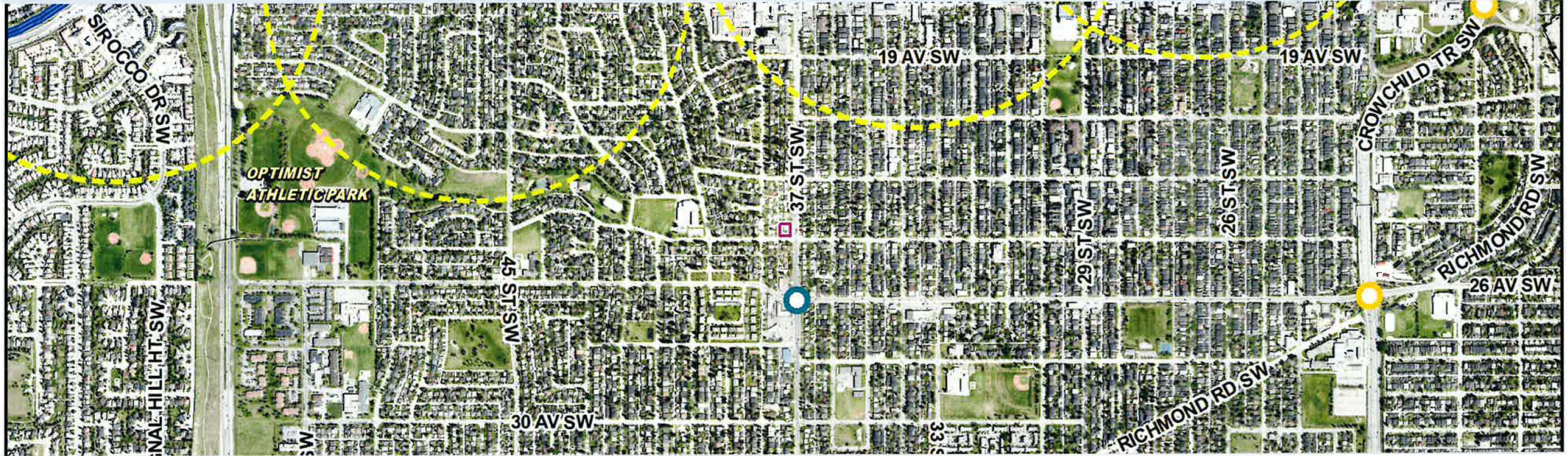




Public Hearing of Council

Agenda Item: 7.2.5



LOC2022-0185 / CPC2023-0527

Land Use Amendment

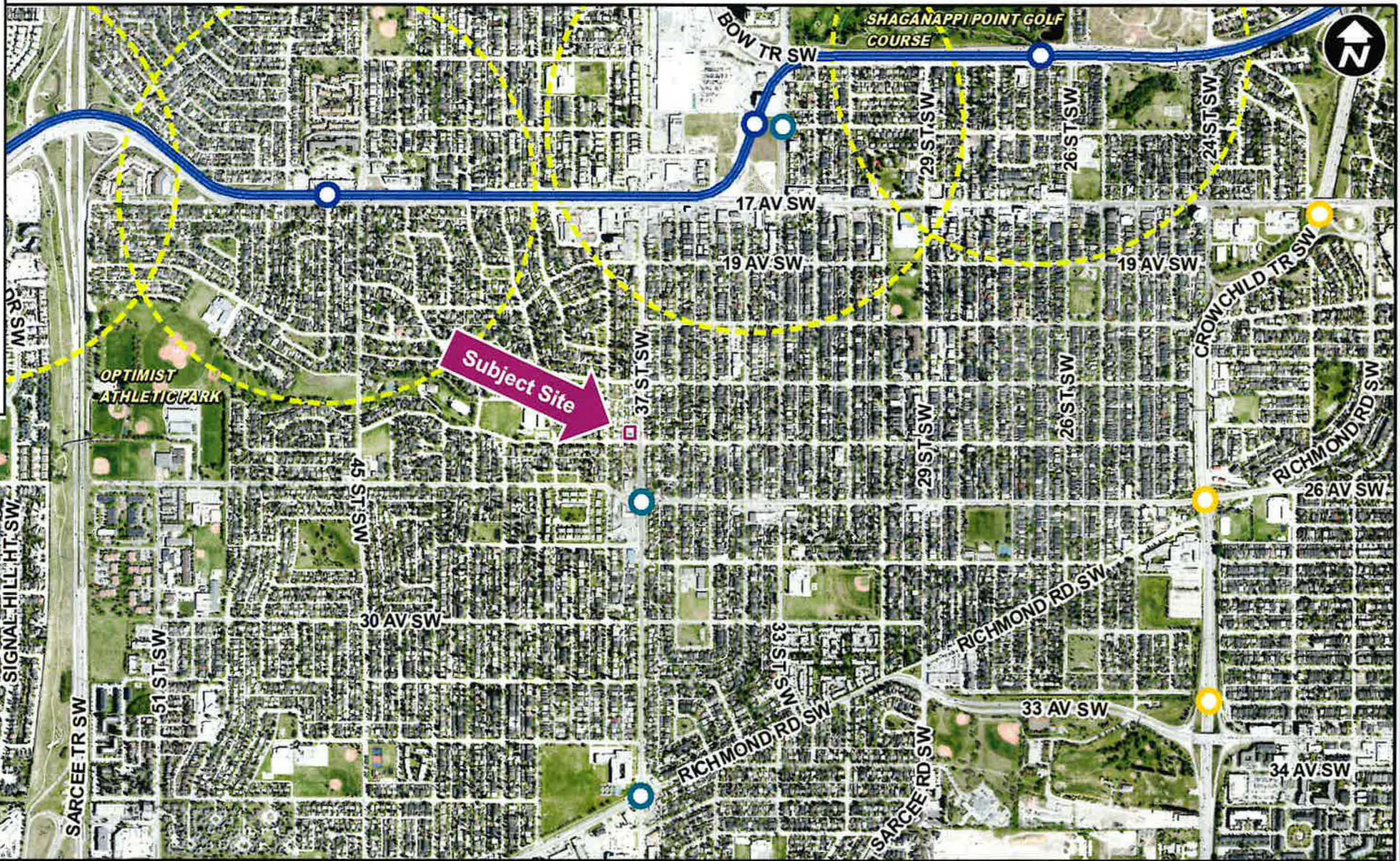
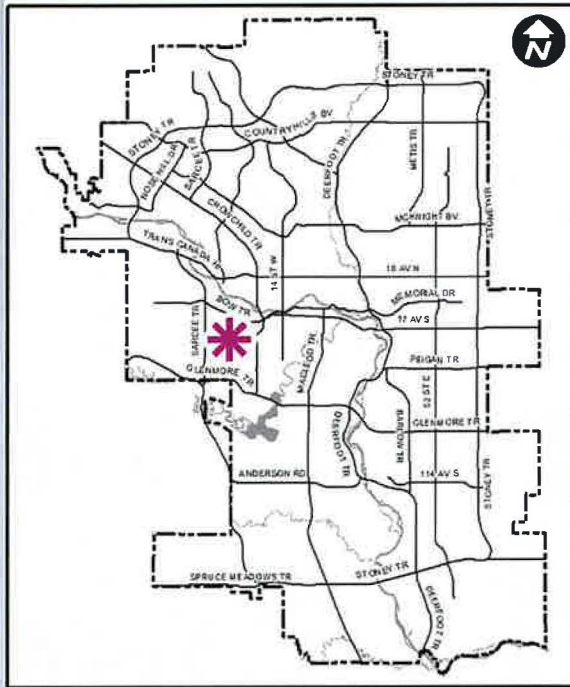
July 25, 2023

CITY OF CALGARY
RECEIVED
 IN COUNCIL CHAMBER
 JUL 25 2023
 ITEM: 7.2.5 CPC2023-0527
Distrib Presentatin
 CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 96D2023** 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.



LEGEND

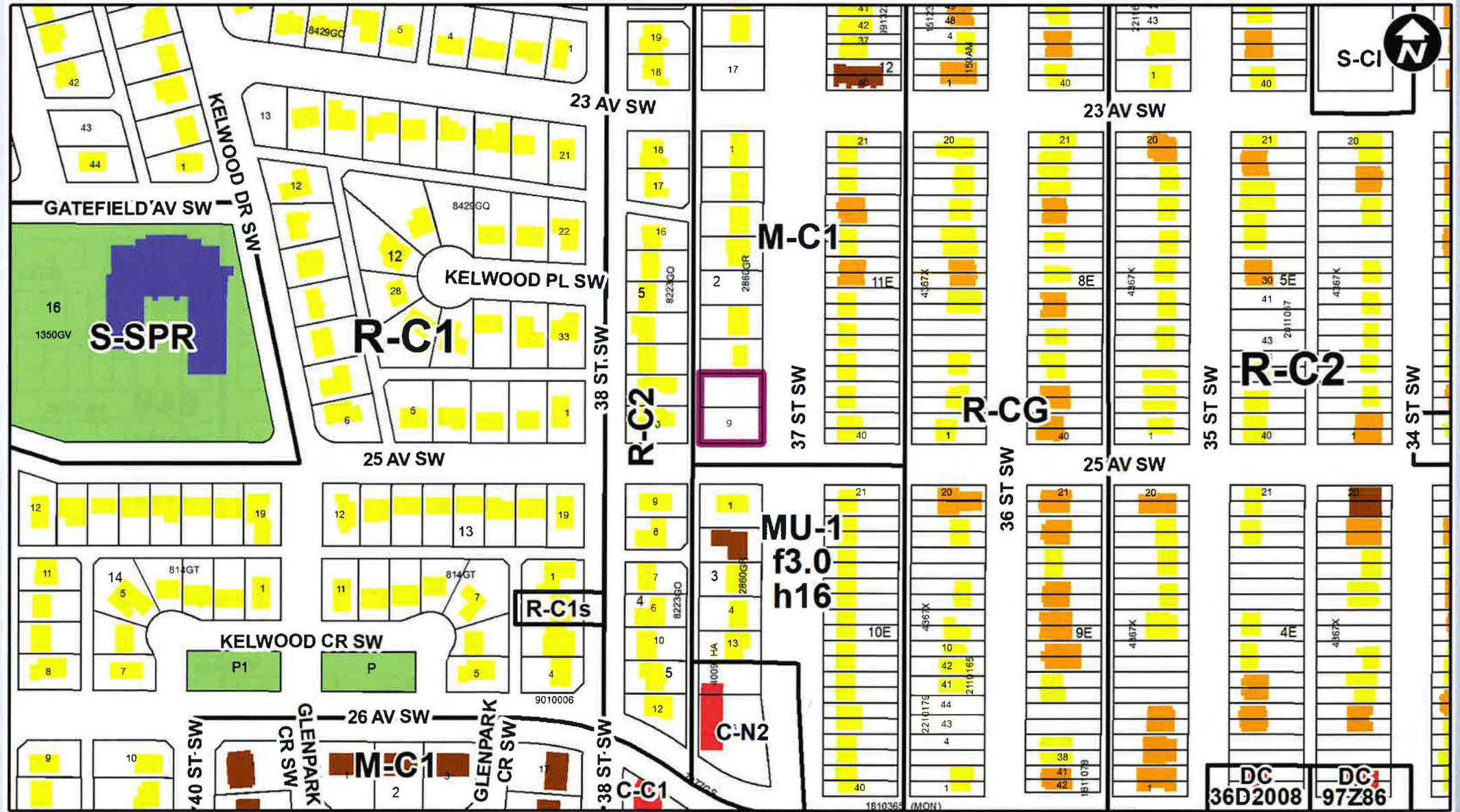
- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Parcel Size:
0.10 ha

Surrounding Land Use

- 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 Mixed Use – General (MU-1f3.0h16) District:

- Mix of residential and commercial uses at grade
- Maximum Floor Area Ratio (FAR) of 3.0
- Maximum building height of 16 metres

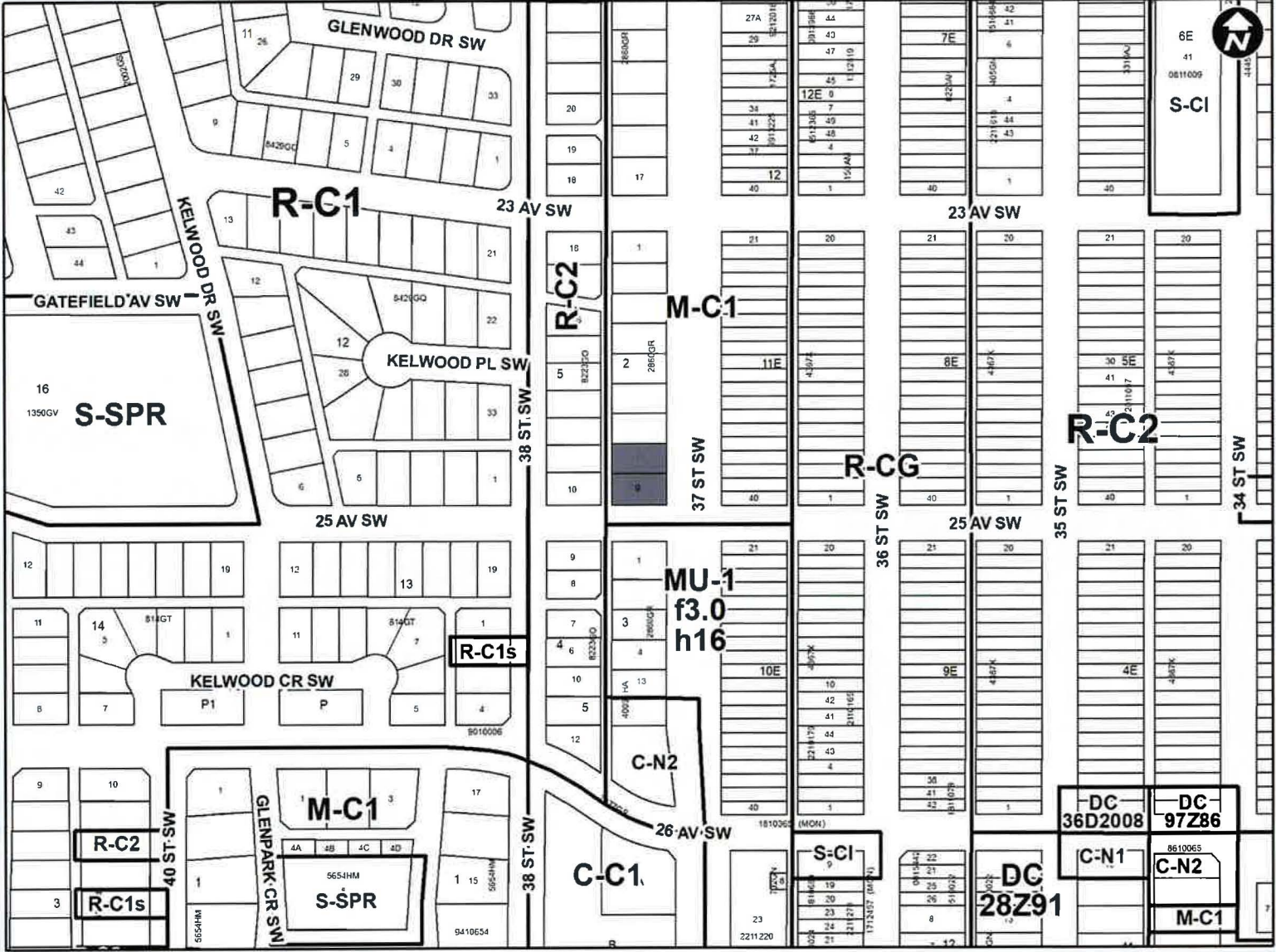
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Supplementary Slides

Existing Land Use Map

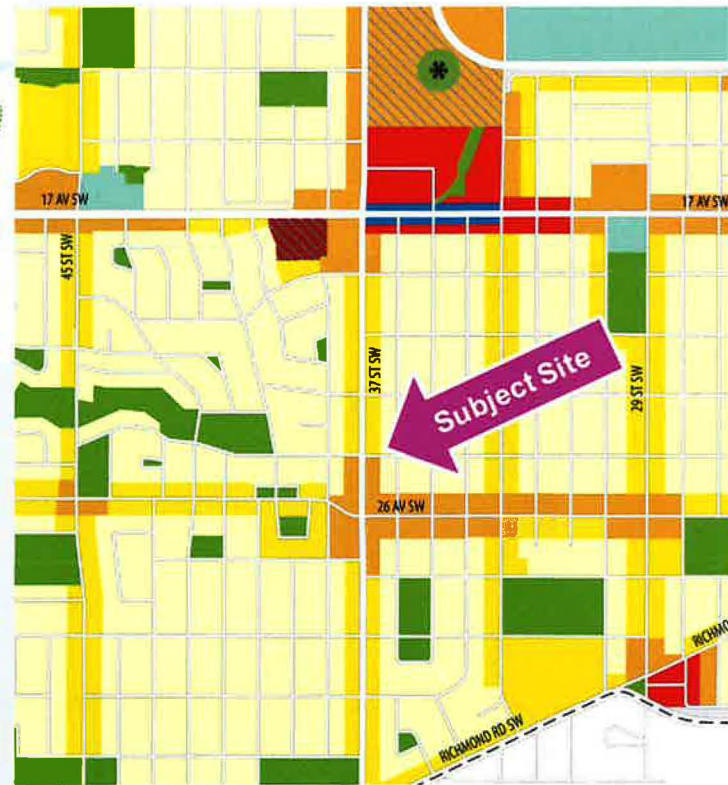
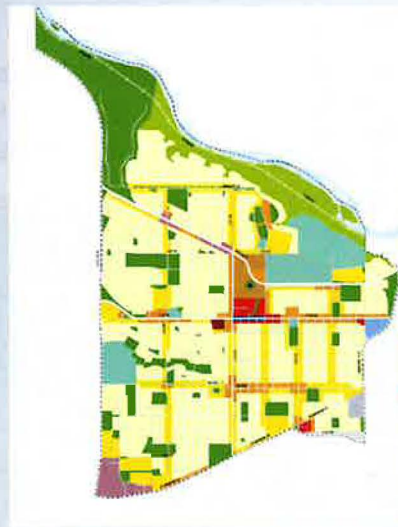




Front – 37 Street SW



Rear lane



Map 3:
Urban Form

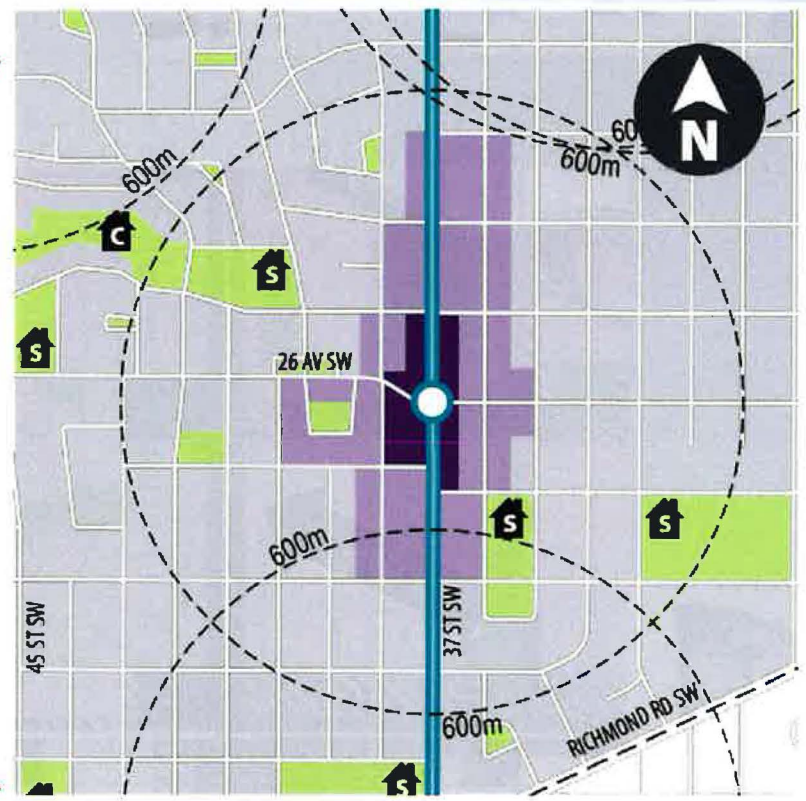
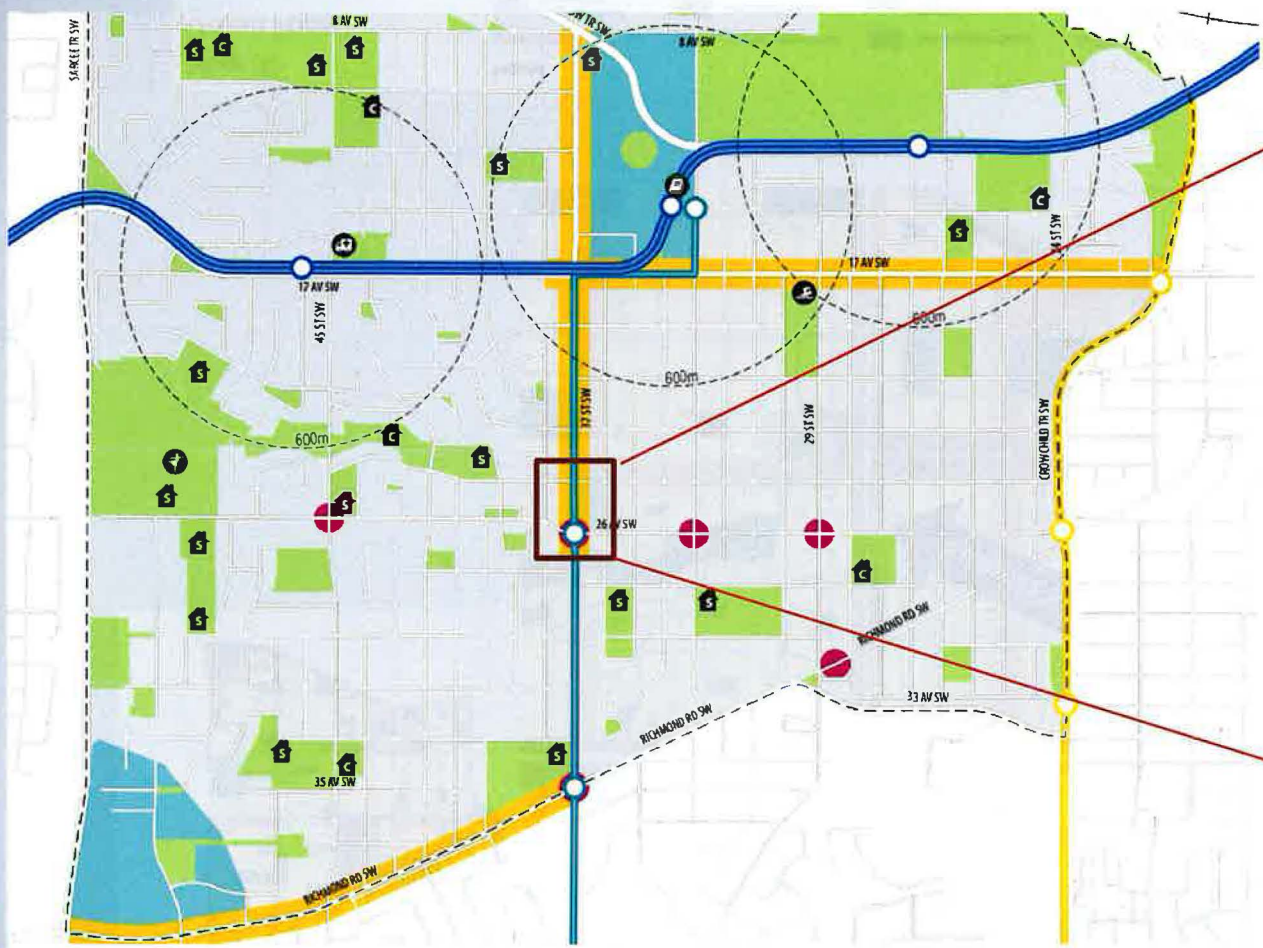
- Legend**
- | | | | |
|--------------------------|---------------------|---------------------------|-----------------------------------|
| Urban Form | Neighbourhood Local | Parks and Open Space | Additional Policy Guidance |
| Neighbourhood Commercial | Commercial Centre | City Civic and Recreation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



Map 4:
Building Scale

- Legend**
- | | |
|----------------------------------|-----------------------------|
| Limited (up to 3 Storeys) | High (up to 26 Storeys) |
| Low - Modified (up to 4 Storeys) | No Scale Modifier |
| Low (up to 6 Storeys) | Parks, Civic and Open Space |
| Mid (up to 12 Storeys) | Plan Area Boundary |

26 Avenue/37 Street Transit Station Area



- Legend**
- 26 Avenue SW Core Zone
 - 26 Avenue SW Transition Zone

Map 2:
Community
Characteristics

- Legend**
- | | | | |
|-------------------------------|--------------------|---------------------------|-------------------------------|
| Community Centre | Art Centre | MAX Yellow | Community Activity Centre |
| Library | Emergency Services | Distance From Station | Neighbourhood Activity Centre |
| School | Arena | Freight Rail Corridor | Parks, Civic and Recreation |
| Aquatic and Recreation Centre | LRT Blue Line | Neighbourhood Main Street | Plan Area Boundary |
| MAX Teal | | | |