



# Public Hearing of Council

## Agenda Item: 8.1.7



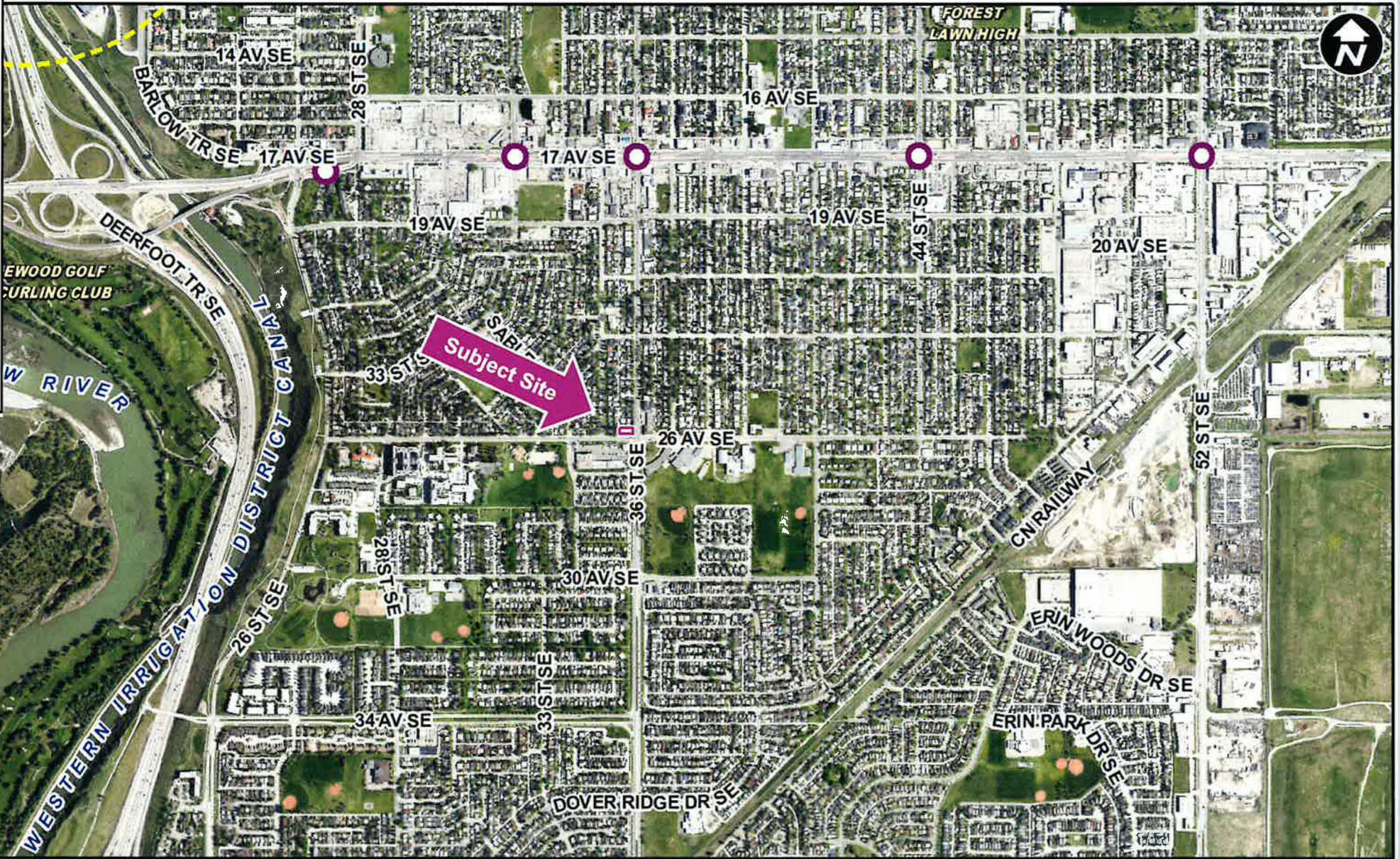
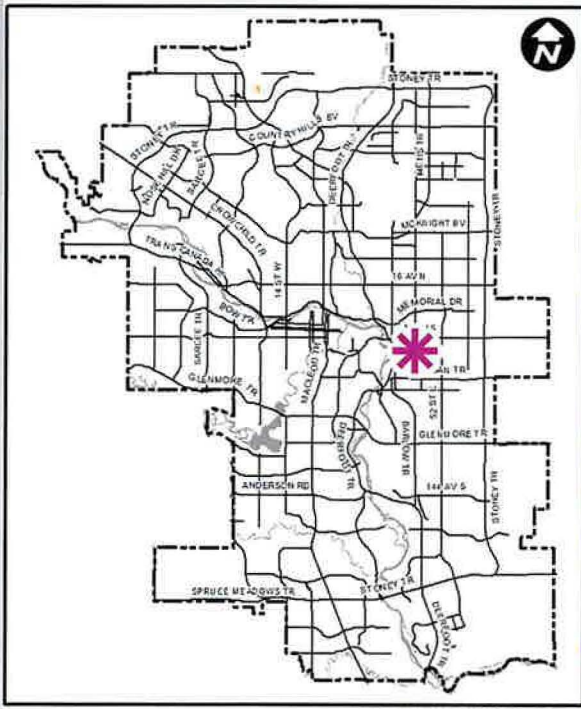
# LOC2021-0181 / CPC2022-0683

## Land Use Amendment

July 26, 2022

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
JUL 26 2022  
ITEM: #8.1.7 CPC2022-0683  
*Distribution*  
CITY CLERK'S DEPARTMENT

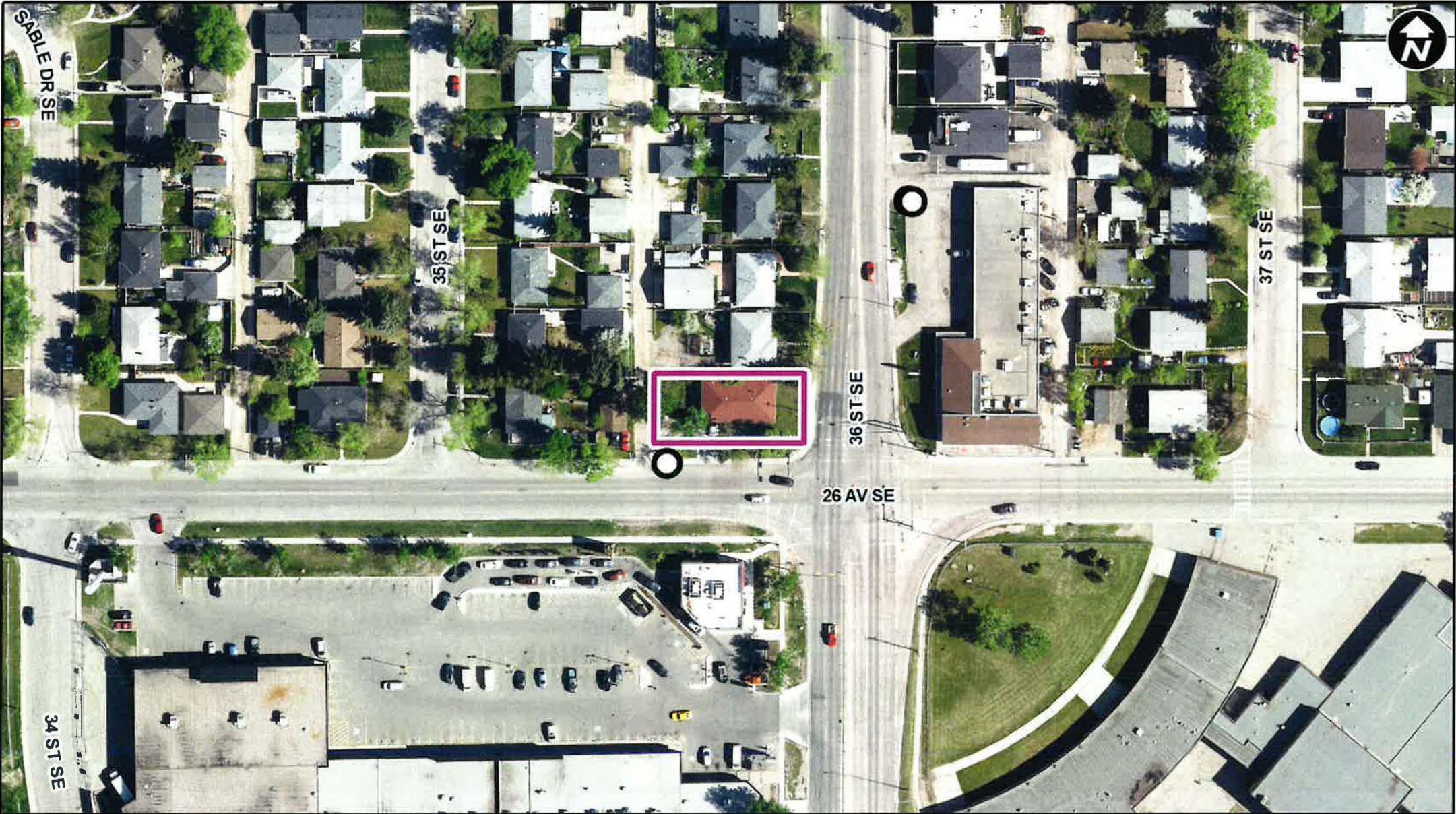




**LEGEND**

- 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





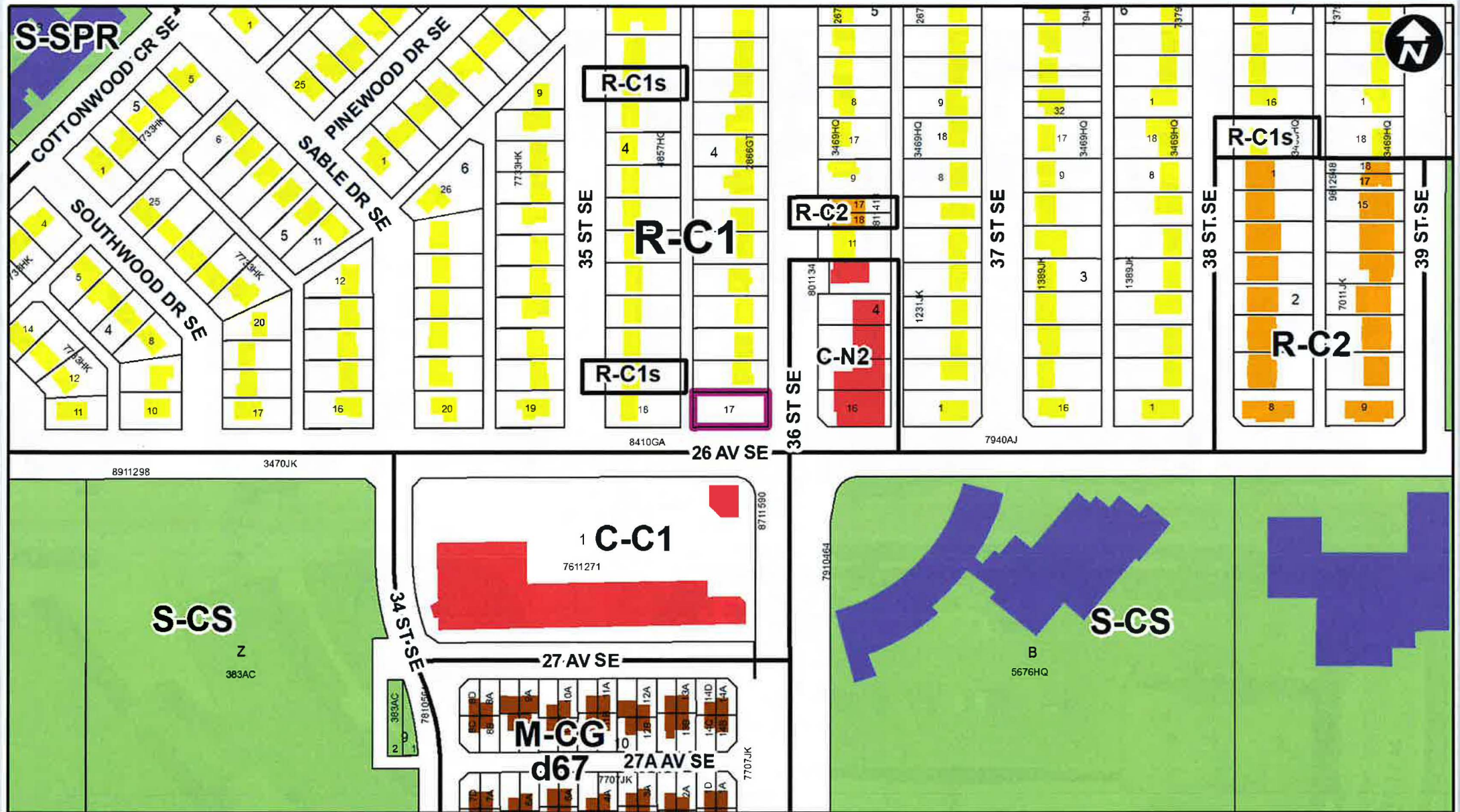
○ Bus Stop

Parcel Size:

0.06 ha  
36m x 17m



- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary







## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 113D2022** 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





Looking north from 26 Avenue SE



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





Adjacent Property to the north





Commercial across 26 Avenue SE

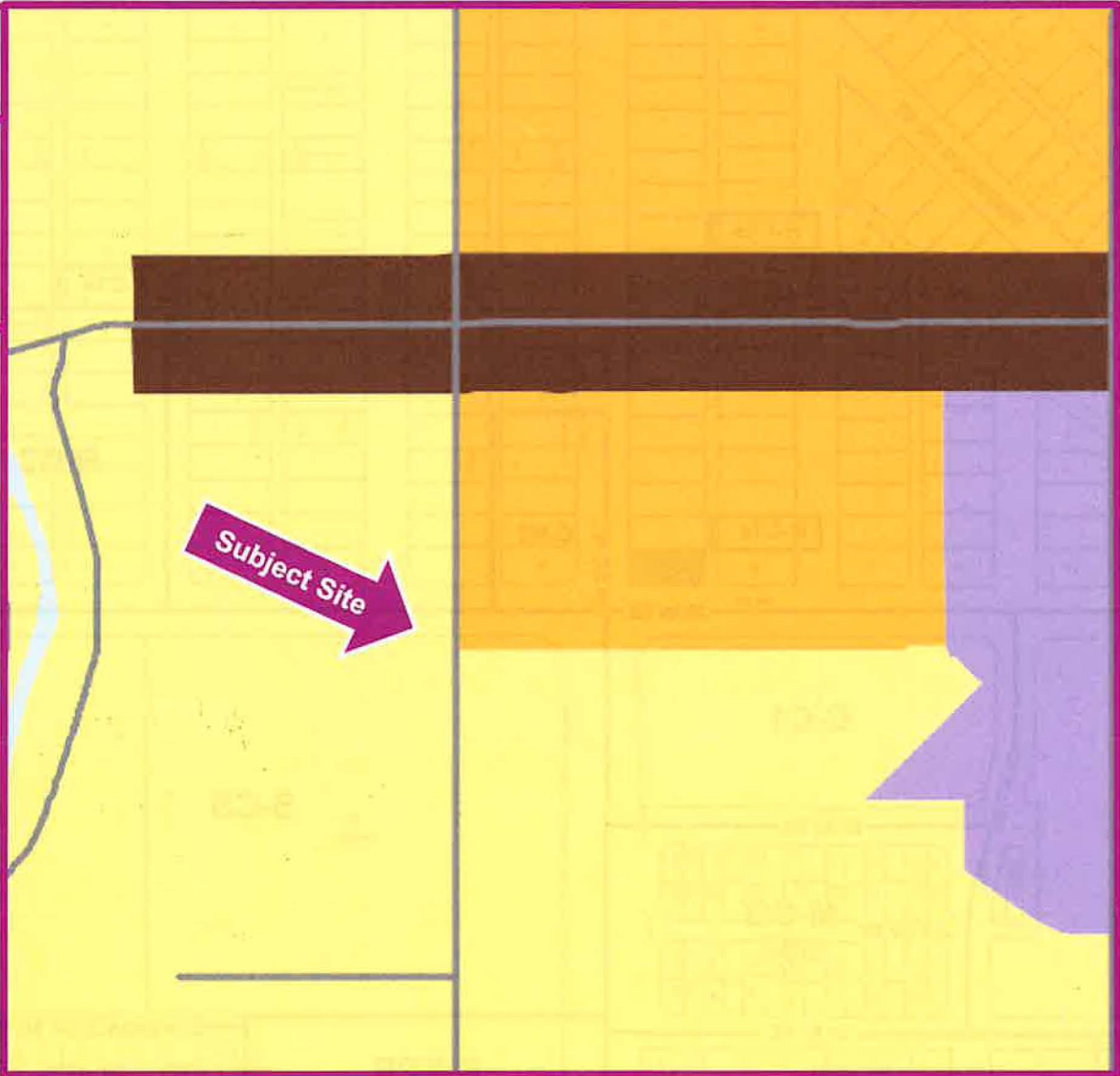
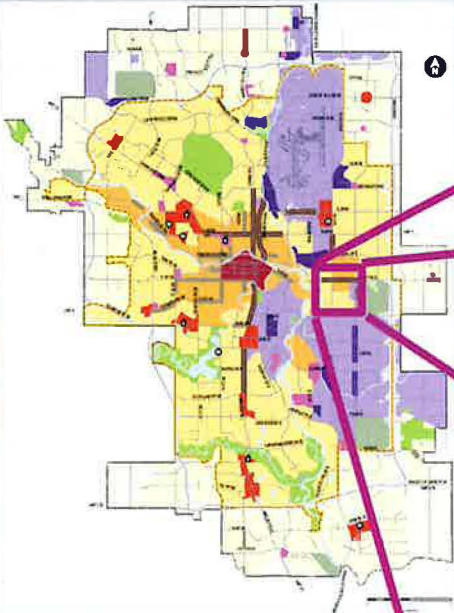


Commercial across 36 Street SE









- 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