



Public Hearing of Council

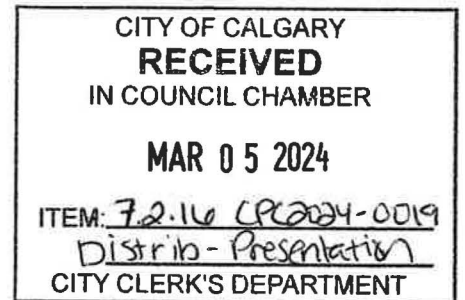
Agenda Item: 7.2.16



LOC2023-0319 / CPC2024-0019

Land Use Amendment

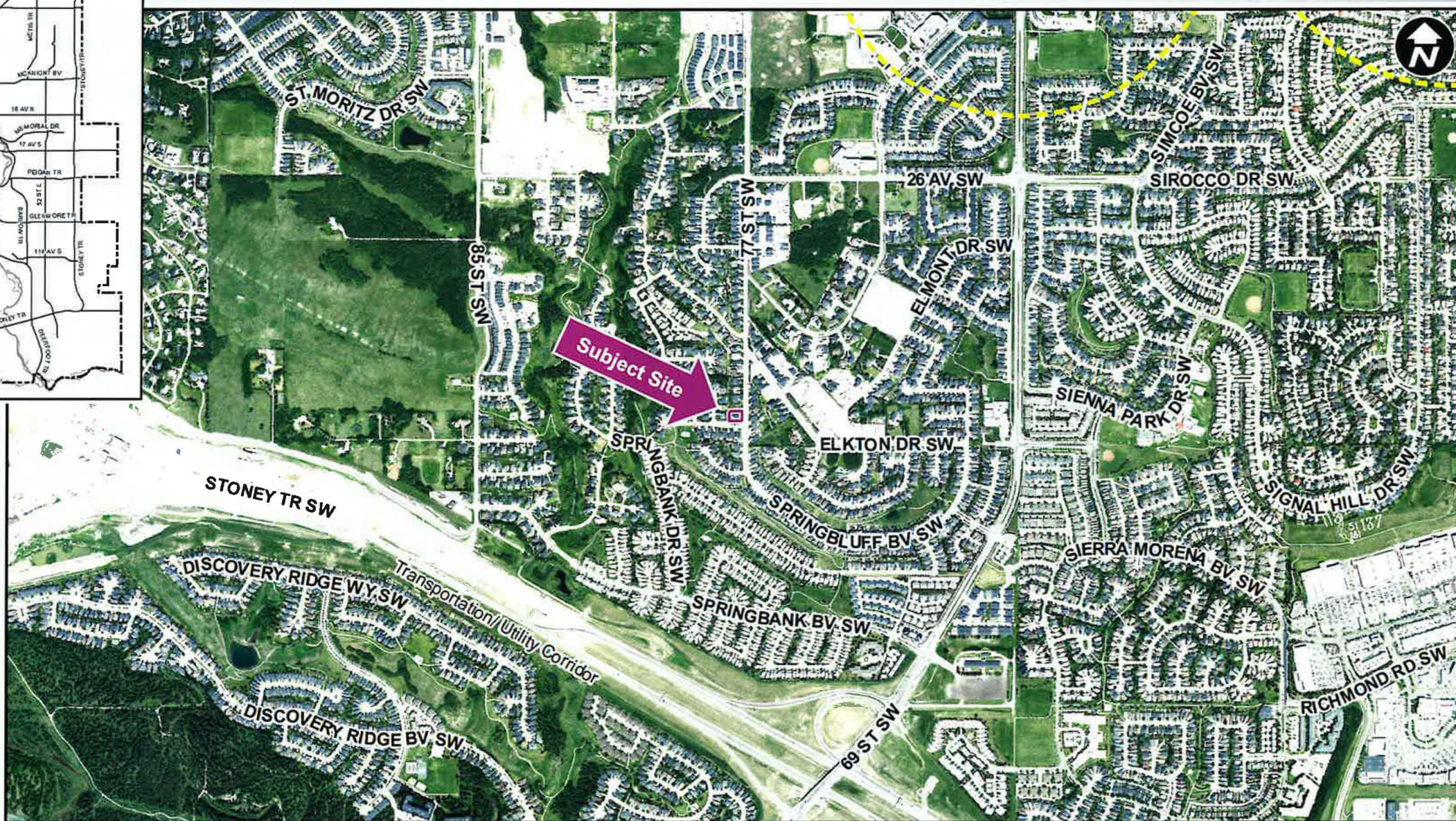
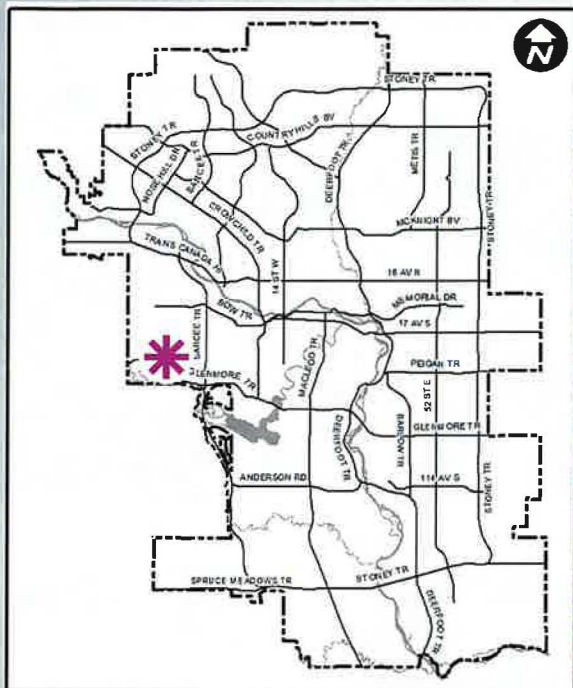
March 5, 2024



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 85D2024** for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 3371 – 77 Street SW (Plan 0311562, Block 1, Lot 5) from Direct Control (DC) District to Residential – One Dwelling (R-1s) 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



LEGEND
○ Bus Stop

Parcel Size:
0.11 ha
29 m x 39 m

Proposed Land Use Map

6



Proposed Residential – One Dwelling (R-1s) District:

- Accommodates single detached dwellings, secondary suites and backyard suites
- Maximum height of 12 metres
- Maximum of one dwelling unit
- Secondary suites are a permitted use

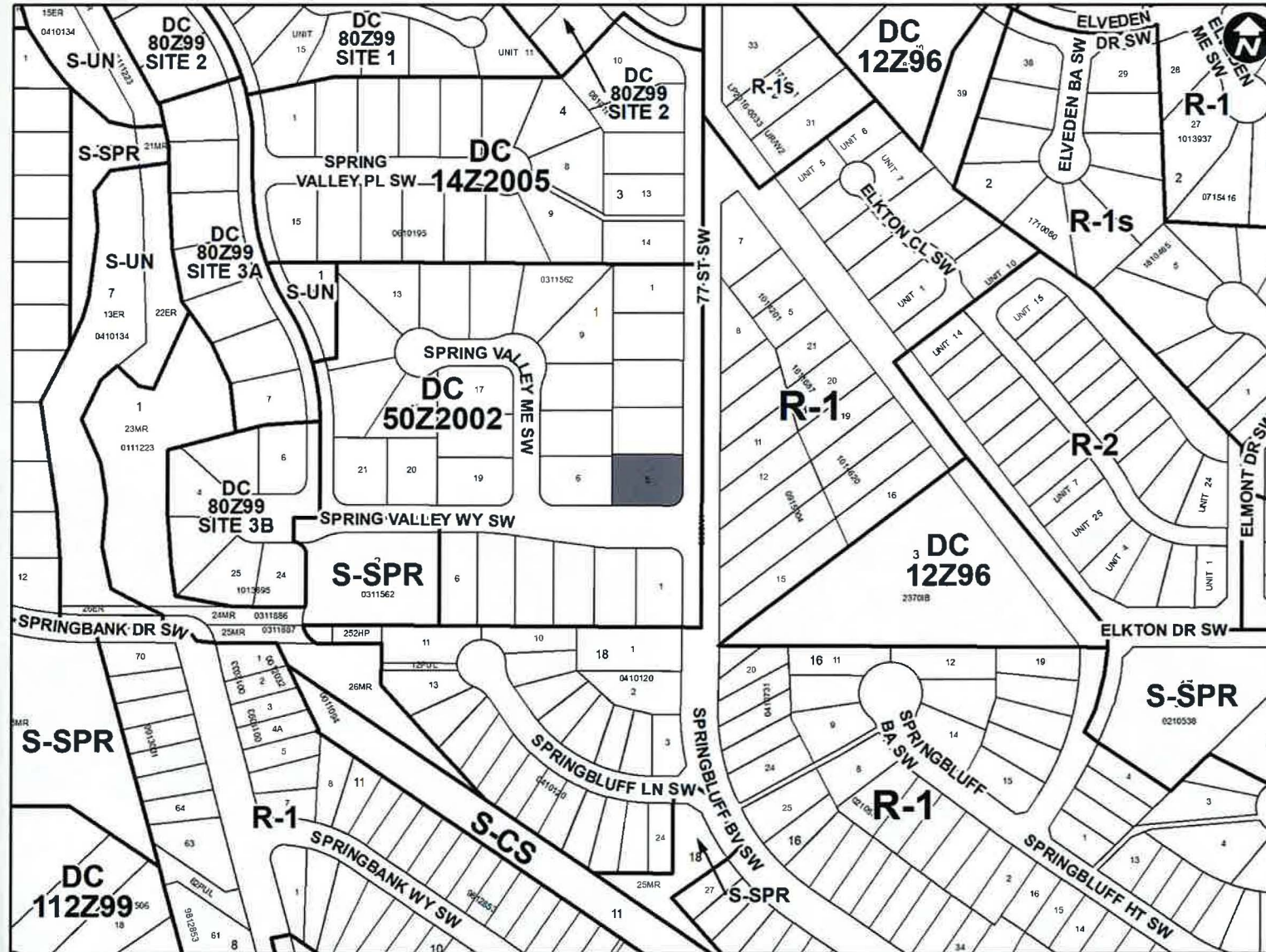
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Supplementary Slides

Existing Land Use Map

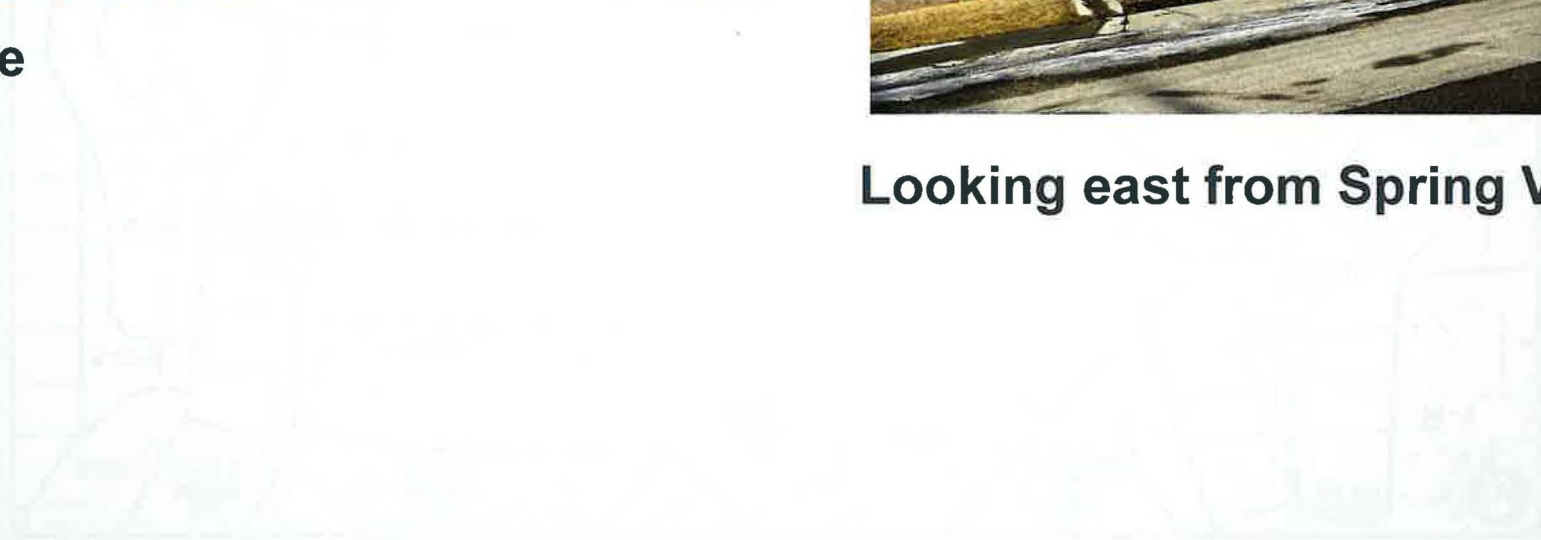




Driveway on site



Looking east from Spring Valley WY SW





Looking north from Spring Valley WY SW



Looking west from 77 St SW