



# Public Hearing of Council

Agenda Item: 7.2.29



## LOC2023-0363 / CPC2024-0108

### Land Use Amendment

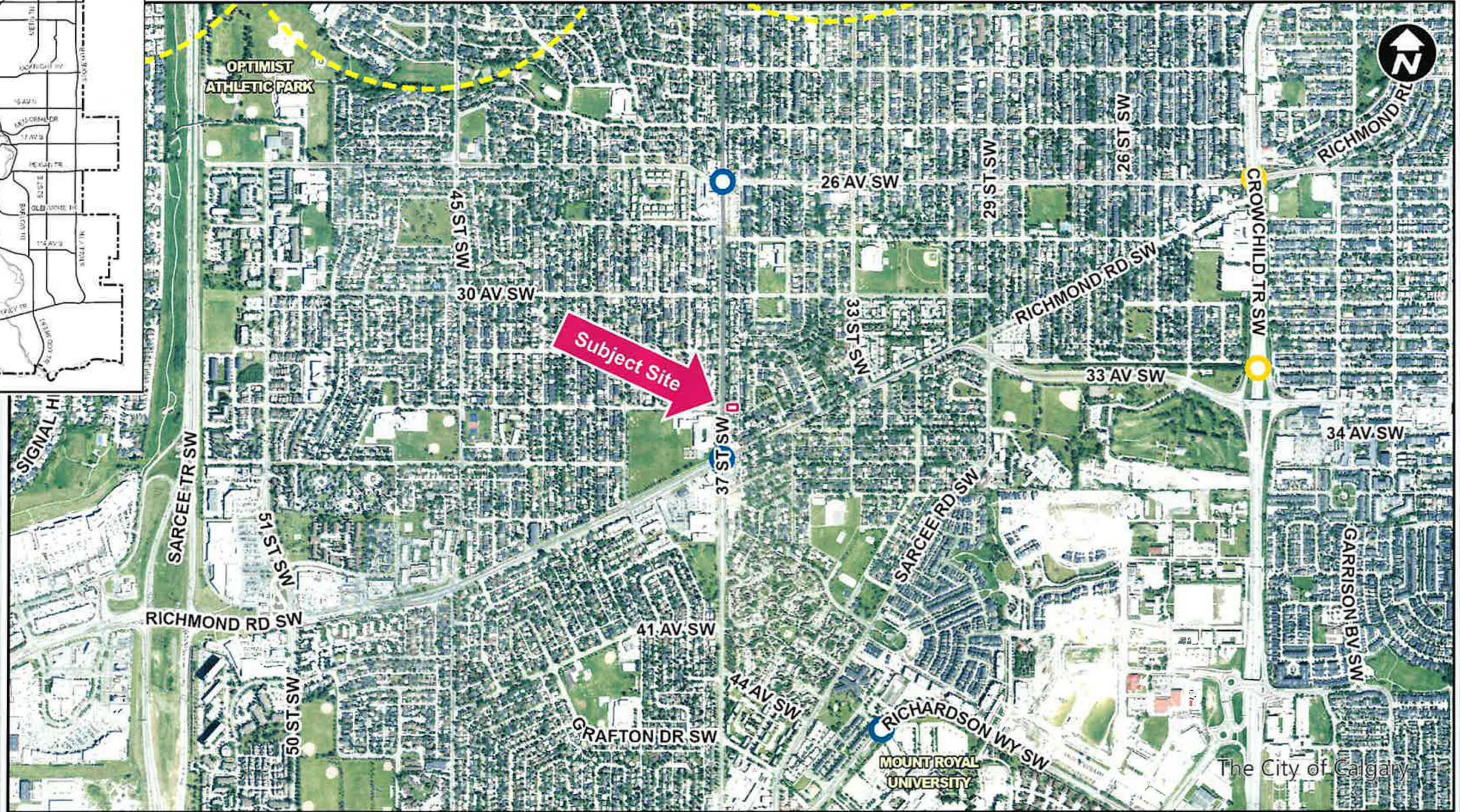
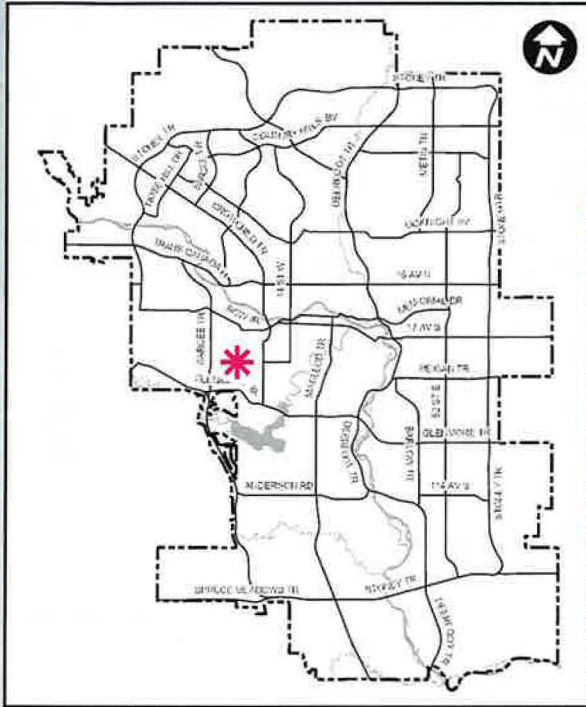
May 7, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
MAY 07 2024  
ITEM: 7.2.29, CPC2024-0108  
Distrils - Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 119D2024** for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 3438 – 37 Street SW (Plan 732GN, Block 3, Lot 17) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Housing – Grade Oriented (H-GO) 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



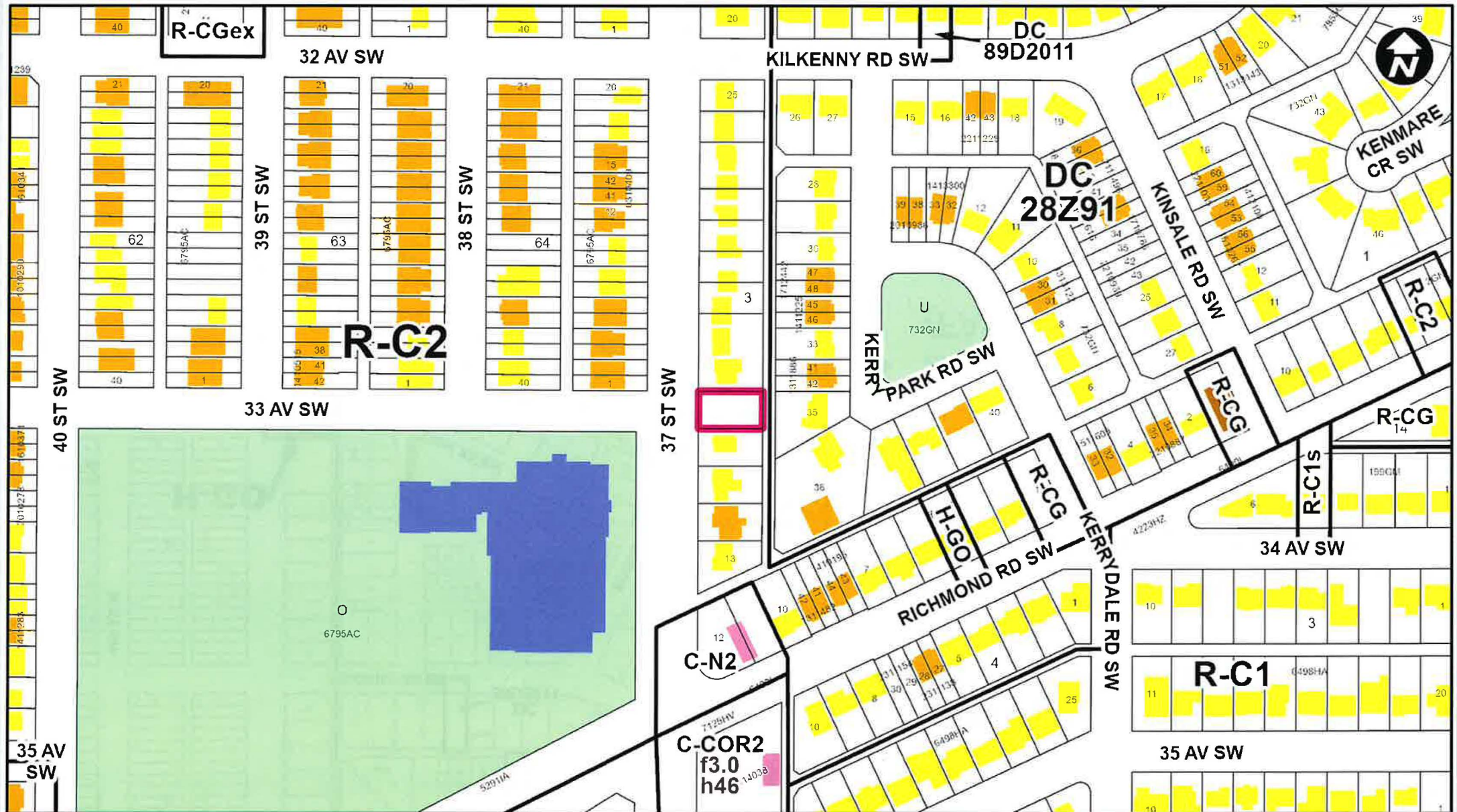
○ Bus Stop

Parcel Size:

0.06 ha  
18m x 32m

# 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 Housing – Grade Oriented (H-GO) District:

- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and secondary suite;
- a maximum floor area ratio (FAR) of 1.5; and
- a maximum building height of 12.0 metres.



**Map 3:**  
Urban Form

**Legend**

Urban Form

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector



**Map 4:**  
Building Scale

**Legend**

- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)

★ Subject Site

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# Supplementary Slides







View of site looking EAST across 37 Street SW



View from site looking SOUTH on 37 Street SW



View from site looking NORTH on 37 Street SW