



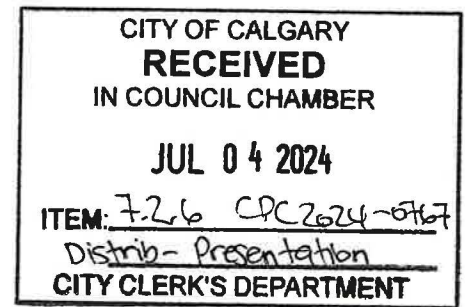
Calgary Planning Commission

Agenda Item: 7.2.6



LOC2024-0067 / CPC2024-0767 Land Use Amendment

2024-07-04

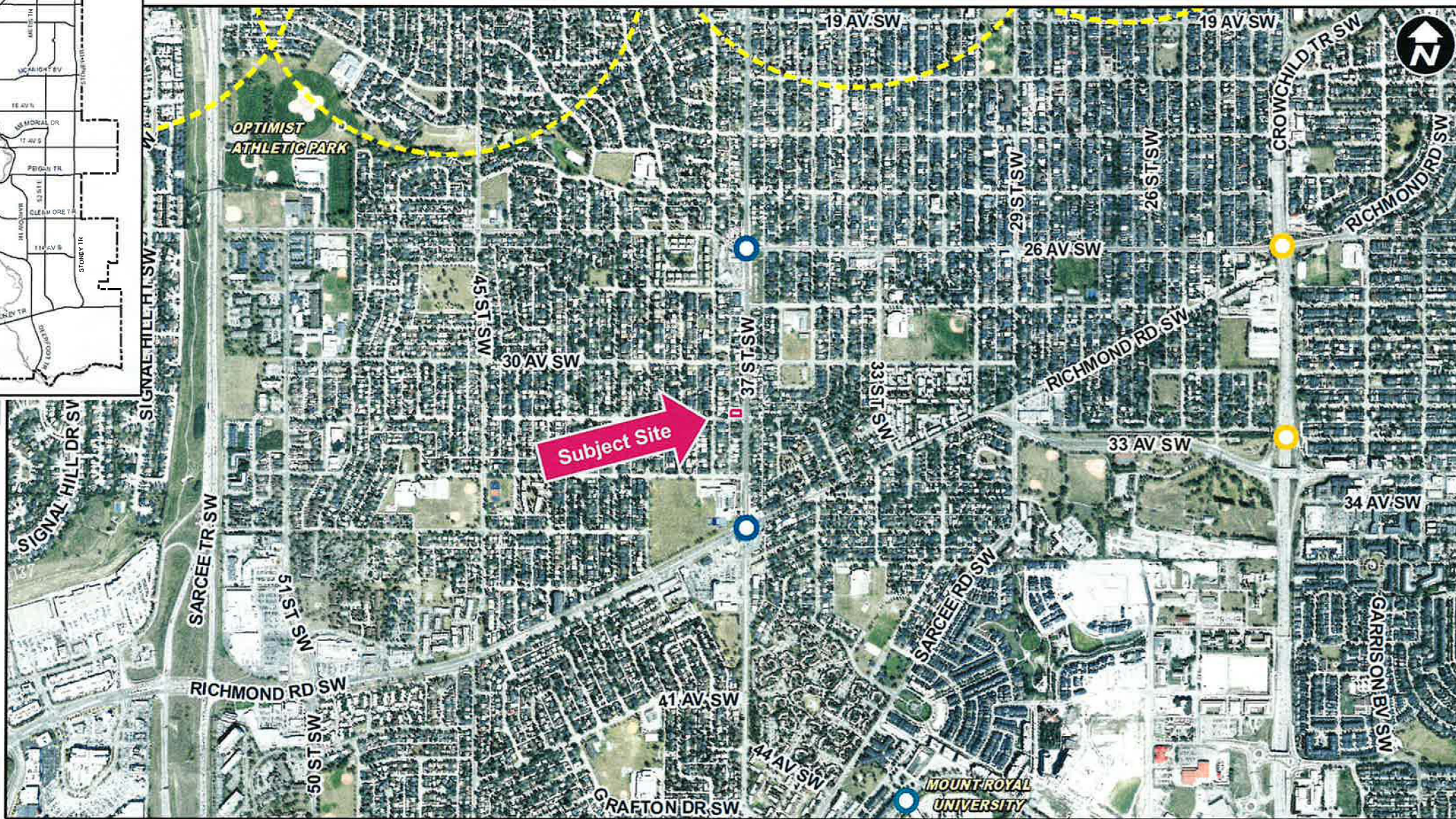
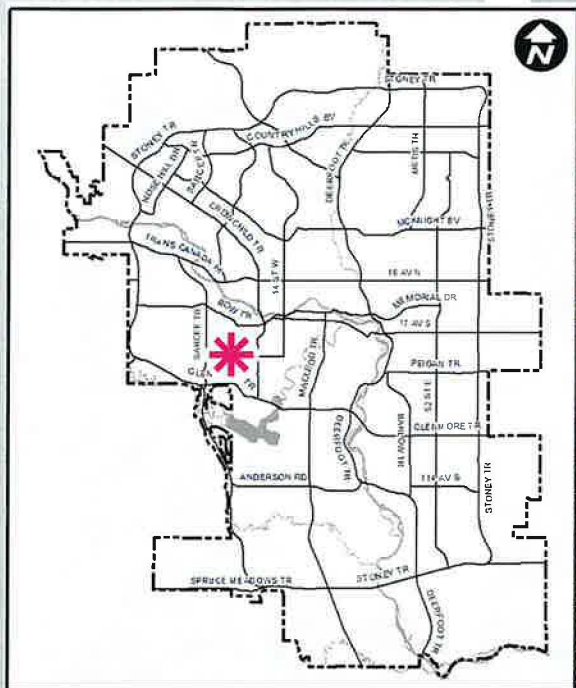


RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

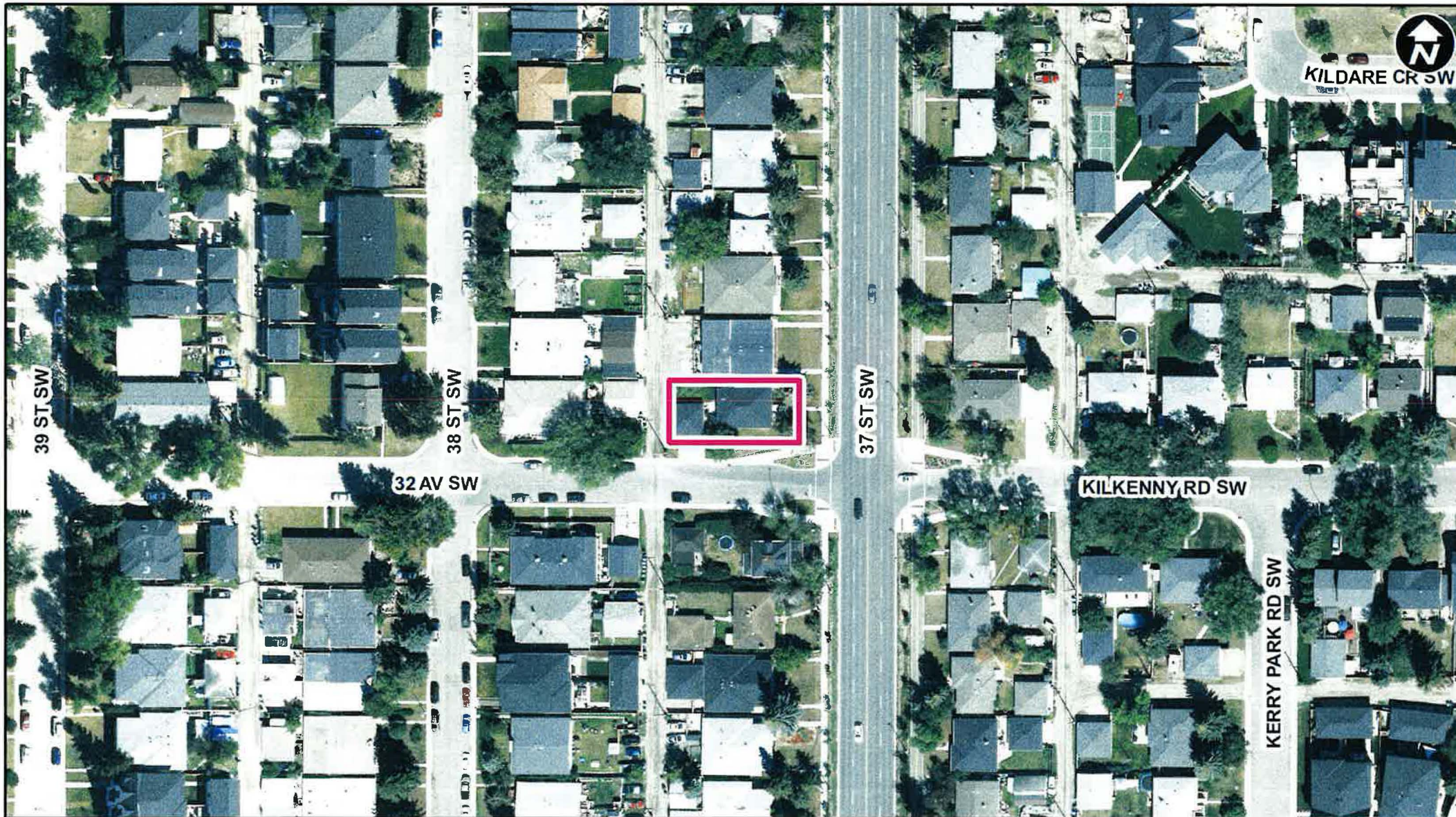
Give three reading to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 3139 – 37 Street SW (Plan 6795AC, Block 33, a portion of Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) 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



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 - Bus Stop

Parcel Size:

0.04 ha
15 m x 30 m



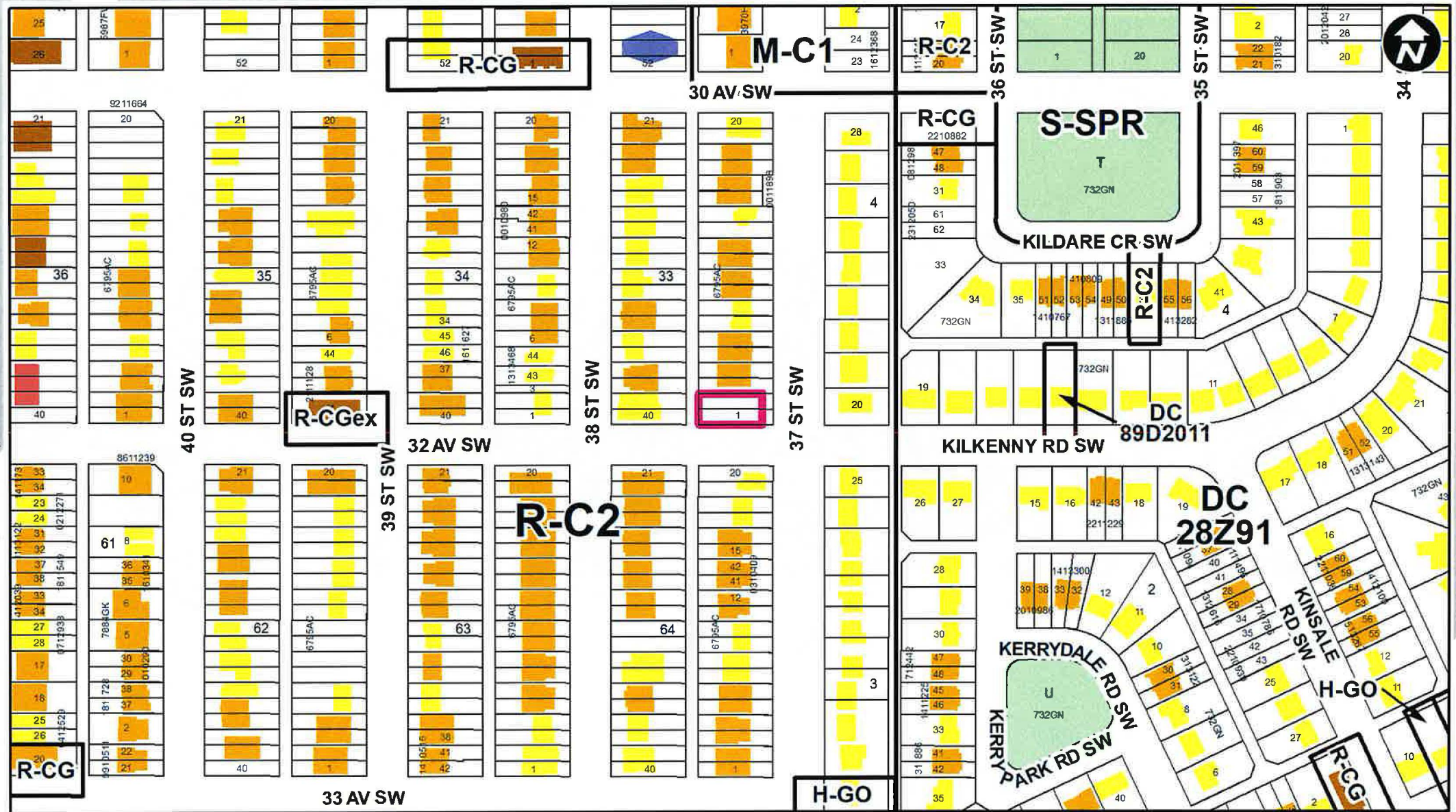




Surrounding Land Use

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



Existing Land Use Map





Proposed M-C1 District:

- Is intended to be located adjacent to low density residential
- Provides a modest increase in density to accommodate multi-residential development of low height and medium density

RECOMMENDATION:

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Supplementary Slides

