



# Public Hearing of Council

## Agenda Item: 7.1.1



# LOC2022-0209 / CPC2023-0689

## Land Use Amendment

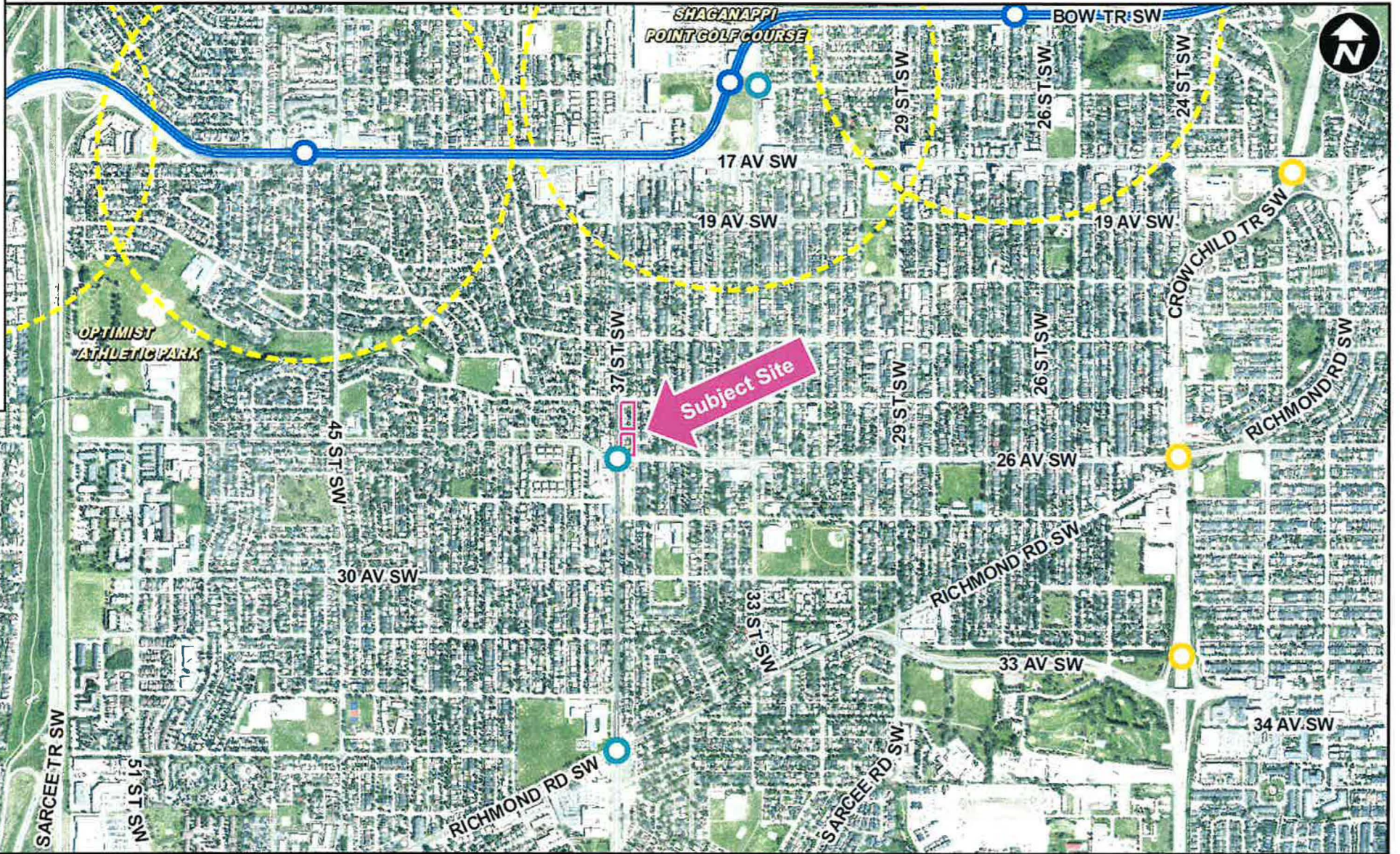
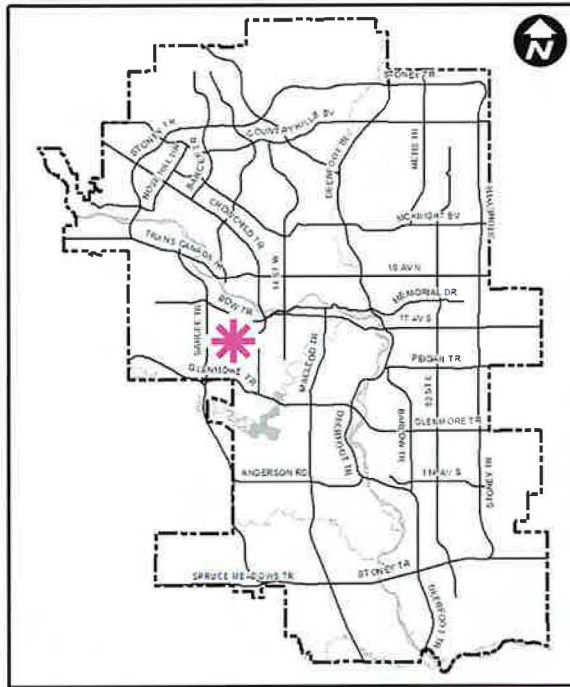
October 3, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
OCT 03 2023  
ITEM: 7.1.1 CPC2023-0689  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

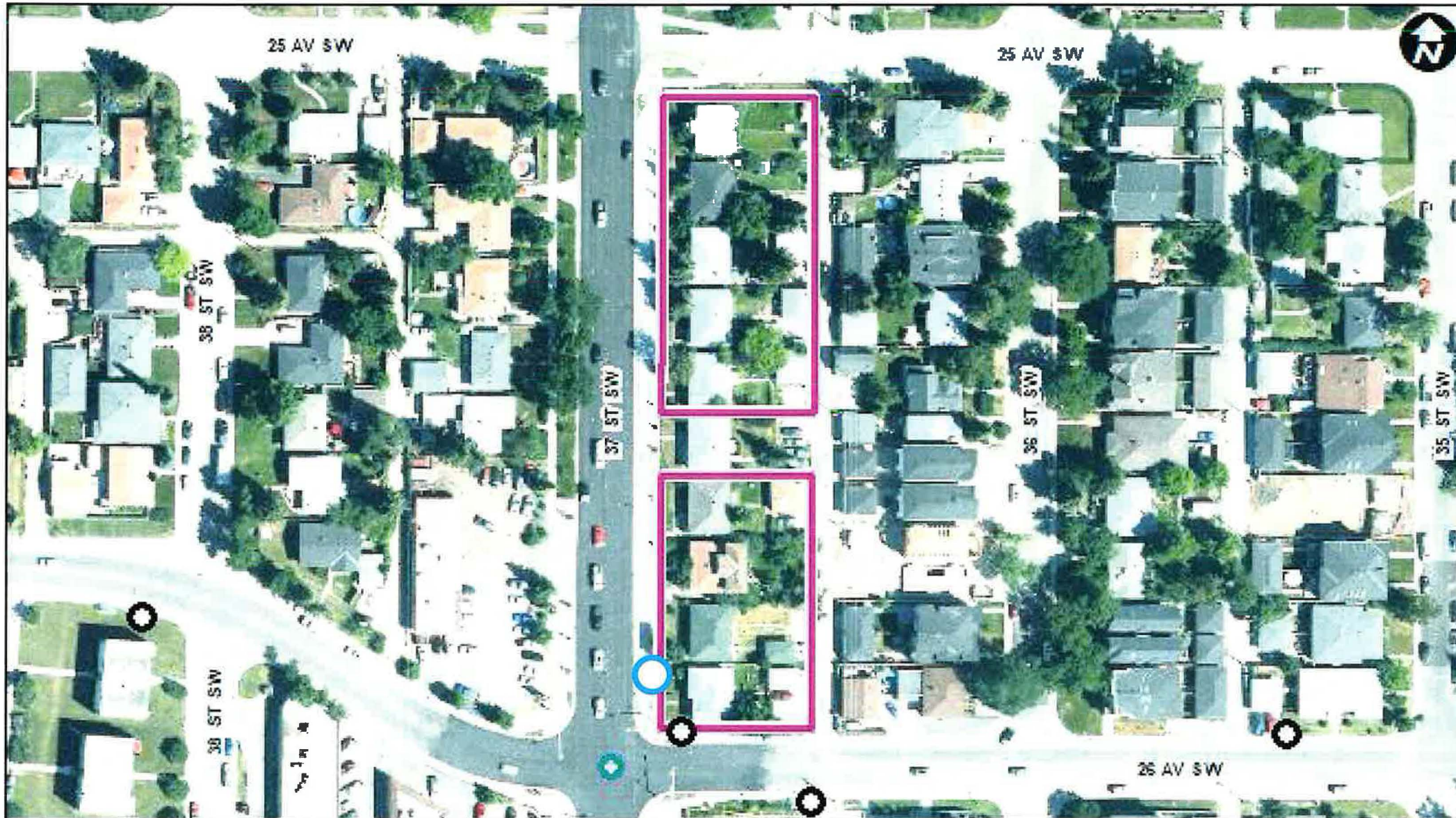
That Council:

Give three readings to **Proposed Bylaw 149D2023** 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



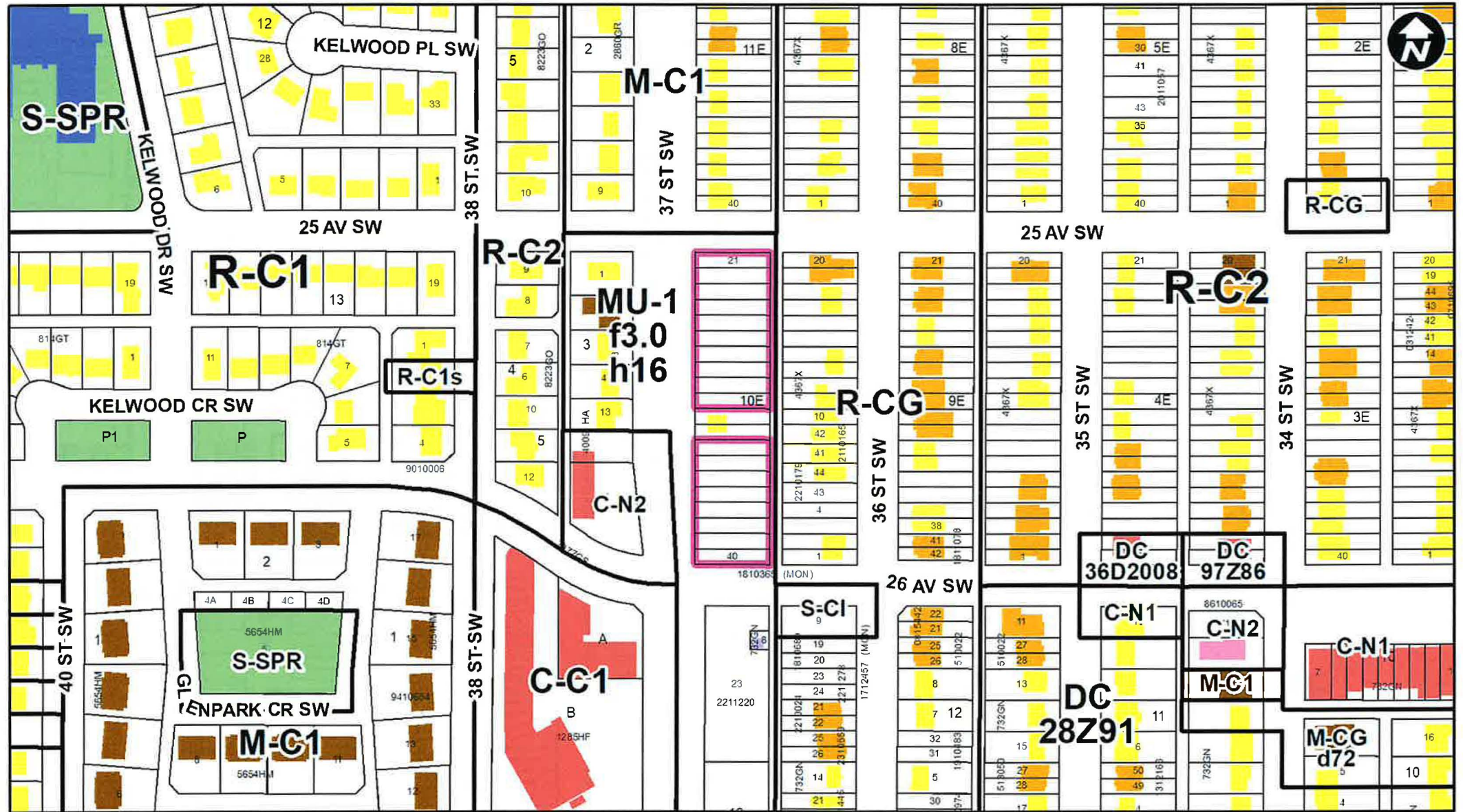
- Max BRT Stop
- Bus Stop

Parcel Size:

0.50ha

**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 – Active Frontage (MU-2) District:

- Allows street-oriented mixed-use developments with a requirement for commercial uses at grade to promote activity at street level
- Maximum Floor Area Ratio (FAR) of 4.0
- Maximum height of 26 metres (6 storeys)

## Calgary Planning Commission's Recommendation:

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## Supplementary Slides





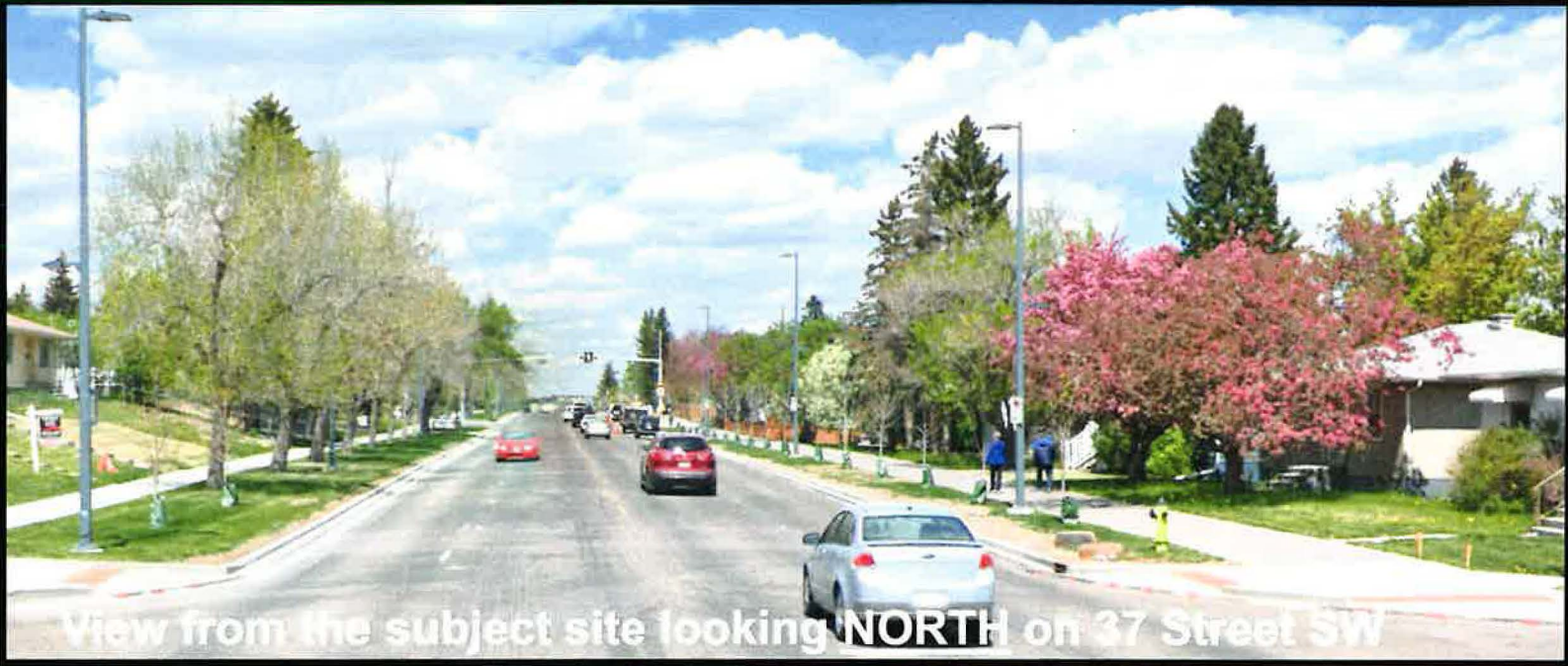
View of site looking EAST on 37 Street SW



View from site looking WEST on 37 Street SW



View from site looking SOUTH on 37 Street SW



View from the subject site looking NORTH on 37 Street SW



