



LOC2023-0391 / CPC2024-0456

Land Use Amendment

June 20th, 2023

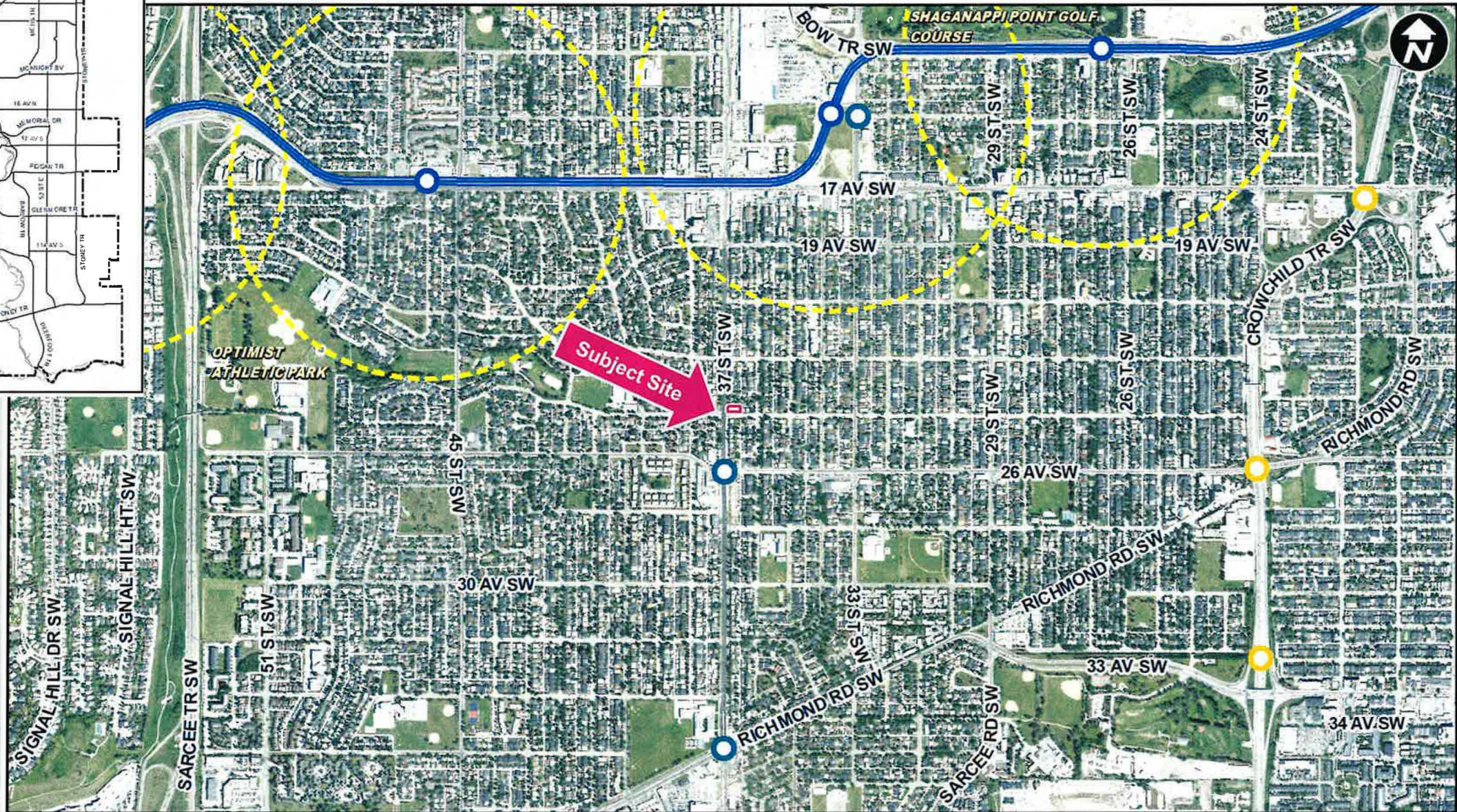
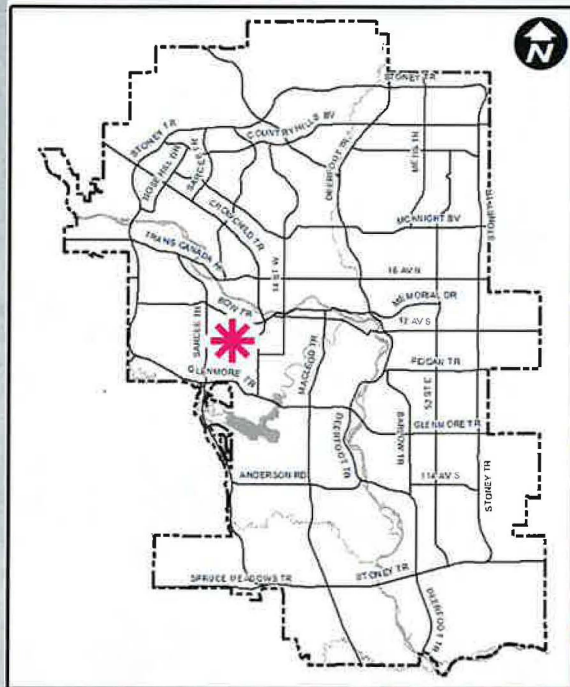
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 20 2024
ITEM: 7.2.3 CPC2024-0456
Distrib - Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

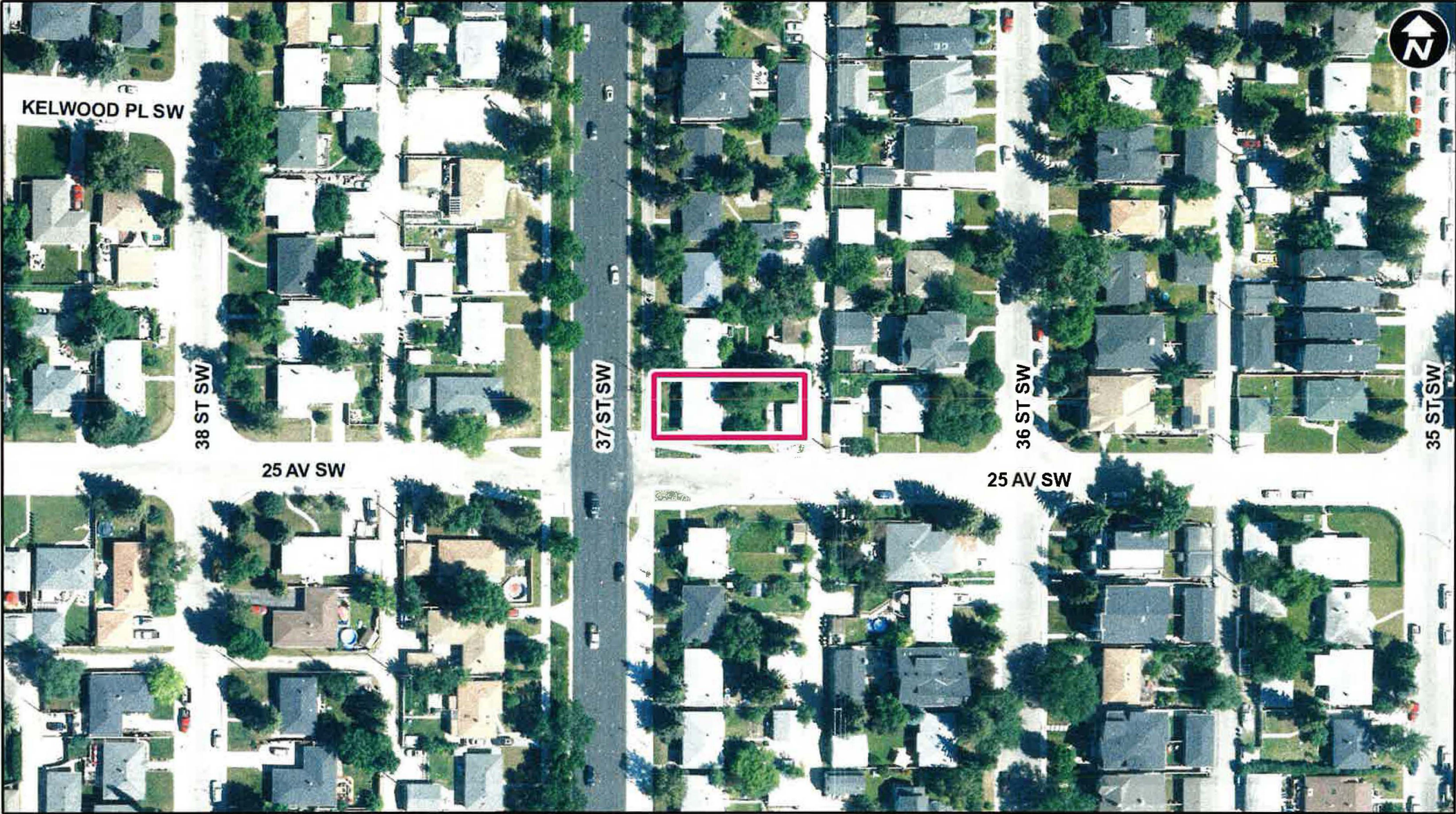
Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2440 – 37 Street SW (Plan 4367X, Block 11E, Lots 39 and 40) from Multi-Residential – Contextual Low Profile (M-C1) District to Commercial – Neighbourhood 1 (C-N1) District.





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:

0.06 ha
15 m x 36 m



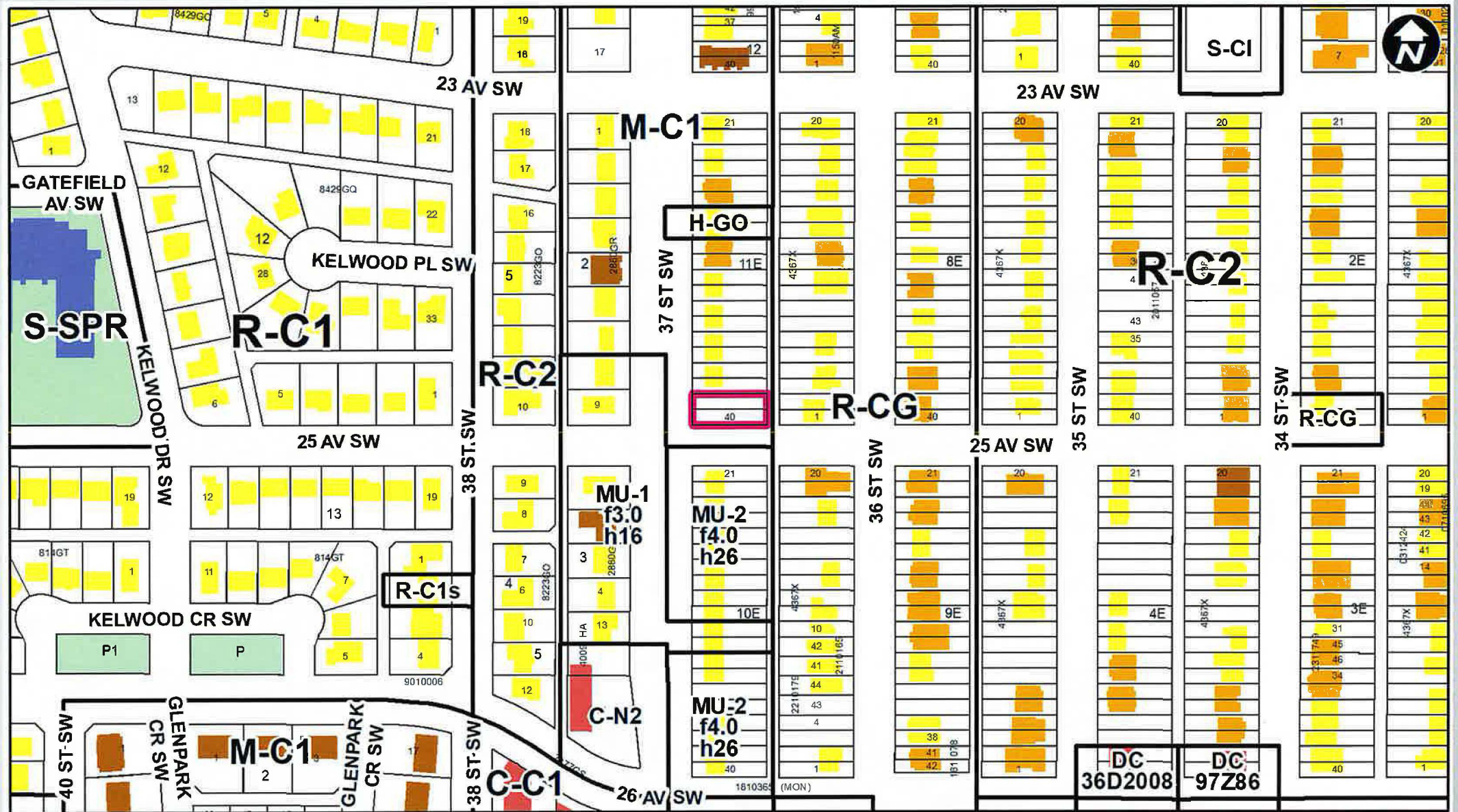


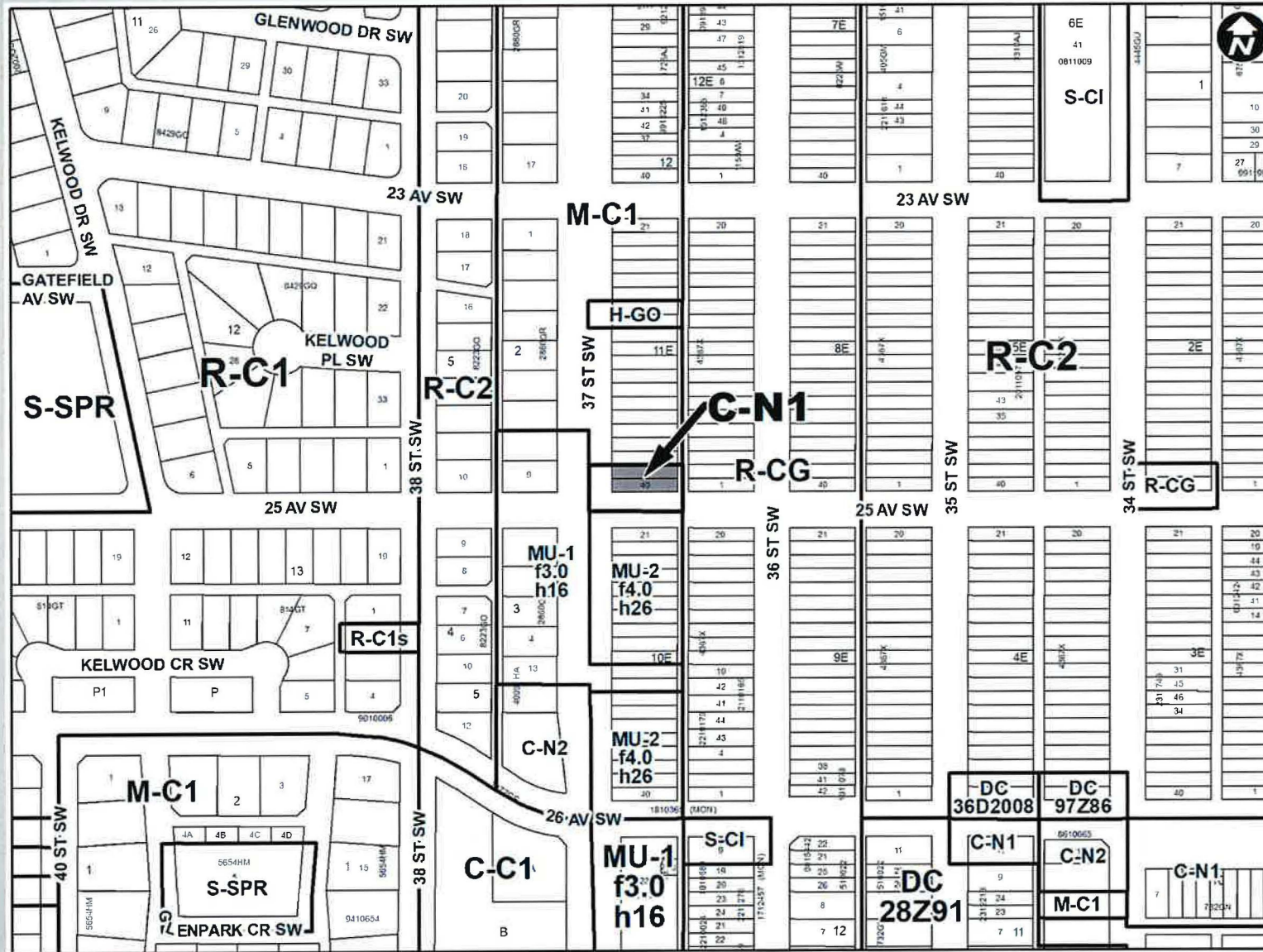


Surrounding Land Use

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 Commercial – Neighbourhood 1 (C-N1) District:

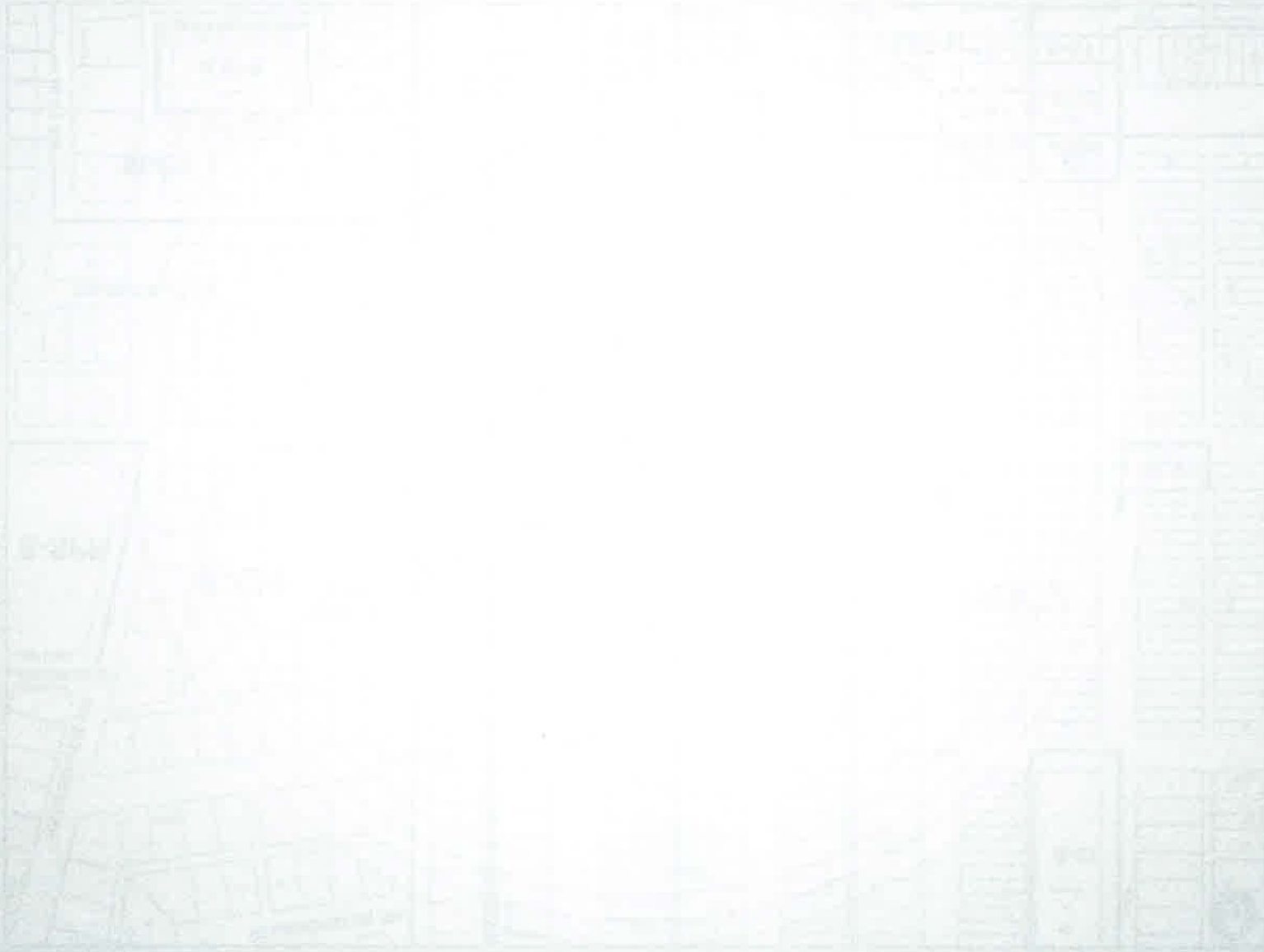
- allows small scale commercial developments with residential opportunities on the upper floors
- maximum floor area ratio (FAR) of 1.0
- maximum building height of 10 metres

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Supplementary Slides



Existing Land Use Map 14

