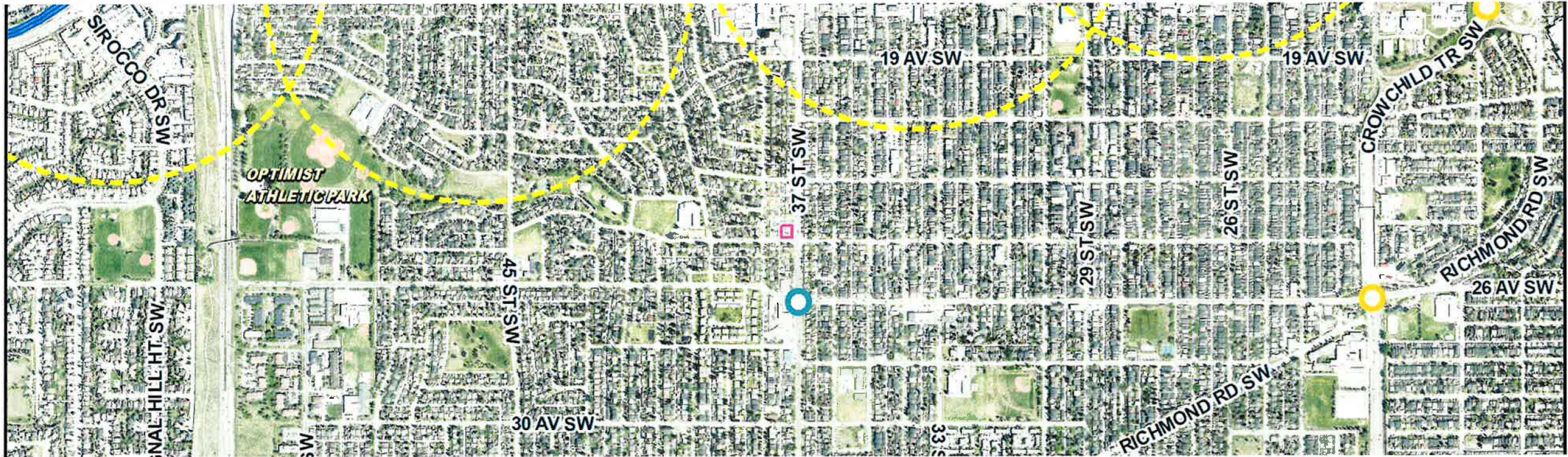


Calgary Planning Commission

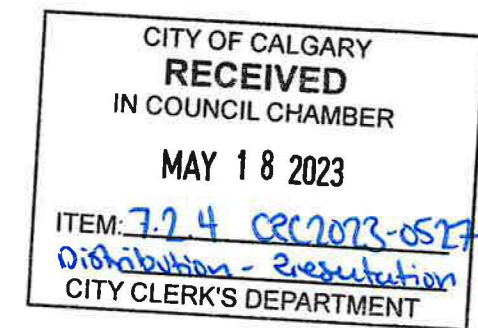
Agenda Item: 7.2.4



LOC2022-0185

Land Use Amendment

May 18, 2023



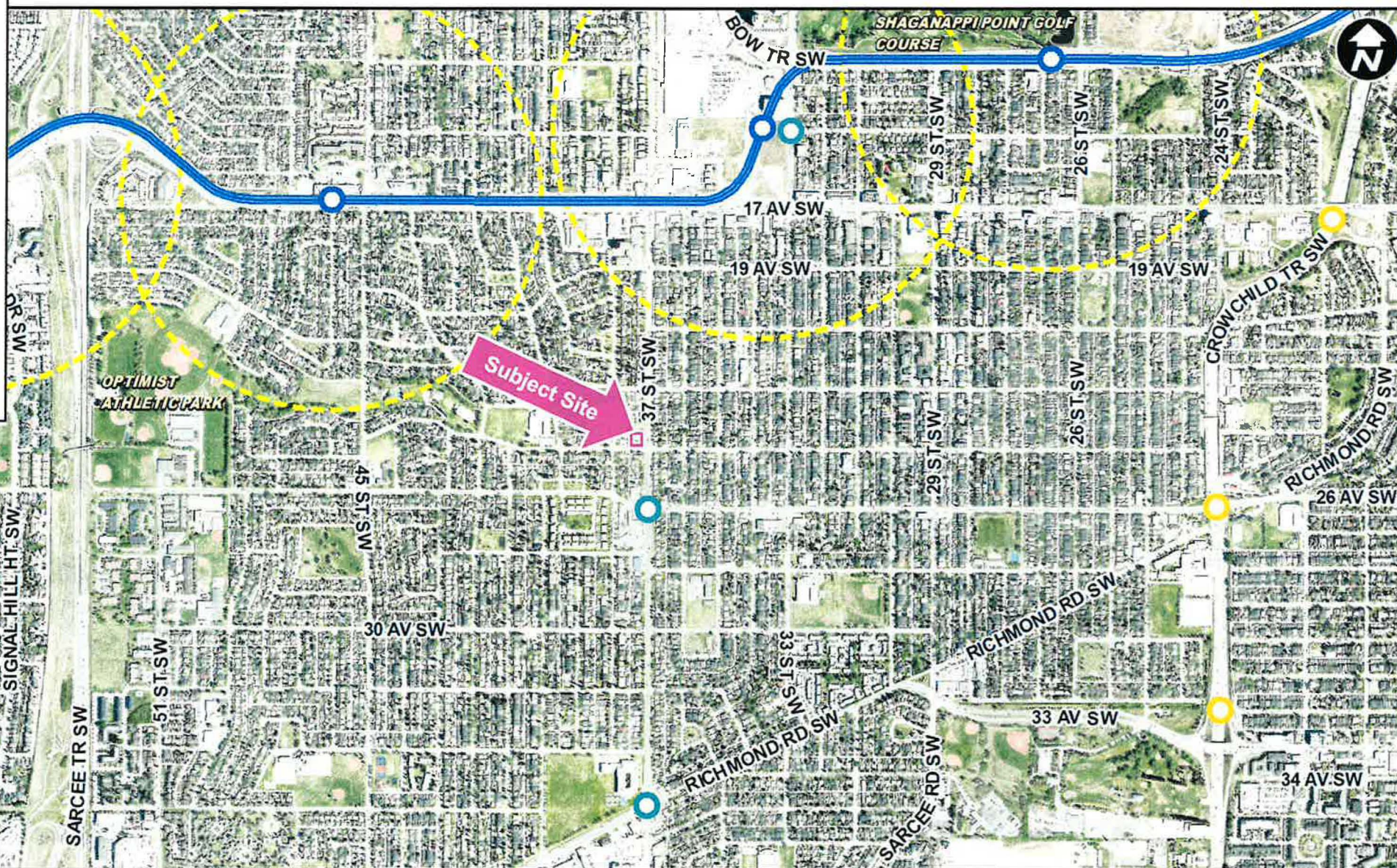
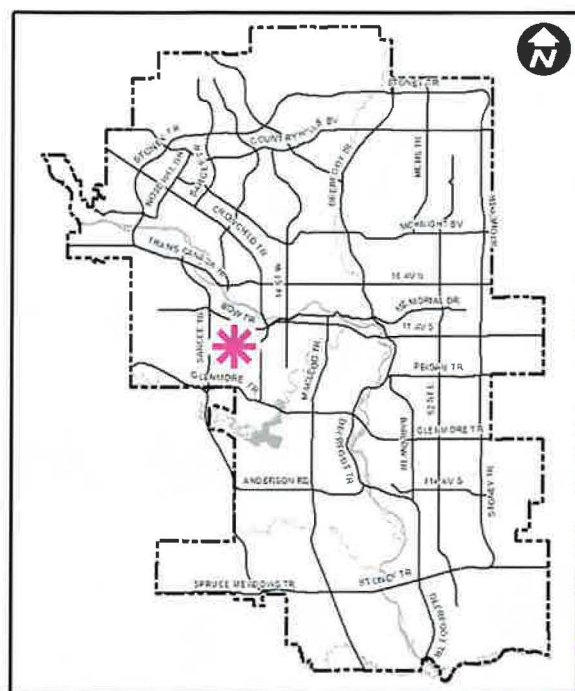
RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.10 hectares $\pm$ (0.24 acres $\pm$) located at 2431 37 Street SW and 3804 25 Avenue SW (Plan 2860GR, Block 2, Lots 8 and 9) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use - General (MU-1f3.0h16) District.

Location Maps

3



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:
0.10 ha



Front – 37 Street SW



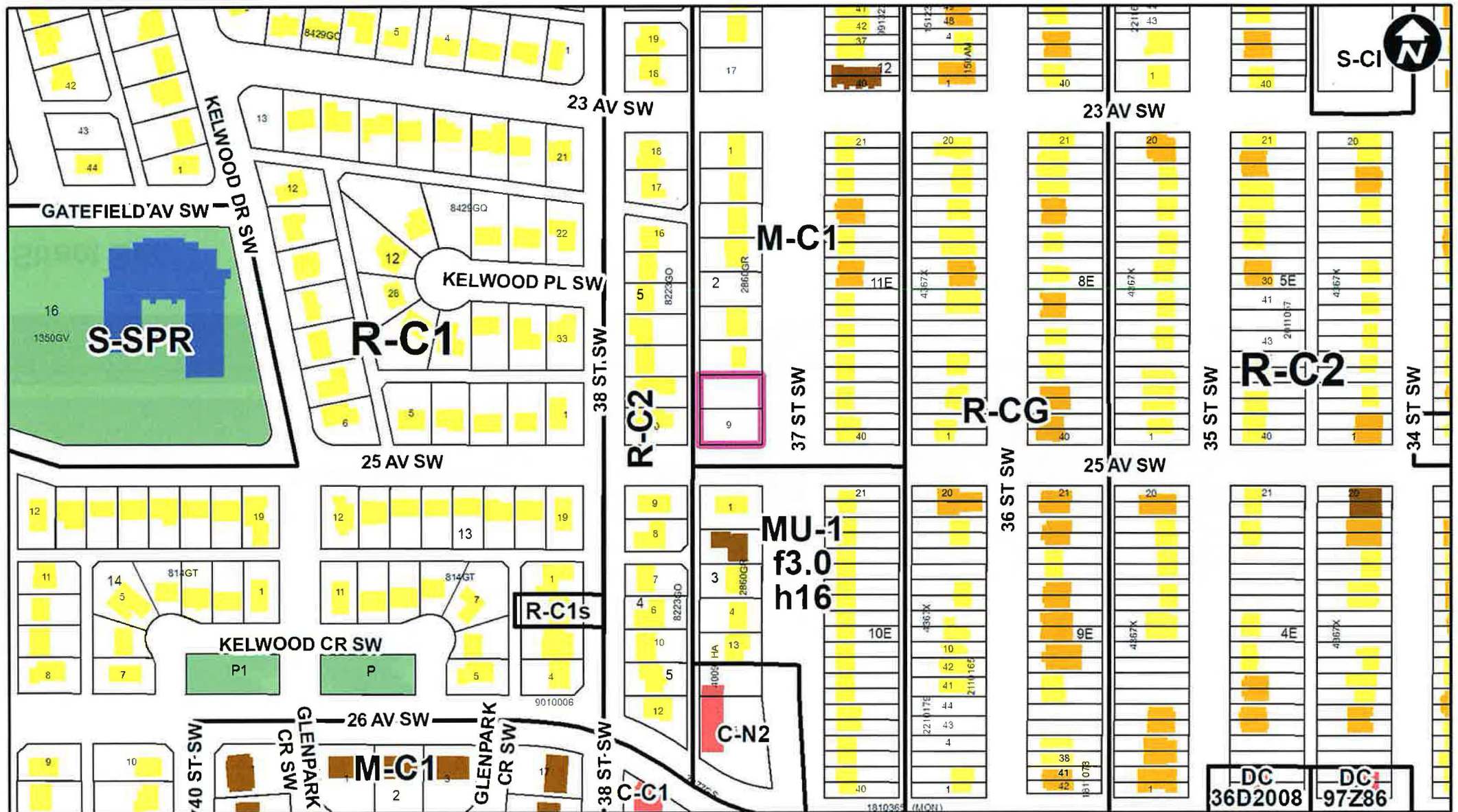
Rear lane

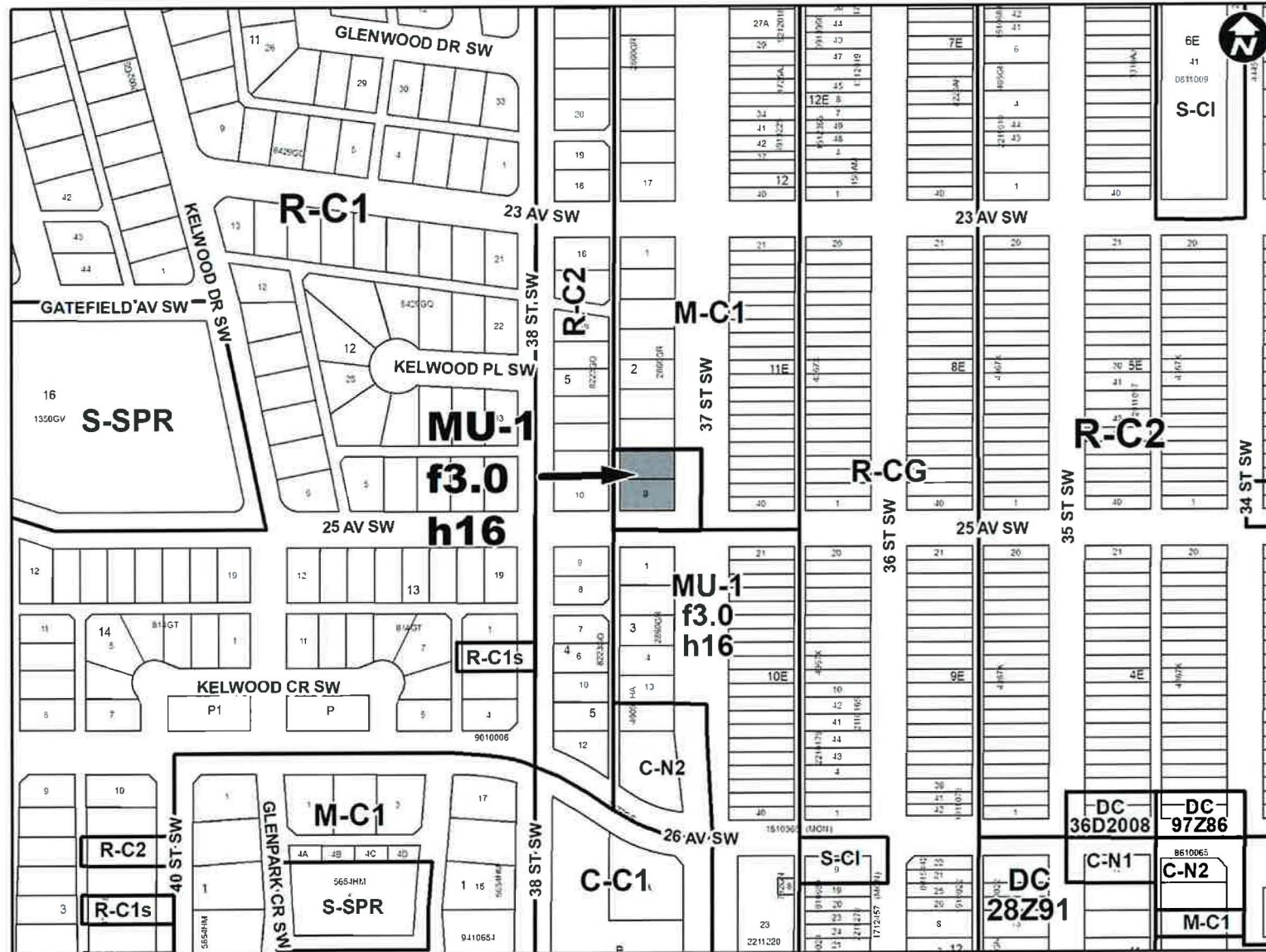
Surrounding Land Use

6

LEGEND

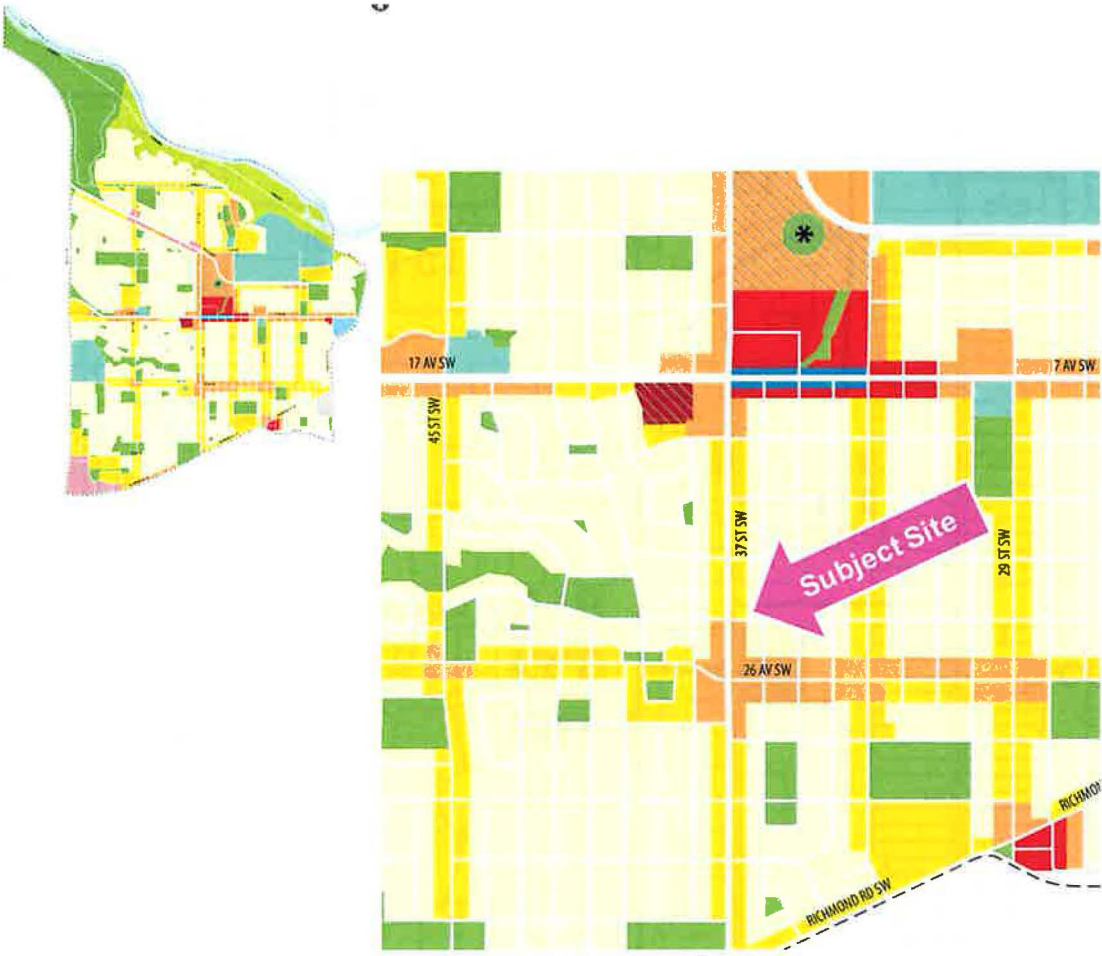
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Proposed MU-1 District:

- Mix of residential and commercial uses.



Map 3:
Urban Form

- Legend**
Urban Form
Neighbourhood Commercial
Neighbourhood Flex
Neighbourhood Connector
Neighbourhood Local
Commercial Centre
Commercial Corridor
Natural Areas
Parks and Open Space
City Civic and Recreation
Regional Campus
No Urban Form Category
- Additional Policy Guidance**
Active Frontage
Comprehensive Planning Site
Plan Area Boundary



Map 4:
Building Scale

- Legend**
Limited (up to 3 Storeys)
Low - Modified (up to 4 Storeys)
Low (up to 5 Storeys)
Mid (up to 12 Storeys)
High (up to 26 Storeys)
No Scale Modifier
Parks, Civic and Open Space
Plan Area Boundary

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

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Supplementary Slides

11

