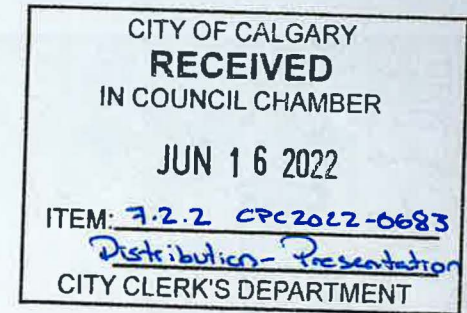


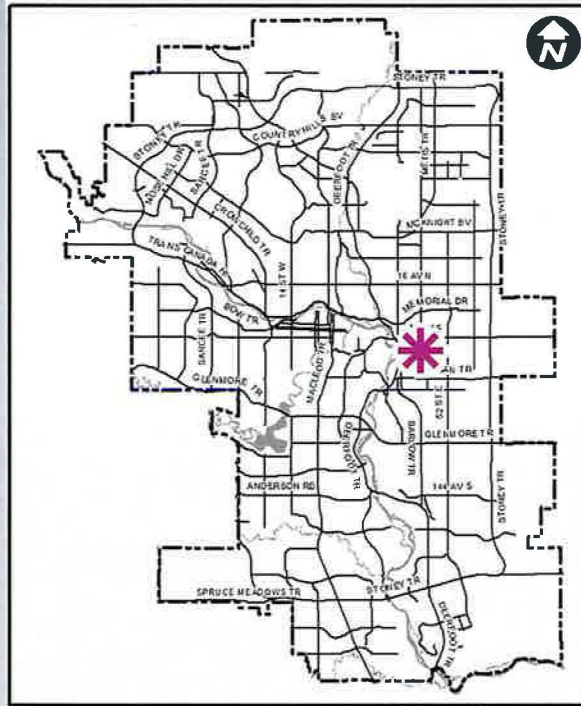


Calgary Planning Commission

Agenda Item: 7.2.2

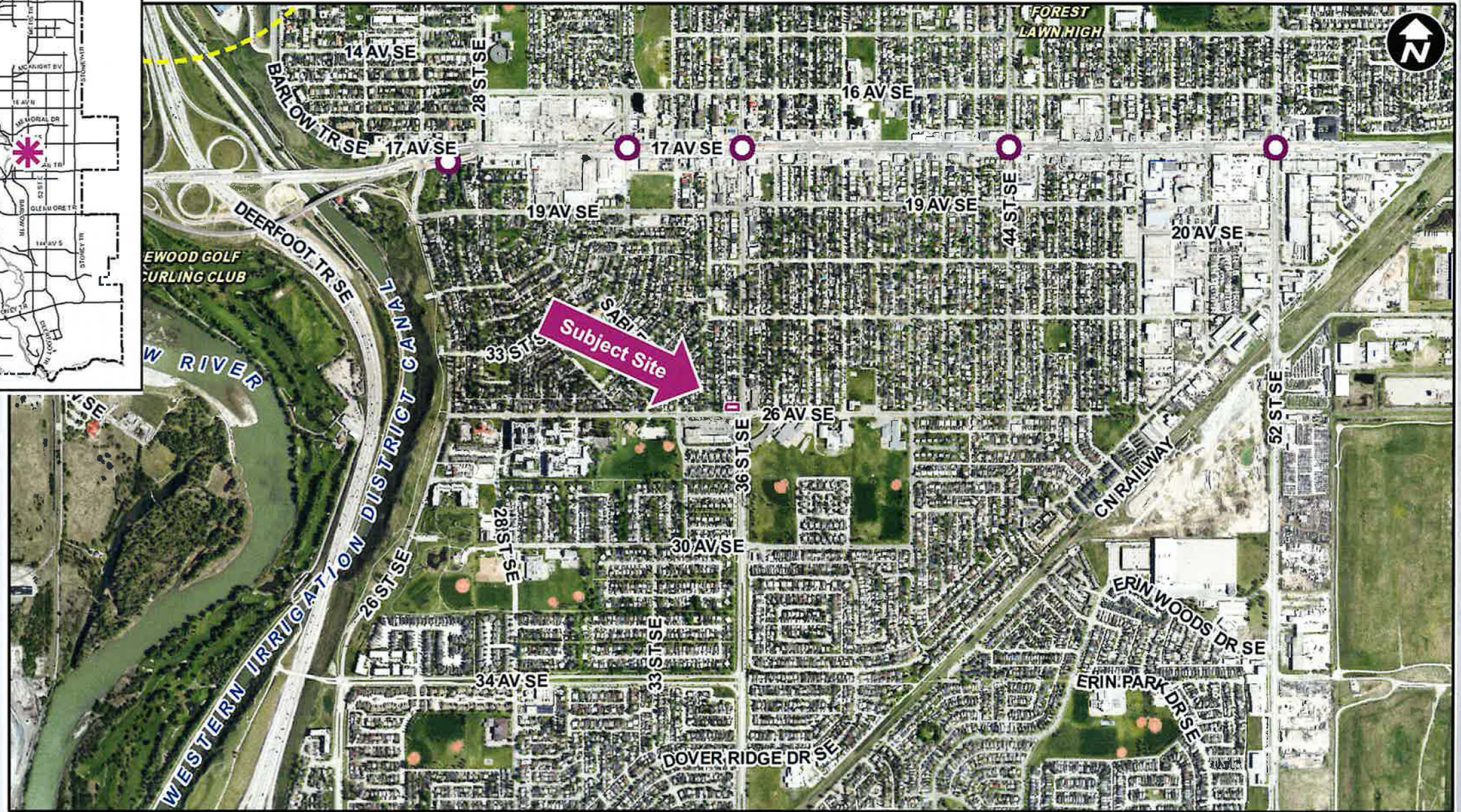


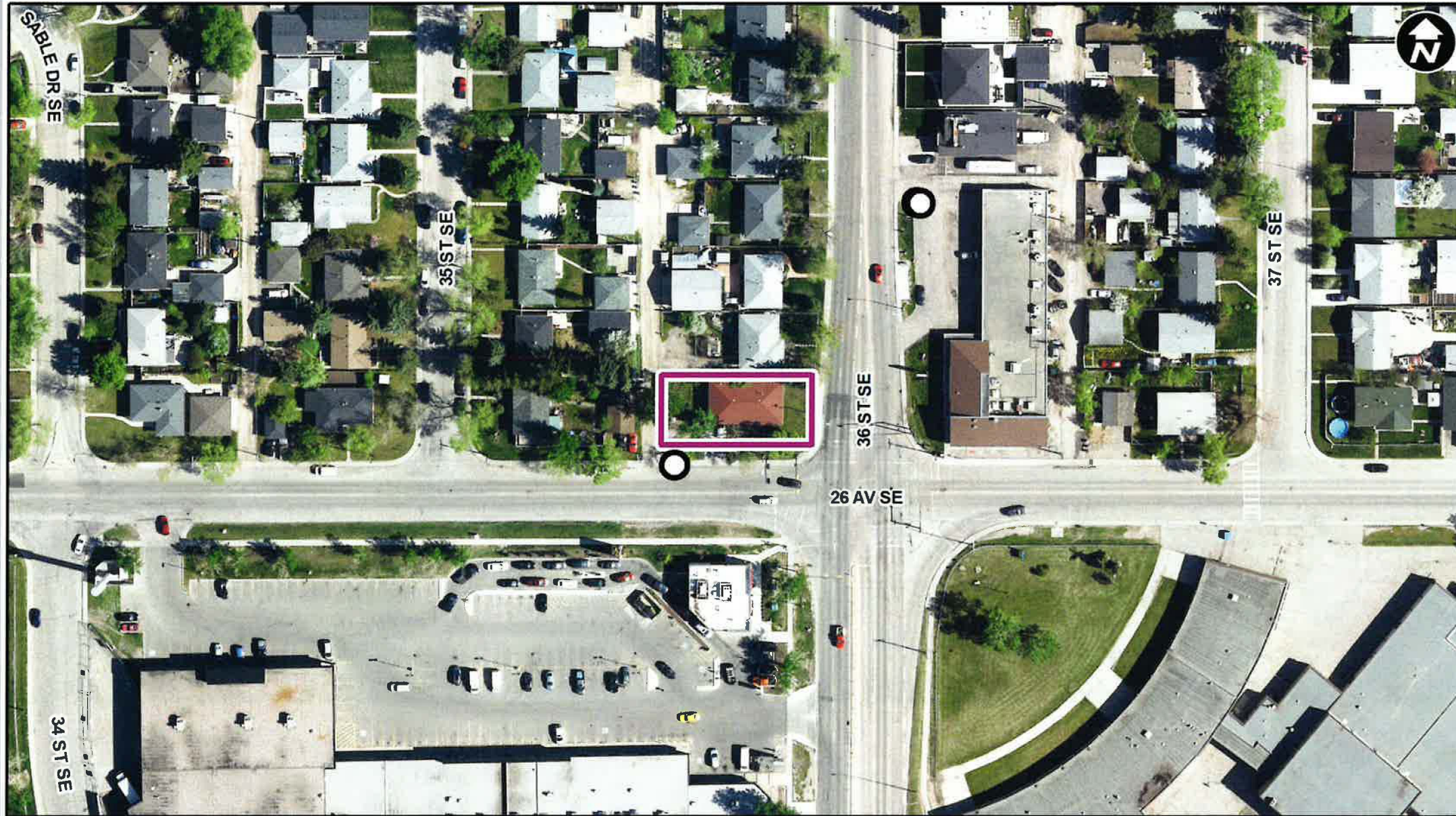
LOC2021-0181 / CPC2022-0683
Land Use Amendment
June 16, 2022



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





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:

0.06 ha

36m x 17m

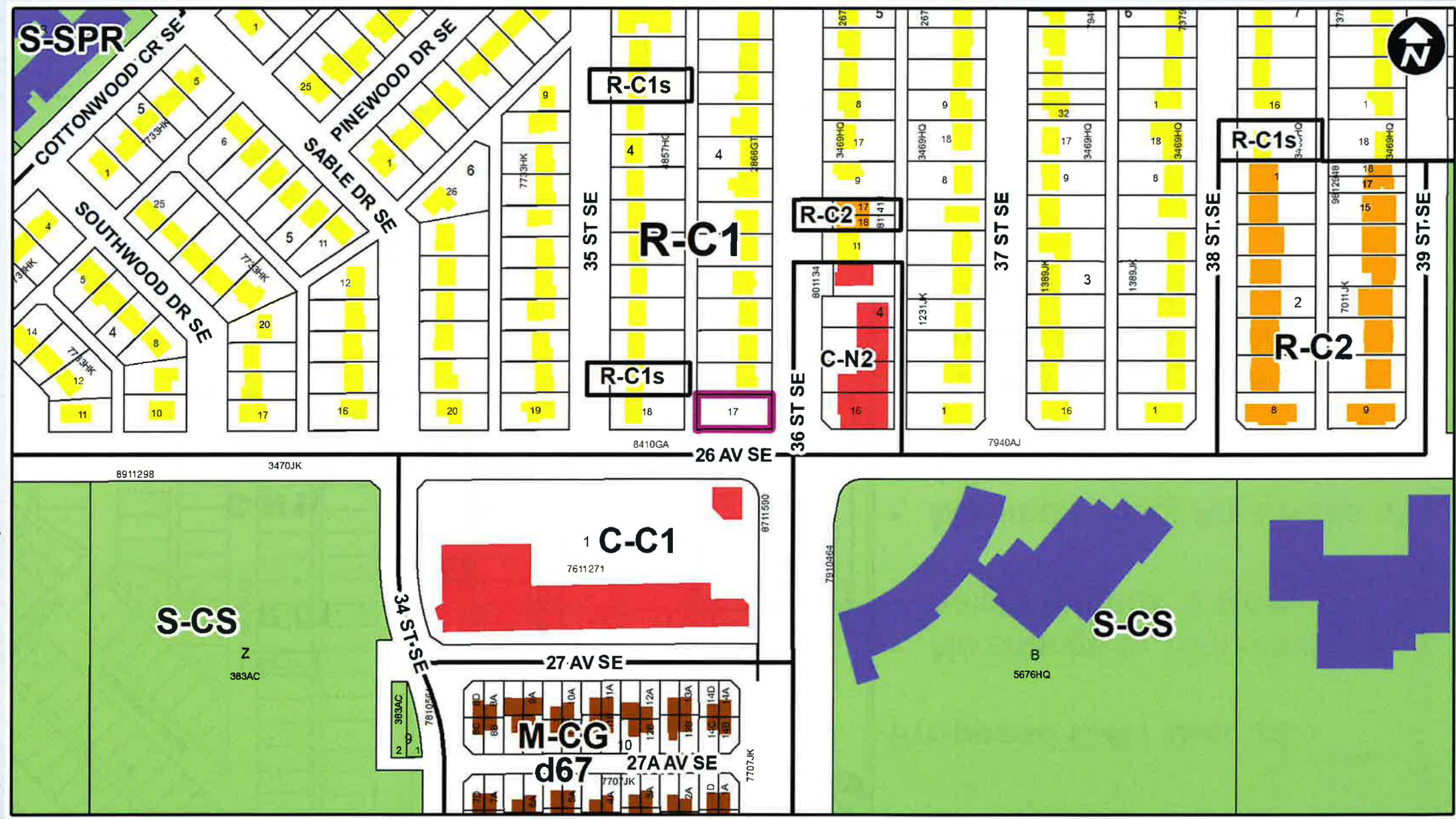


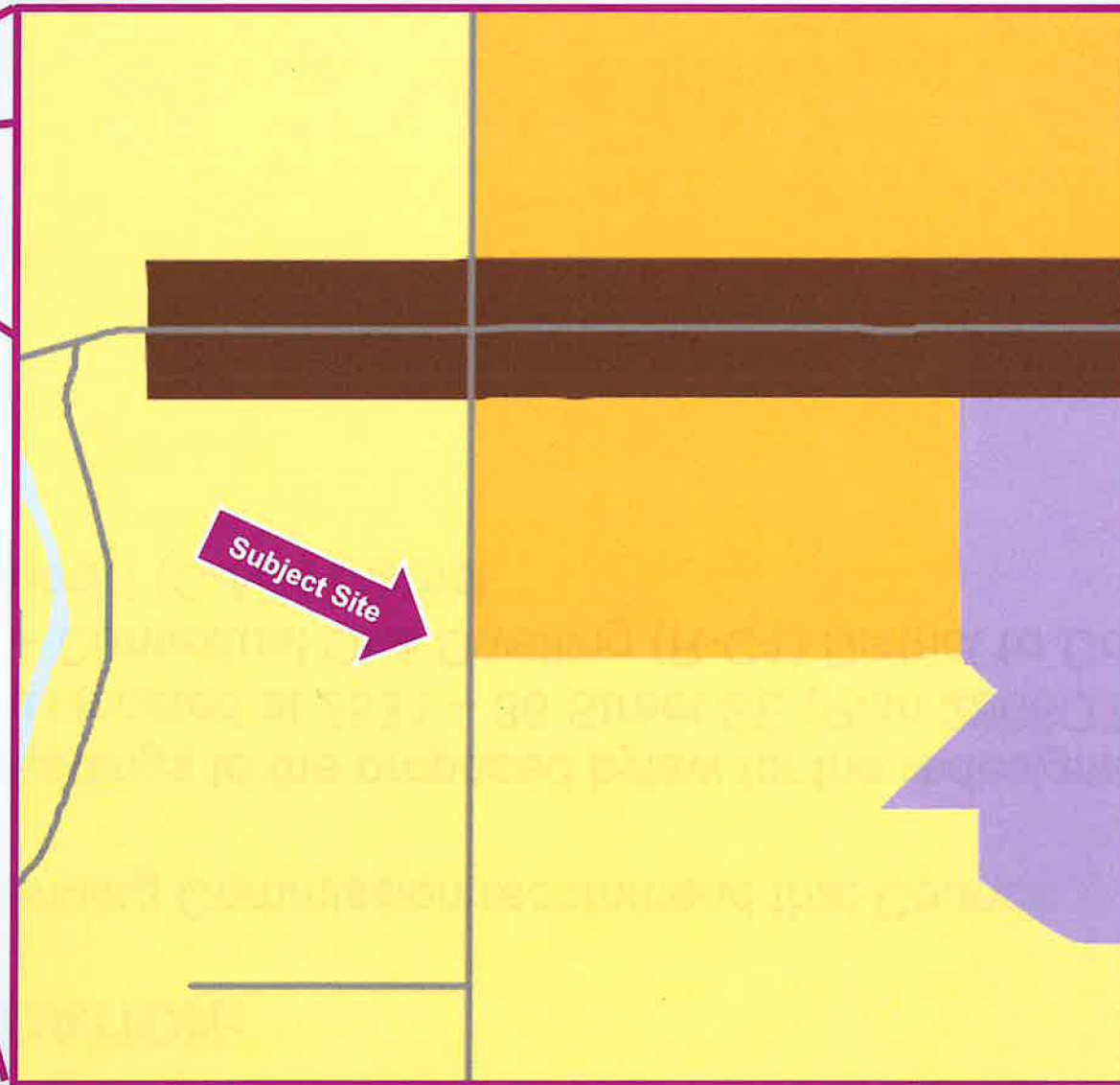
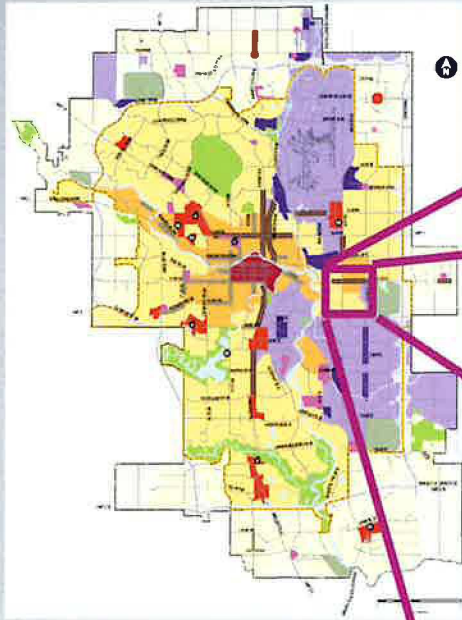
Looking north from 26 Avenue SE



Looking northwest from corner of 36 Street SE and 26 Avenue SE

- 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





Urban Structure

- Greater Downtown
- Major Activity Centre
- Community Activity Centre
- Urban Main Street
- Neighbourhood Main Street
- Inner City
- Established
- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield
- Industrial - Employee Intensive
- Standard Industrial
- Major Public Open Space
- Public Utility
- Balanced Growth Boundary
- H Hospital
- S University
- Transportation/Utility Corridor

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares $\pm$ (0.15 acres $\pm$) located at 2531 – 36 Street SE (Plan 2866GT, Block 4, Lot 17) from Residential – Contextual One Dwelling (R-C1) District **to** Commercial – Neighbourhood 1 (C-N1) District.

Supplementary Slides





Commercial across 26 Avenue SE



Commercial across 36 Street SE



Adjacent Property to the north

