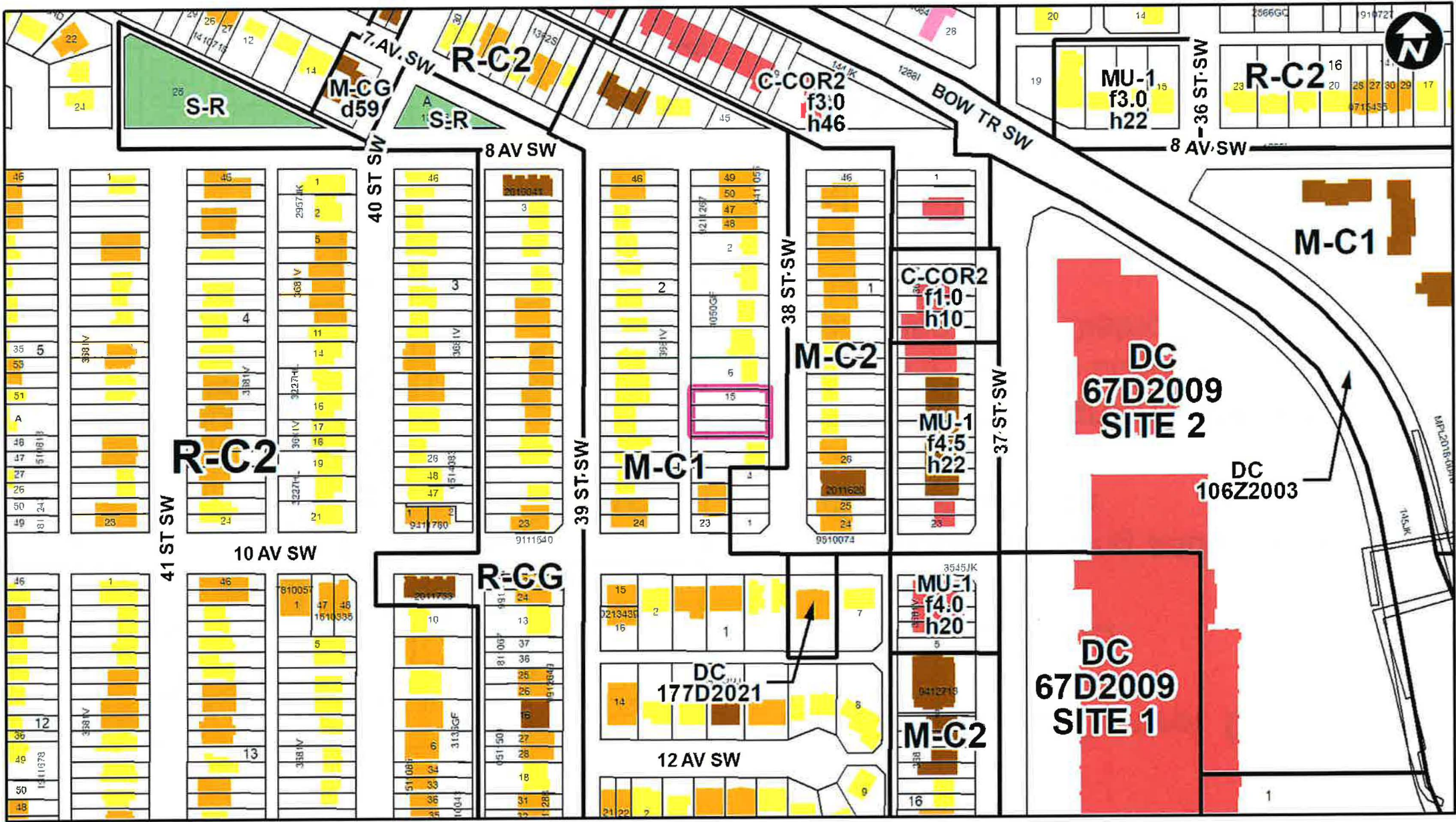
**Newer 3-Storey
Multi-Residential
Building**

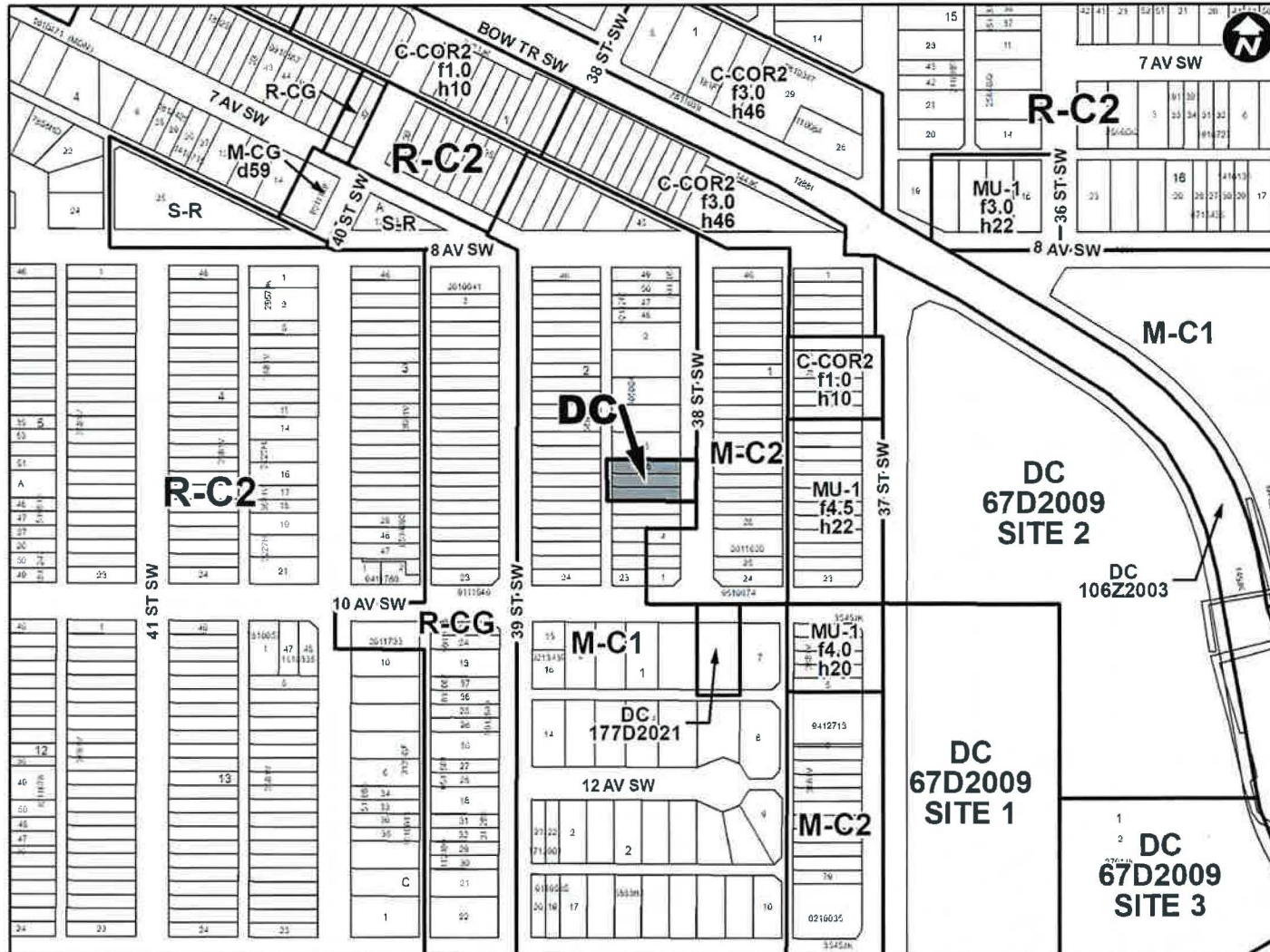
**Westbrook
Village TOD
Mixed-Use
Precinct**

**Existing older 3-storey multi-
residential buildings/
apartments and small
businesses along 37 St SW**

**Existing low-density
residential context of single,
semi-detached and duplex
buildings**

- 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 District:

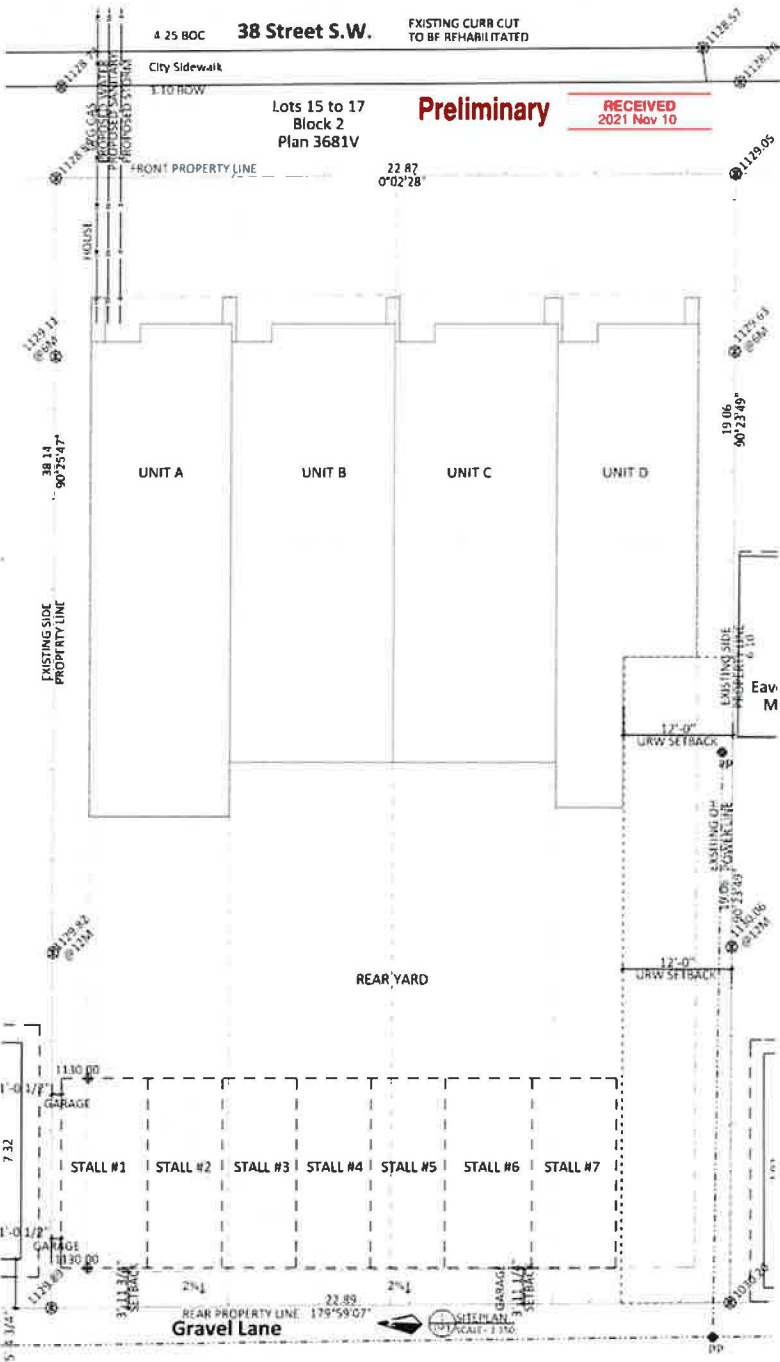
- M-C1 base district
- Rowhouse Building added as a discretionary use
- Keeping to the growth direction of the ARP with no change to the planned M-C1 District's density of 148 UPH
- M-C1 rules to apply with a few specific rules for rowhouse buildings (see Attachment 2 of report)

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

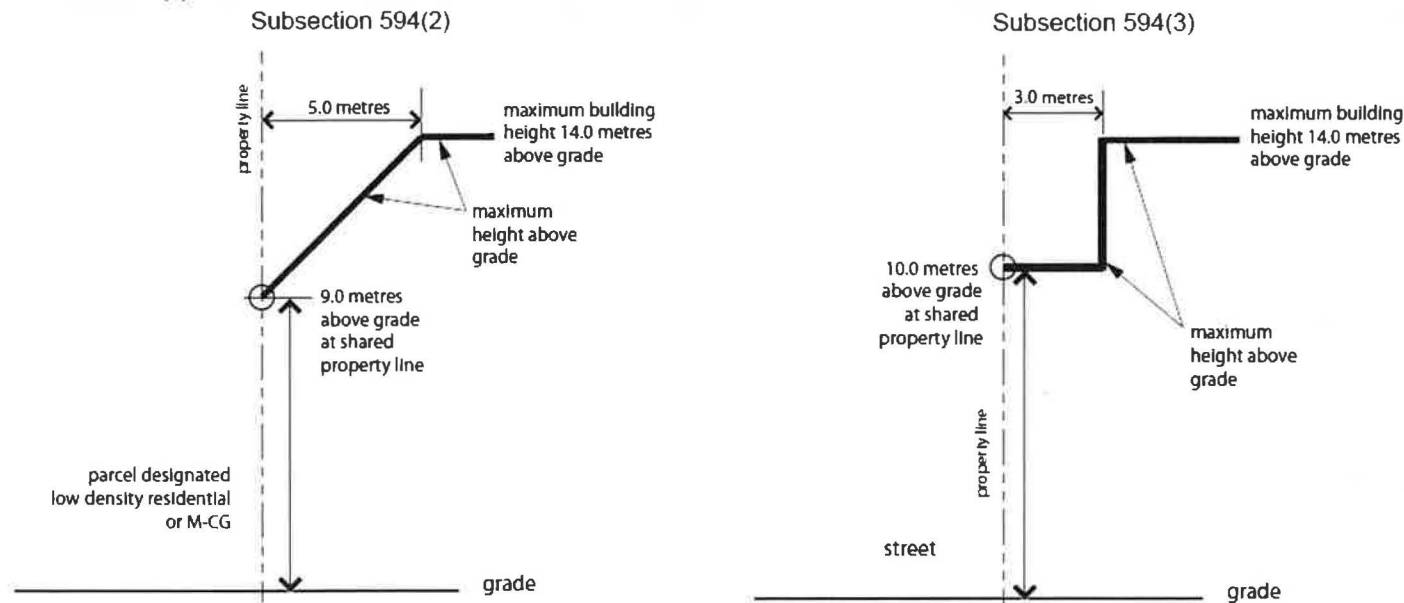
1. Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 933 – 38 Street SW (Plan 3681V, Block 2, Lots 15 to 17) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate a rowhouse development, with guidelines (Attachment 2).

Supplementary Slides

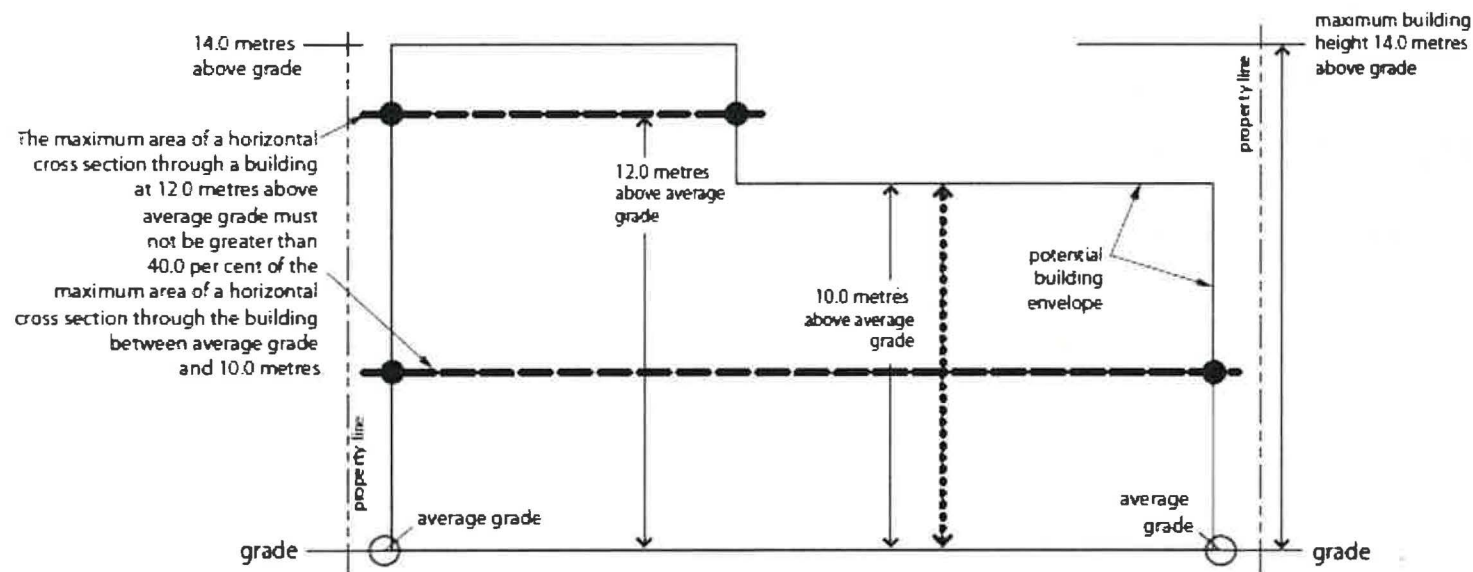


Applicant's Intent – Redevelopment of 4-Unit Rowhouse Building with Secondary Suites

Existing M-C1 like all other Contextual Multi-Residential Districts – No Rowhouse Building as a Use allowed



Subsection 594(4)



- Building Scale addressed through massing and building height rules of M-C1 District