

Calgary



Calgary Planning Commission

Agenda Item: 7.2.2

1



LOC2022-0209

Land Use Amendment

July 20, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUL 20 2023

ITEM: 7.2.2 CPC2023-0689

Distrib-Presentation

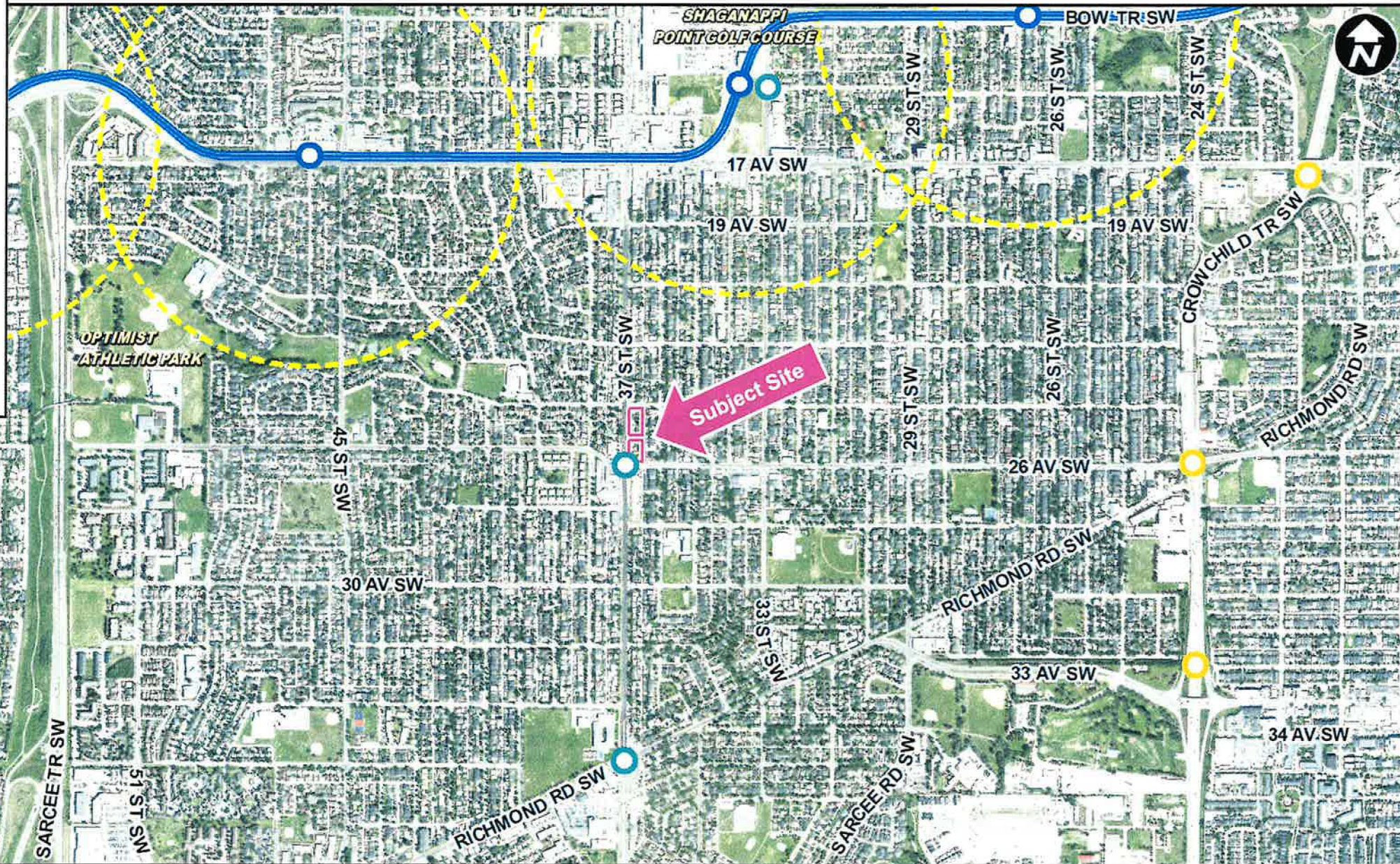
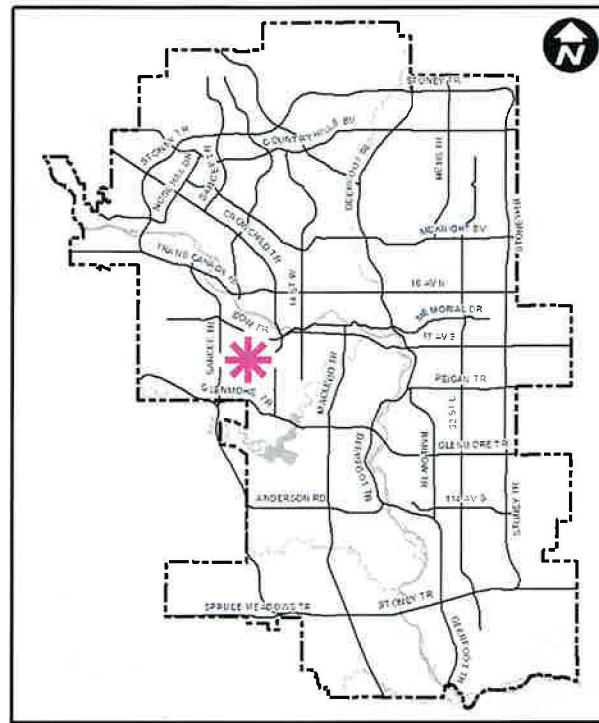
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.5 hectares $\pm$ (1.24 acres $\pm$) located at 2604, 2608, 2612, 2616, 2620, 2628, 2632, 2636 and 2640 – 37 Street SW (Plan 4367X, Block 10E, Lots 21 to 30 and 33 to 40) from Mixed Use – General (MU-1f3.0h16) District to Mixed Use – Active Frontage (MU-2f4.0h26) District.





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



- Max BRT Stop
- Bus Stop

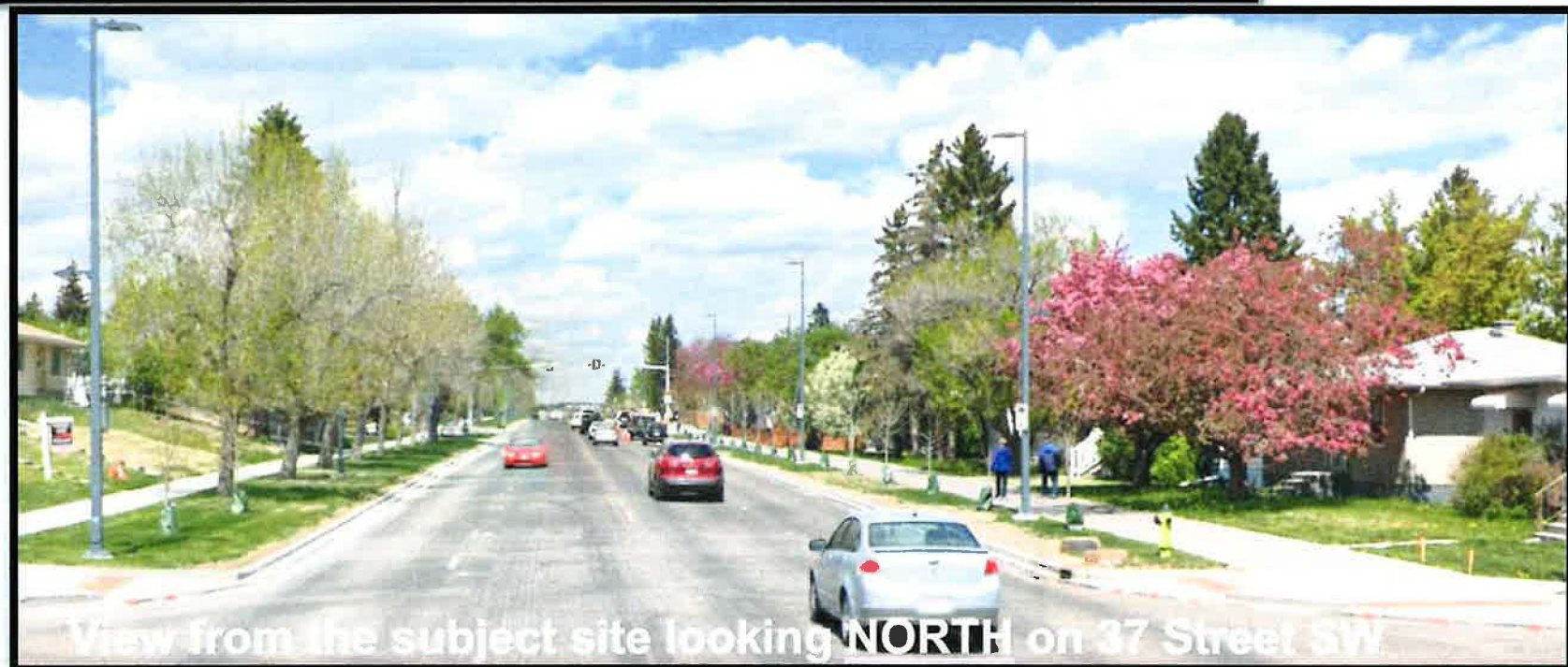
Parcel Size:
0.50ha



View of site looking EAST on 37 Street SW



View from site looking WEST on 37 Street SW



Surrounding Land Use

7

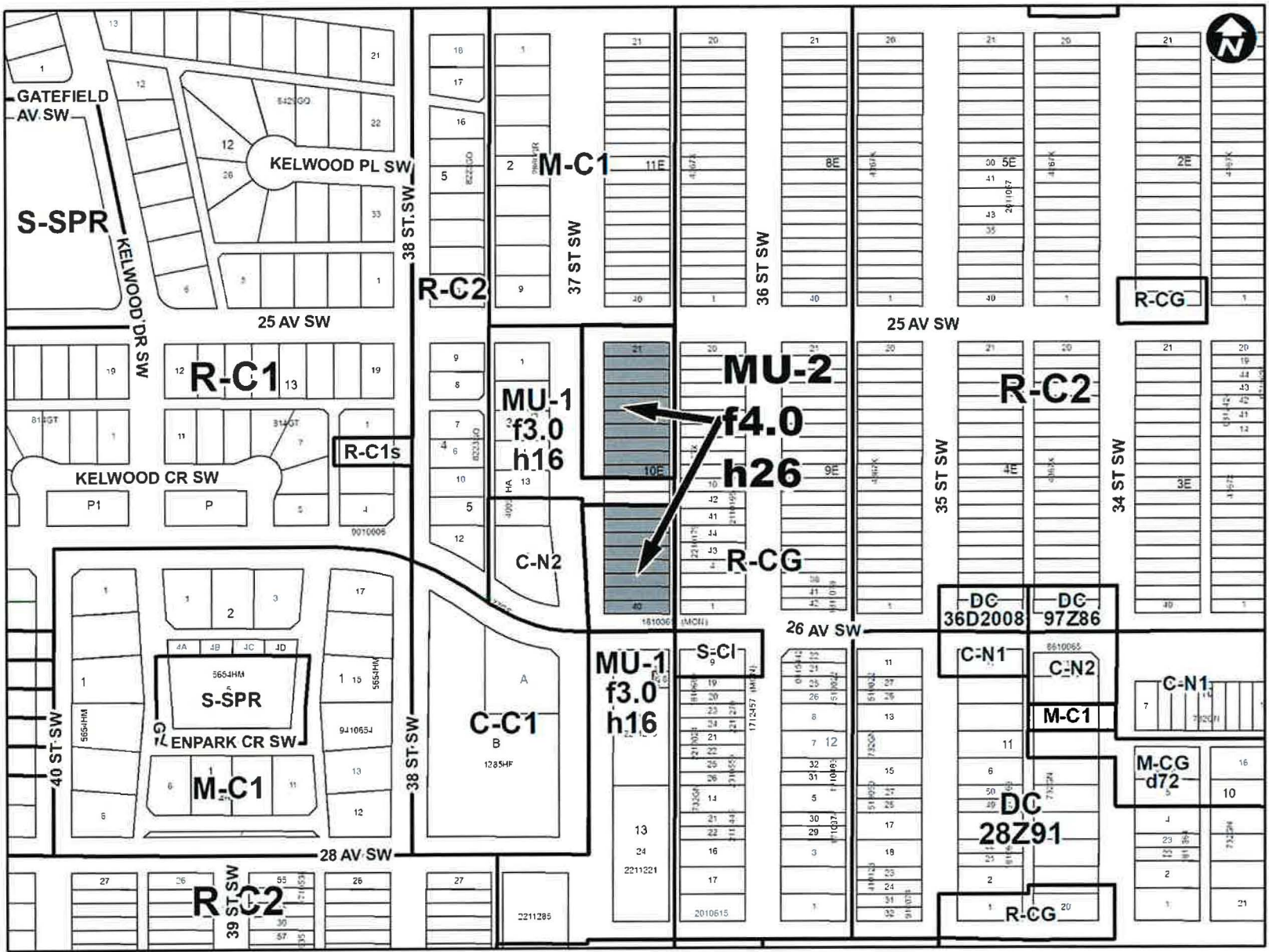
LEGEND

- 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 Land Use Map



Proposed MU-2 District:

- allows street-oriented mixed-use developments with a requirement for commercial uses at grade to promote activity at street level;
- the maximum floor area ratio is 4.0; and
- the maximum height is 26.0 meters.

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Supplementary Slides

