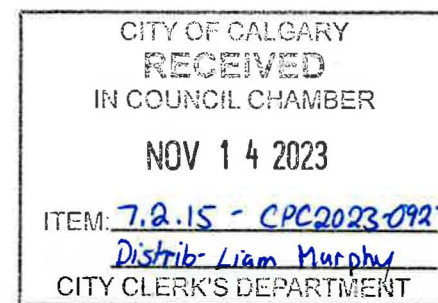


2416 37 ST SW

Item 7.2.15 | LOC2023-0136 | CPC2023-0927

Public Hearing Presentation | November 14, 2023

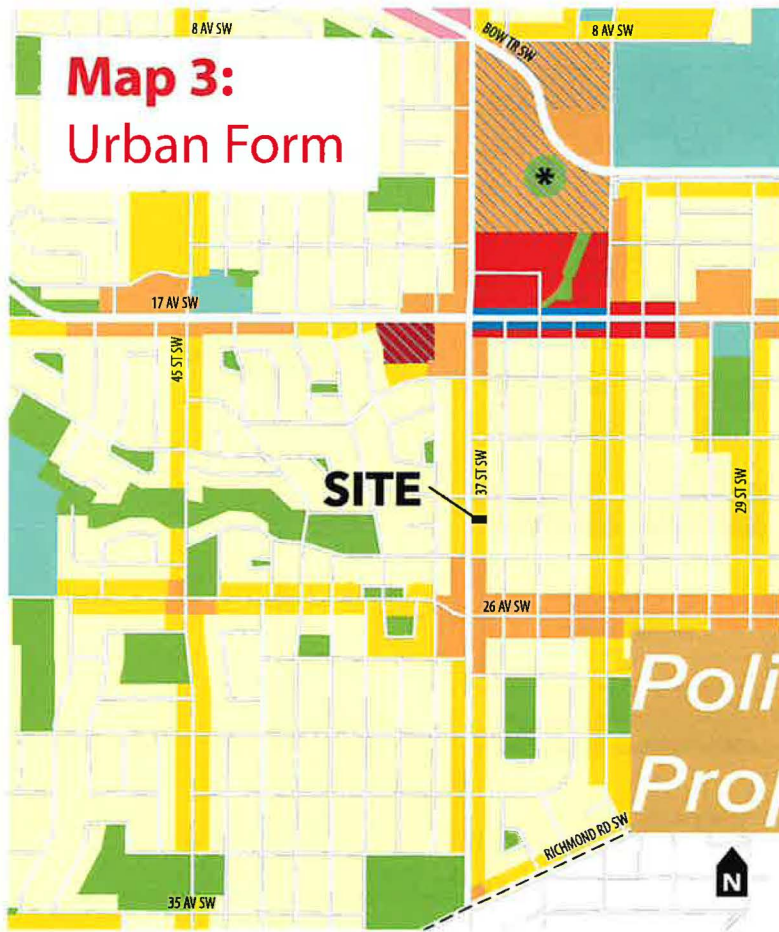
Prepared by CivicWorks



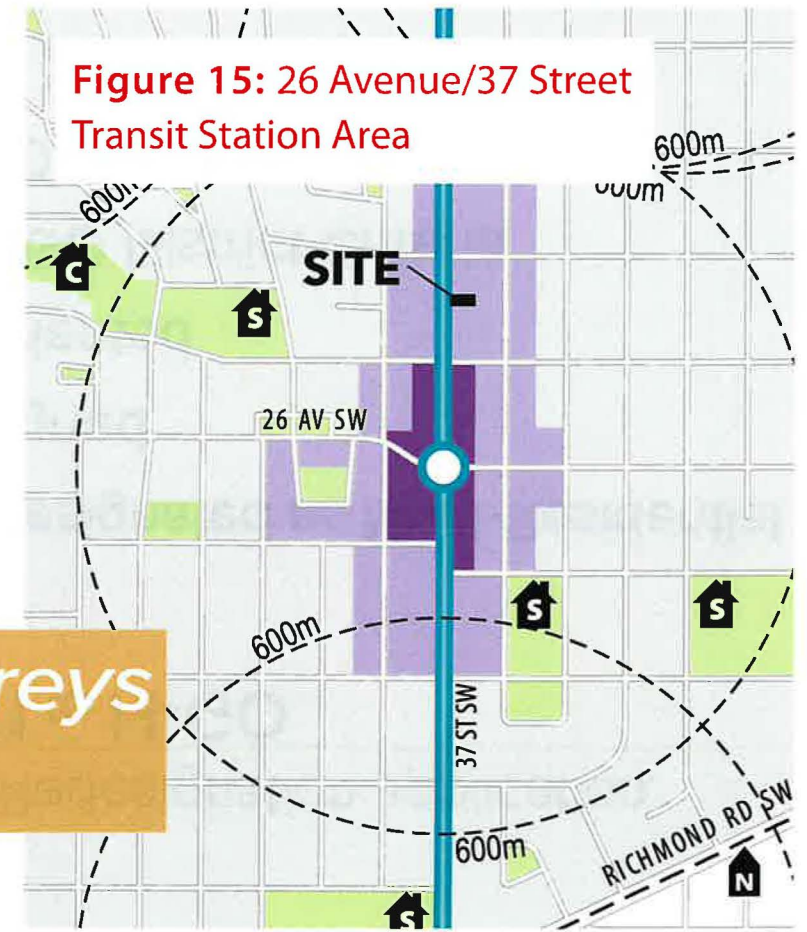
ec LIVING

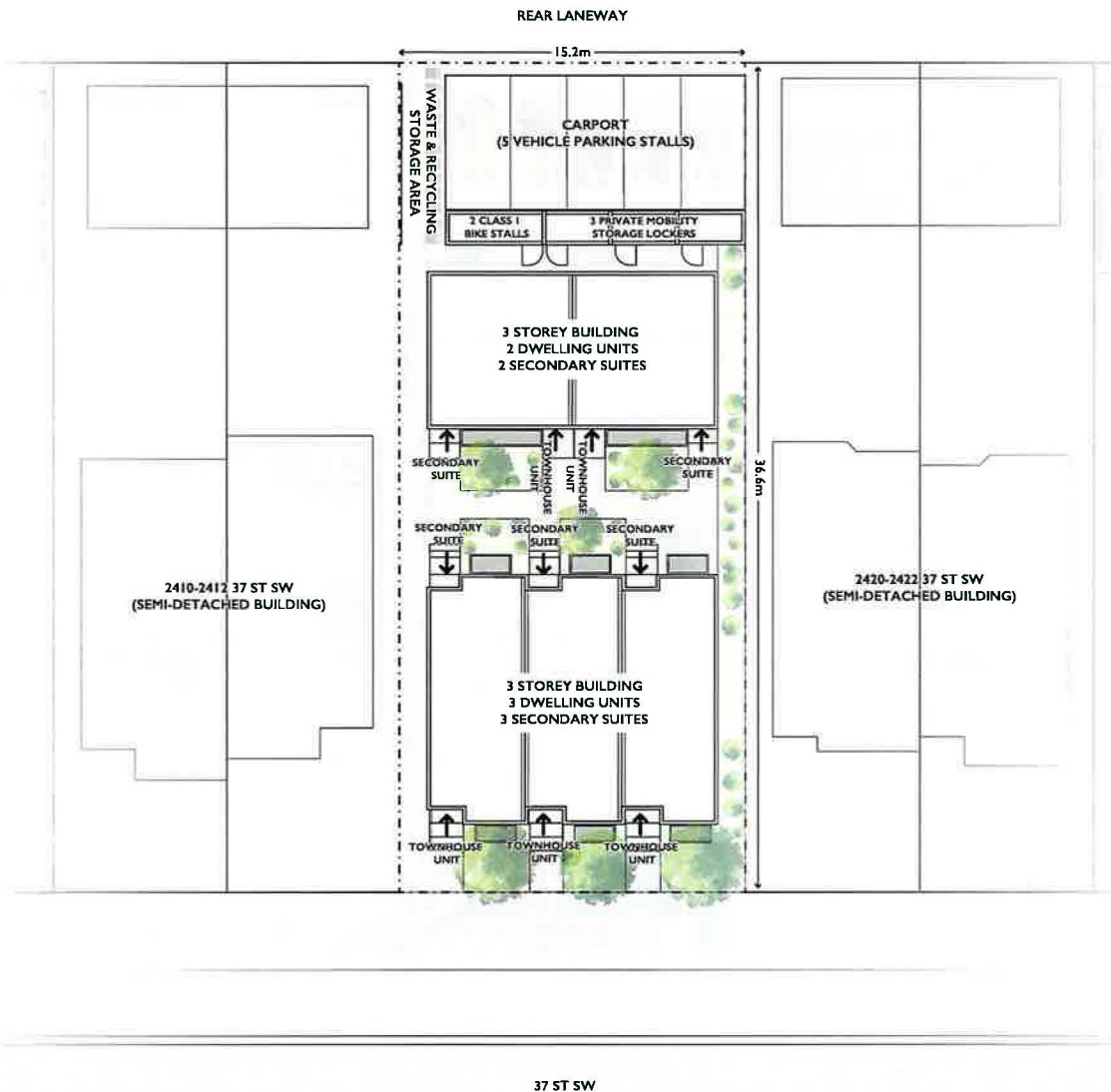


Main Street-Located
Transit-Oriented Development



*Policy Supports up to 6 Storeys
Proposal is for 3 Storeys*





Land Use Redesignation application:
from **M-C1** to **H-GO**

- Already designated as Multi-Residential
- Policy Aligned
- Transit Oriented
- Meets H-GO District Criteria
- Creates 10 New Homes



Custom On-Site Signage

Proposed Land Use Change

2416 37 ST SW
M-C1 District to Housing – Grade Oriented (H-GO) District

Hello Neighbour

We are proposing a land use change at 2416 37 ST SW from the existing Multi-Residential – Contextual Low Profile (M-C1) District to the new Housing – Grade Oriented (H-GO) District. The proposed change will enable a three-storey courtyard-oriented stacked townhouse development, with 5 larger townhouse units, 5 smaller flat-style units, 5 parking stalls in a carport, and 5 secure bike / scooter / trailer storage units.

The City of Calgary's new H-GO District is specifically intended to introduce a wider range of ground-oriented housing options in amenity-rich inner city areas like this one, specifically along higher order streets or close to Activity Centres, Main Streets and frequent transit service.

More information about the new H-GO District and recent bylaw changes aimed at creating more housing choice in our city: [calgary.ca/housingchoice](#)

Get In Touch

You can receive an email with materials for the proposed land use change, and more questions or feedback directly with the project team.

adrienne.coffey@engageoutworks.ca
engageoutworks.ca
587.747.0317
References: 462-316 - 2416 37 ST SW

City of Calgary Application Information: [Public.cmap.calgary.ca](#)
Application Reference: **LC2023-016**

Postcards to Neighbours

Proposed Land Use Change

2416 37 ST SW
M-C1 District to Housing – Grade Oriented (H-GO) District
City of Calgary Application Reference: LC2023-016

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More information about the new H-GO District and recent bylaw changes aimed at creating more housing choice in our city: [calgary.ca/housingchoice](#)

Find Out More

You can receive a copy of the project materials for the proposed land use change and the questions to feedback with the project team via email or by phone.

engageoutworks.ca
587.747.0317
References: 462-316 - 2416 37 ST SW

City of Calgary Application Information: [Public.cmap.calgary.ca](#)

Outreach Website

Proposed Land Use Change

2416 37 ST SW
M-C1 District to Housing – Grade Oriented (H-GO) District
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Notices & Outreach Summary

Proposed Land Use Change Application Summary

2416 37 ST SW
M-C1 District to Housing – Grade Oriented (H-GO) District
City of Calgary Application Reference: LC2023-016

Outreach Summary

The City of Calgary is pleased to bring you this Outreach Summary. This document provides a detailed overview of the project, including the proposed land use change, the project location, and the outreach activities conducted.

Launch May 2023 **Public Hearing Nov. 2023**

- Custom On-Site Signage
- Postcards to Neighbours
- Dedicated Project Website
- Project Voicemail + Email
- Notice Memos
- Applicant-Led Outreach Summary



Note: Building design is conceptual in nature and subject to change without notice. © 2014 EC Living. All rights reserved. For information purposes only.

Questions?

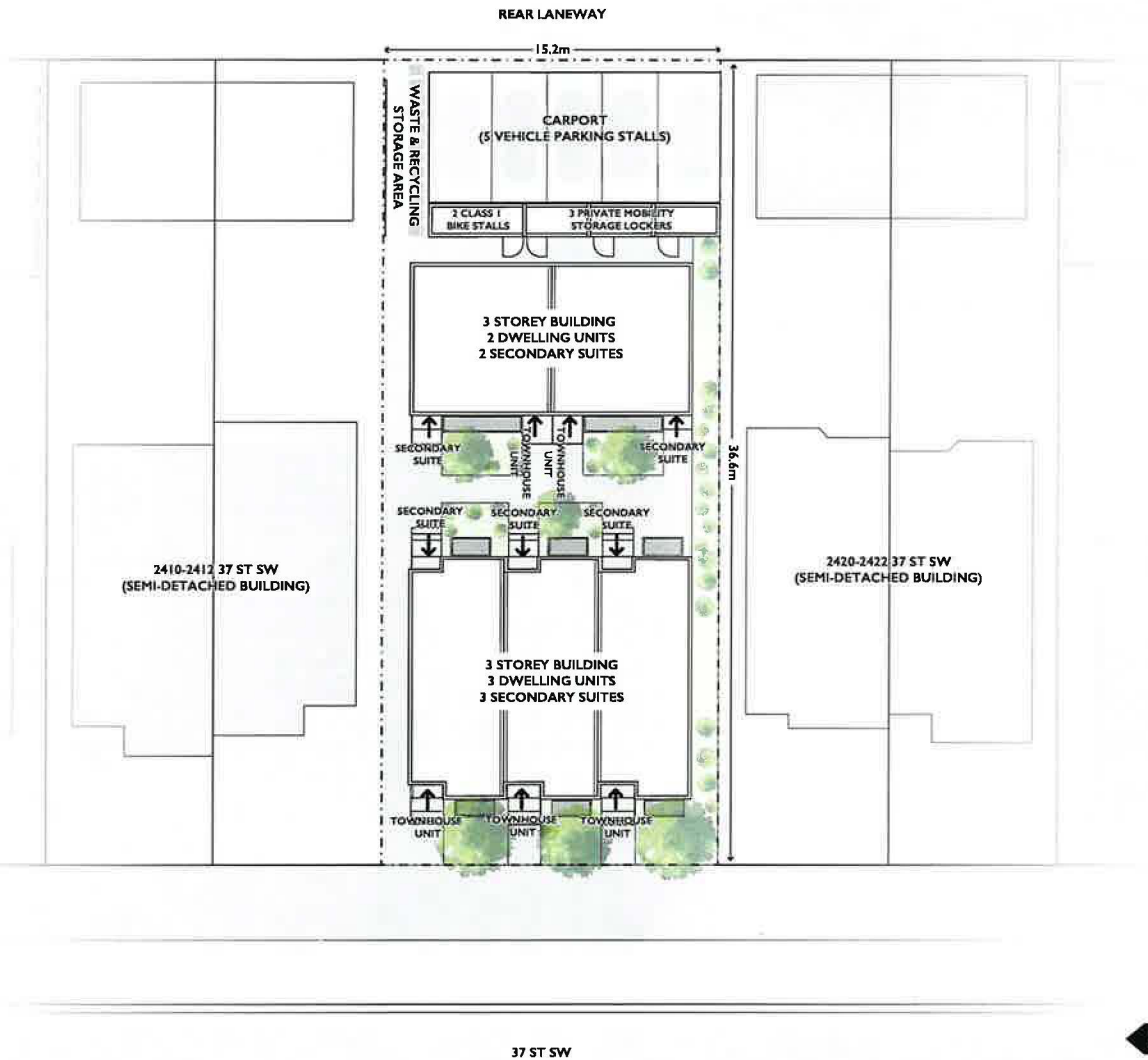


ec LIVING

Supplemental Slides



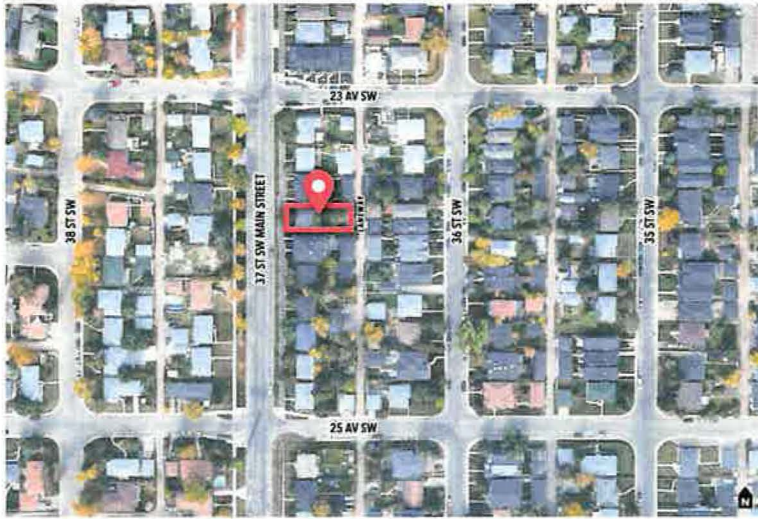
Note: Building design is conceptual in nature and subject to change through the review of DP2023-06498.



Land Use Application:
from M-C1 to H-GO

Development Vision:

- Rowhouse-Style Development
- Low Scale (3 Storeys / 12m)
- 5 Dwelling Units
- 5 Secondary Suites
- 5 Motor Vehicle Parking Stalls
- 5 Storage Units / Class-1 Bike Stalls



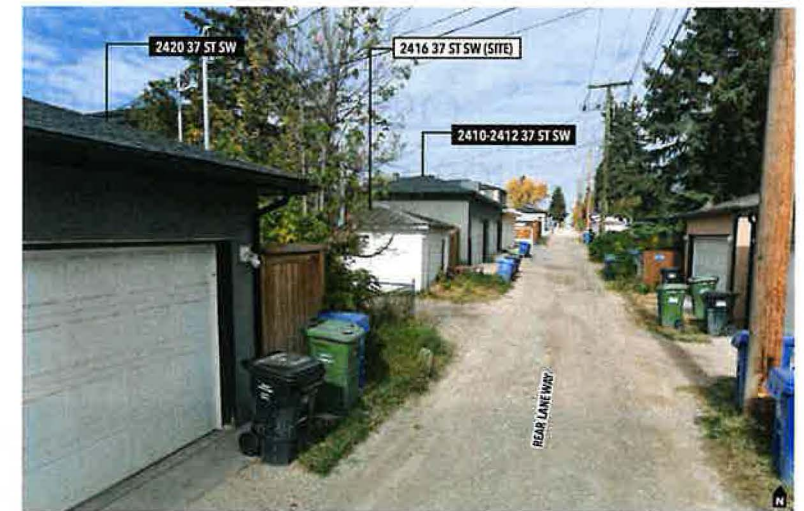
Aerial View



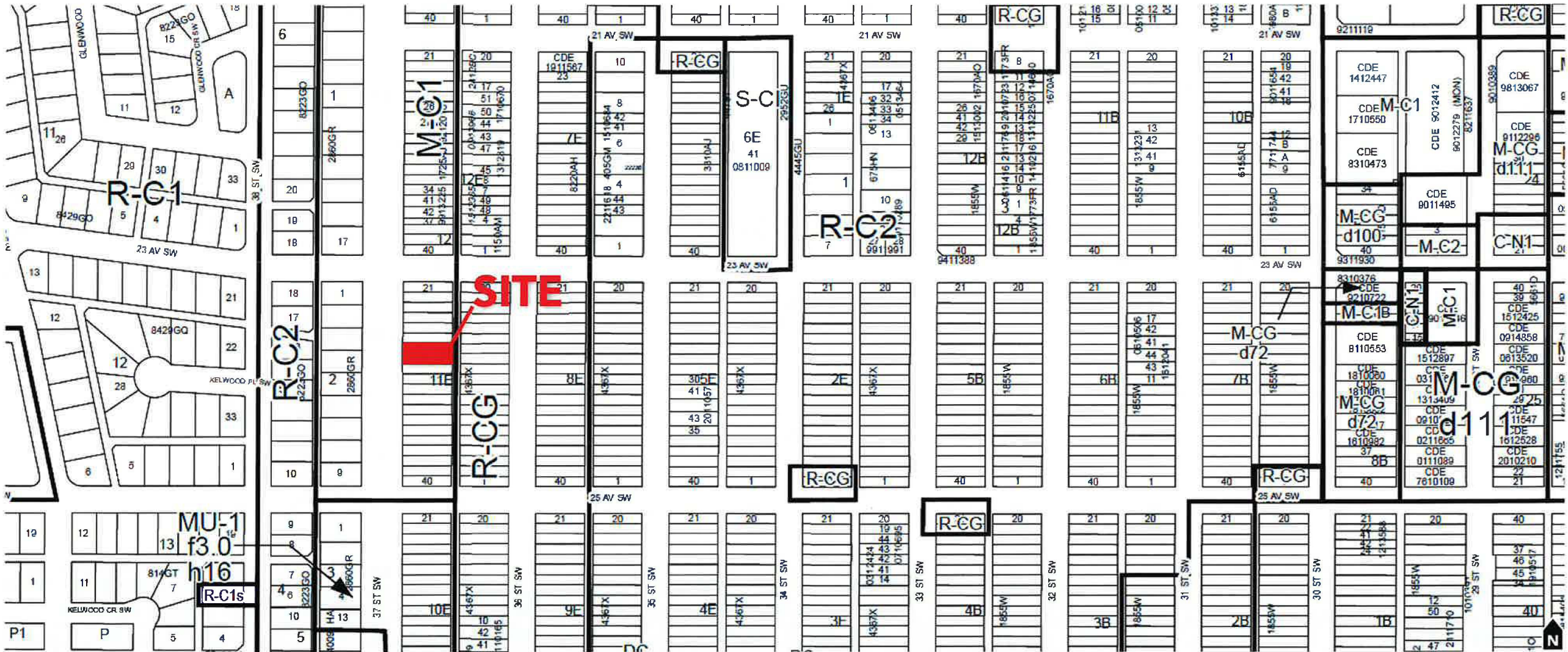
Looking East towards existing building from 37 ST SW

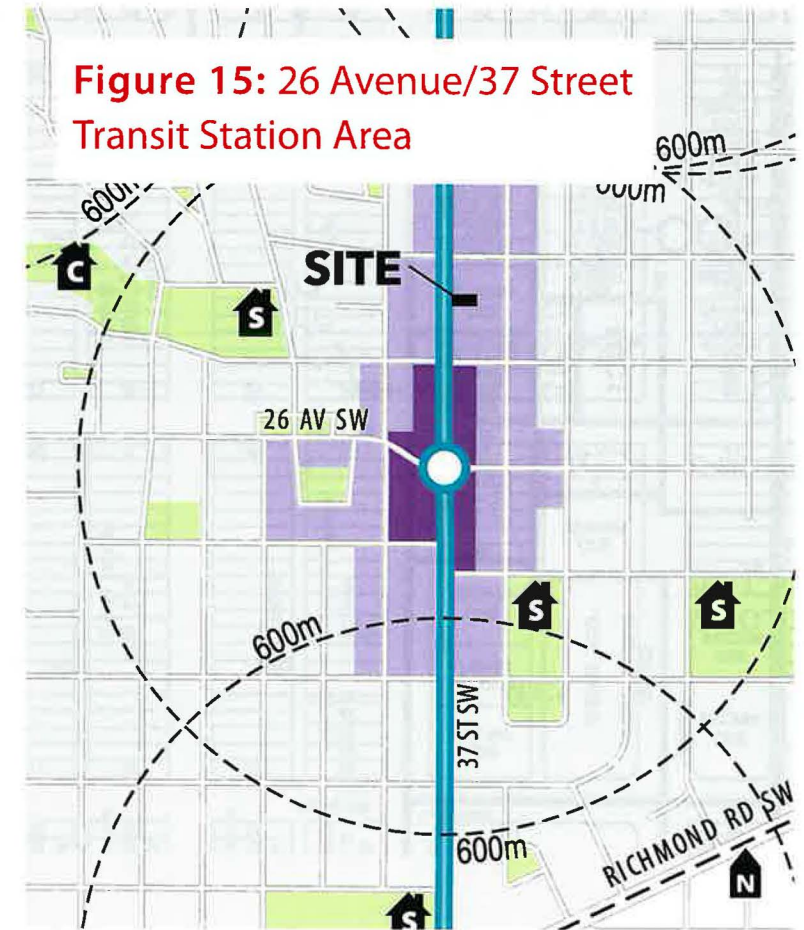
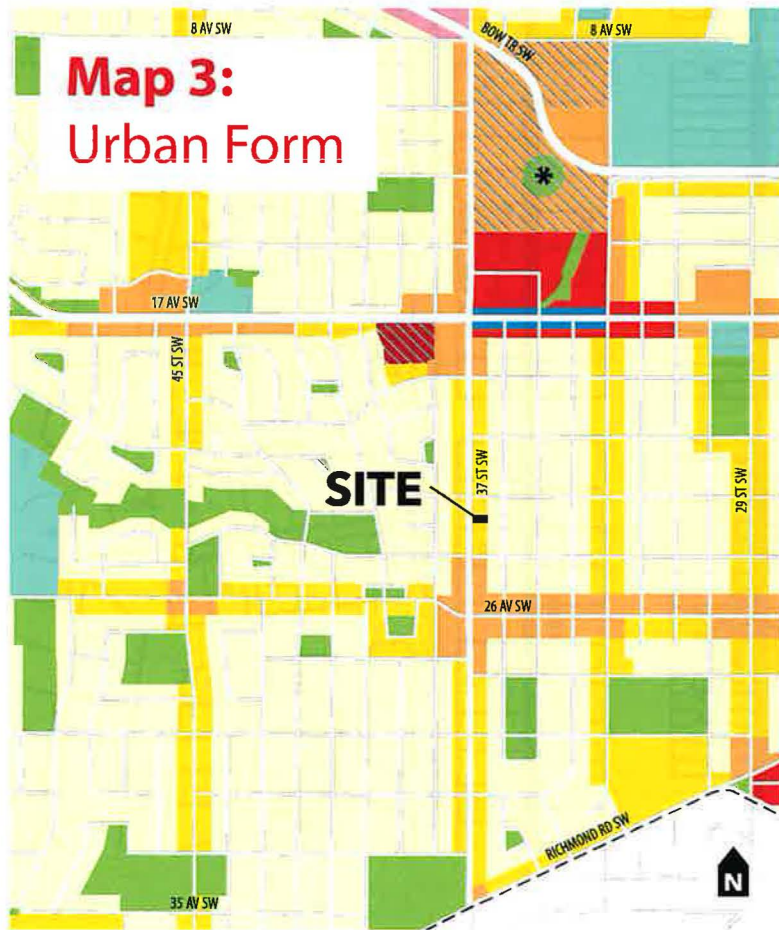


Looking Northeast towards existing building and adjacent properties



Looking north towards existing detached garage from rear laneway





DP2023-06498 Sun Shadow Study

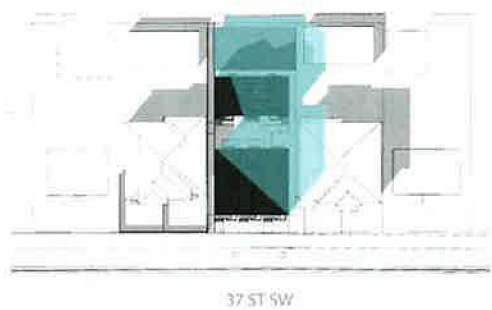
March 21



09:00

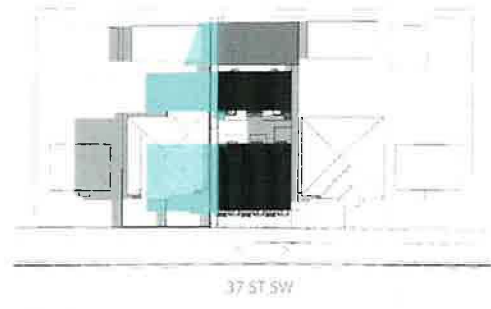


12:00

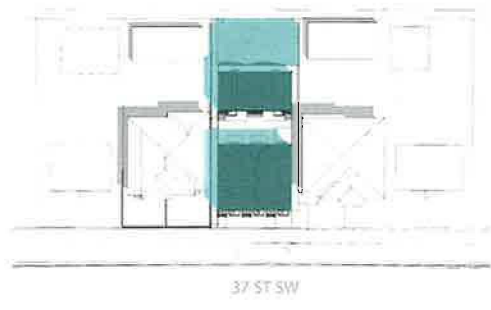


15:00

June 21



09:00

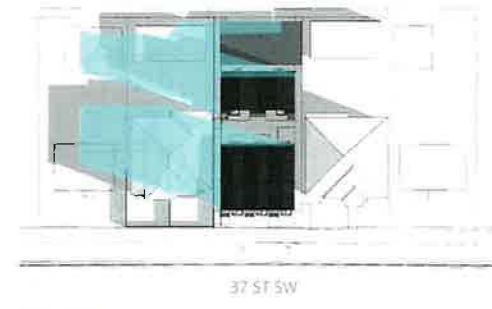


12:00



15:00

September 21



09:00

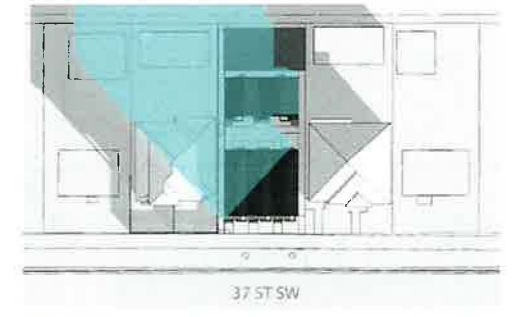


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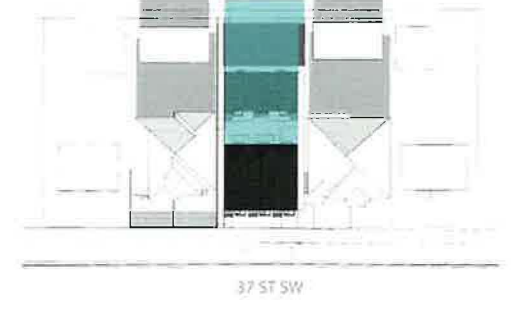


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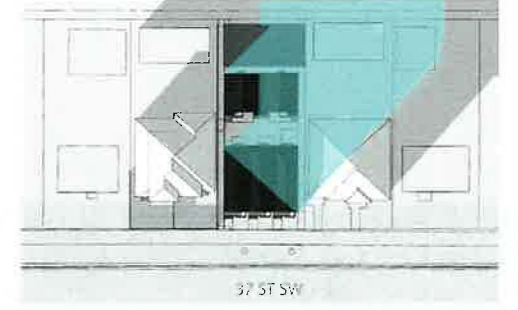
December 21



09:00



12:00



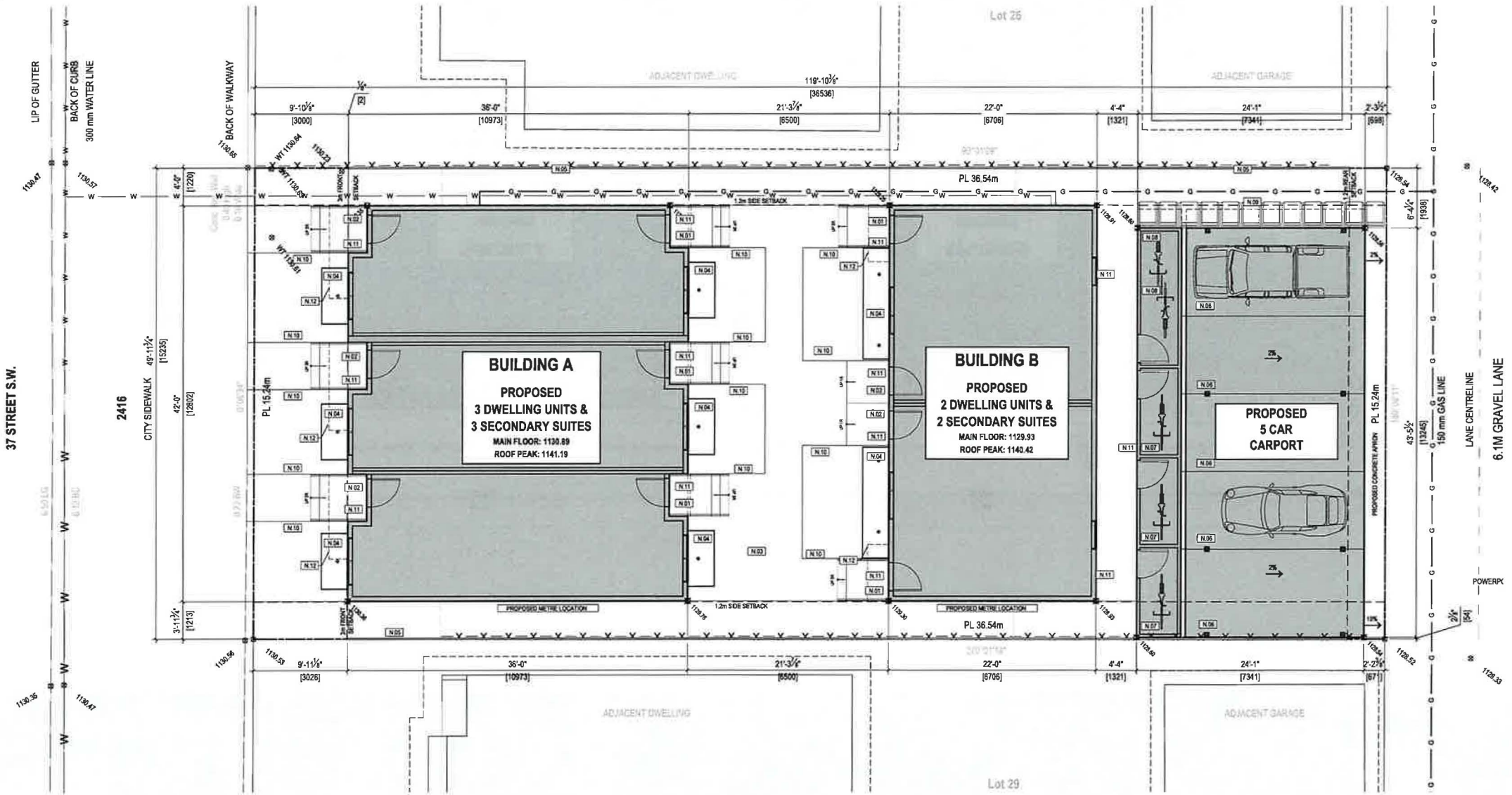
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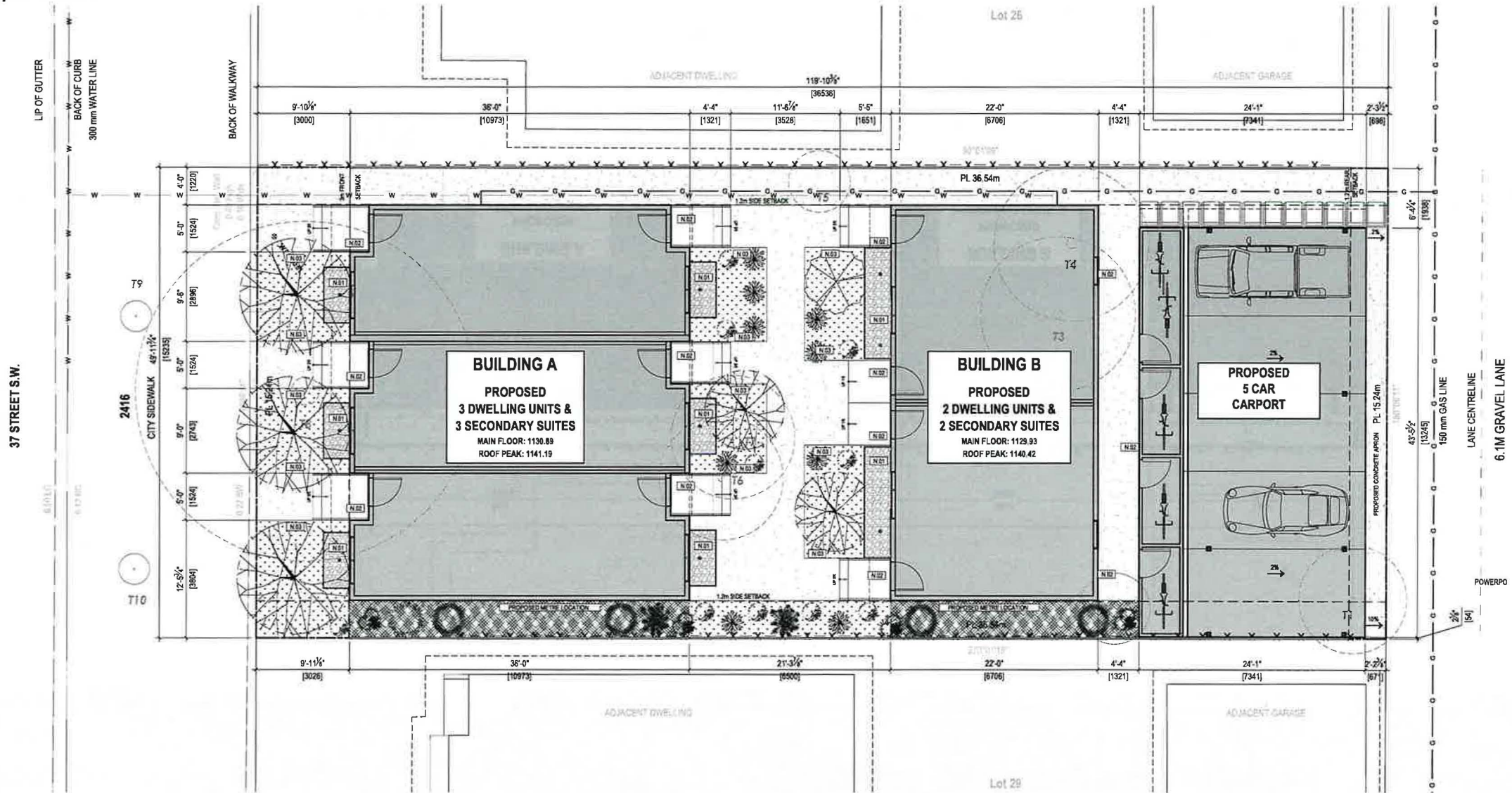
37 ST SW Contextual Streetscape Elevation



Site Plan



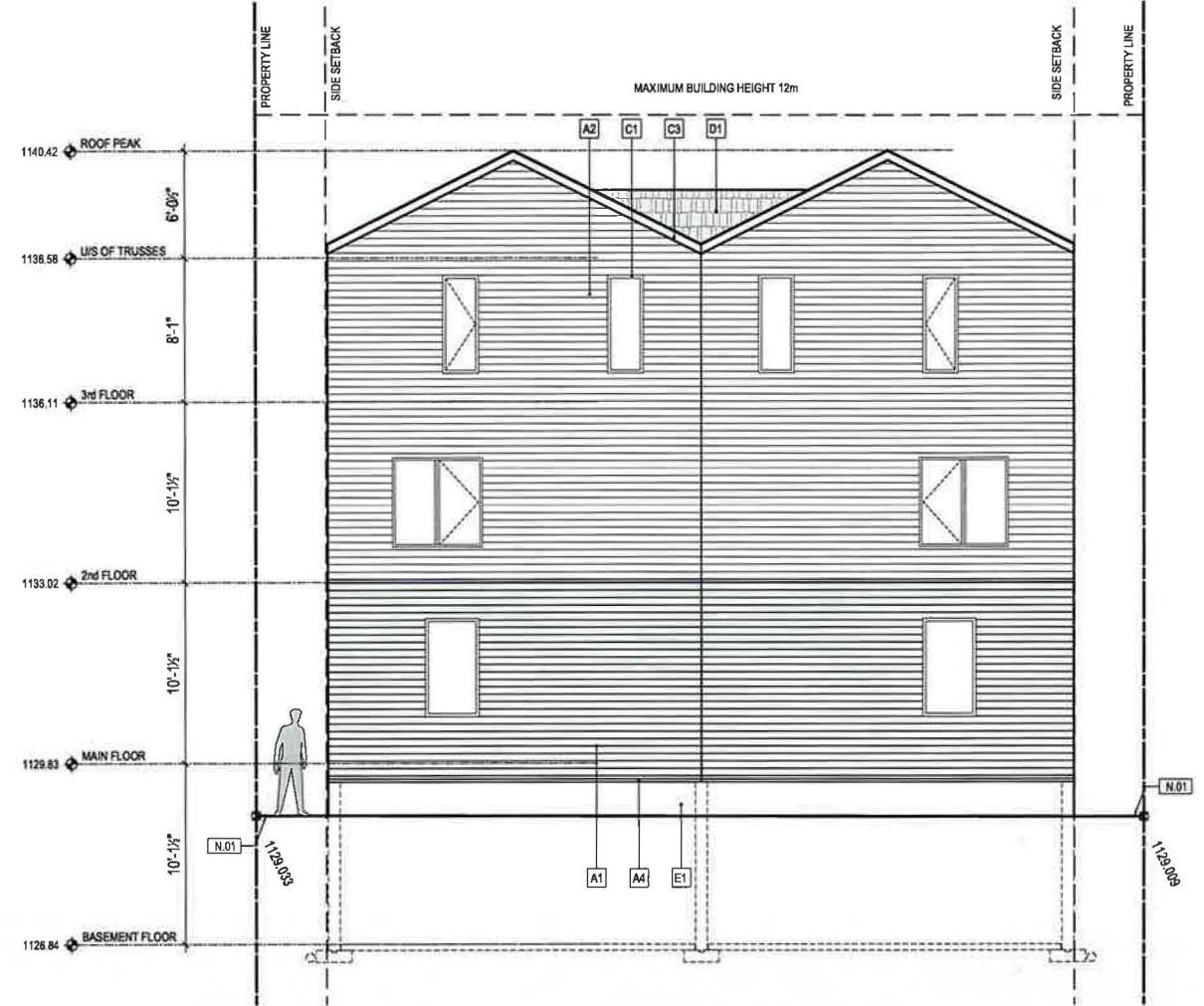
Landscape Plan



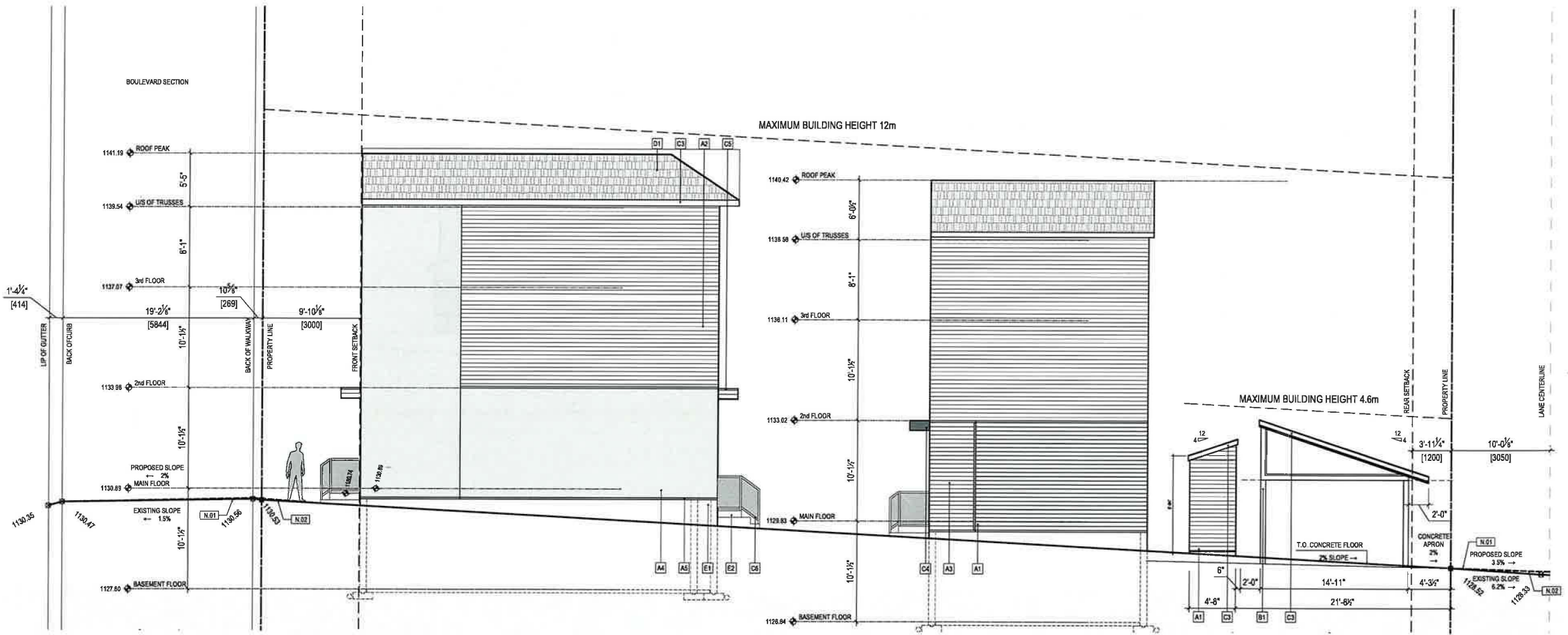
Front Building A Elevations



Rear Building B Elevations



South Elevation



North Elevation

