



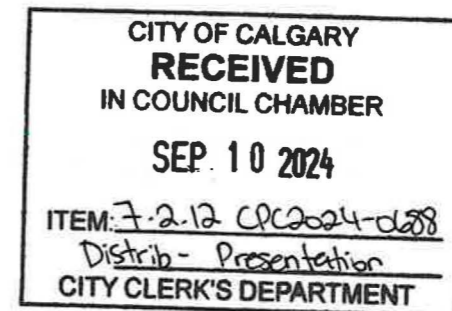
Public Hearing of Council

Agenda Item: 7.2.12



LOC2023-0181 / CPC2024-0688 Land Use Amendment

September 10, 2024

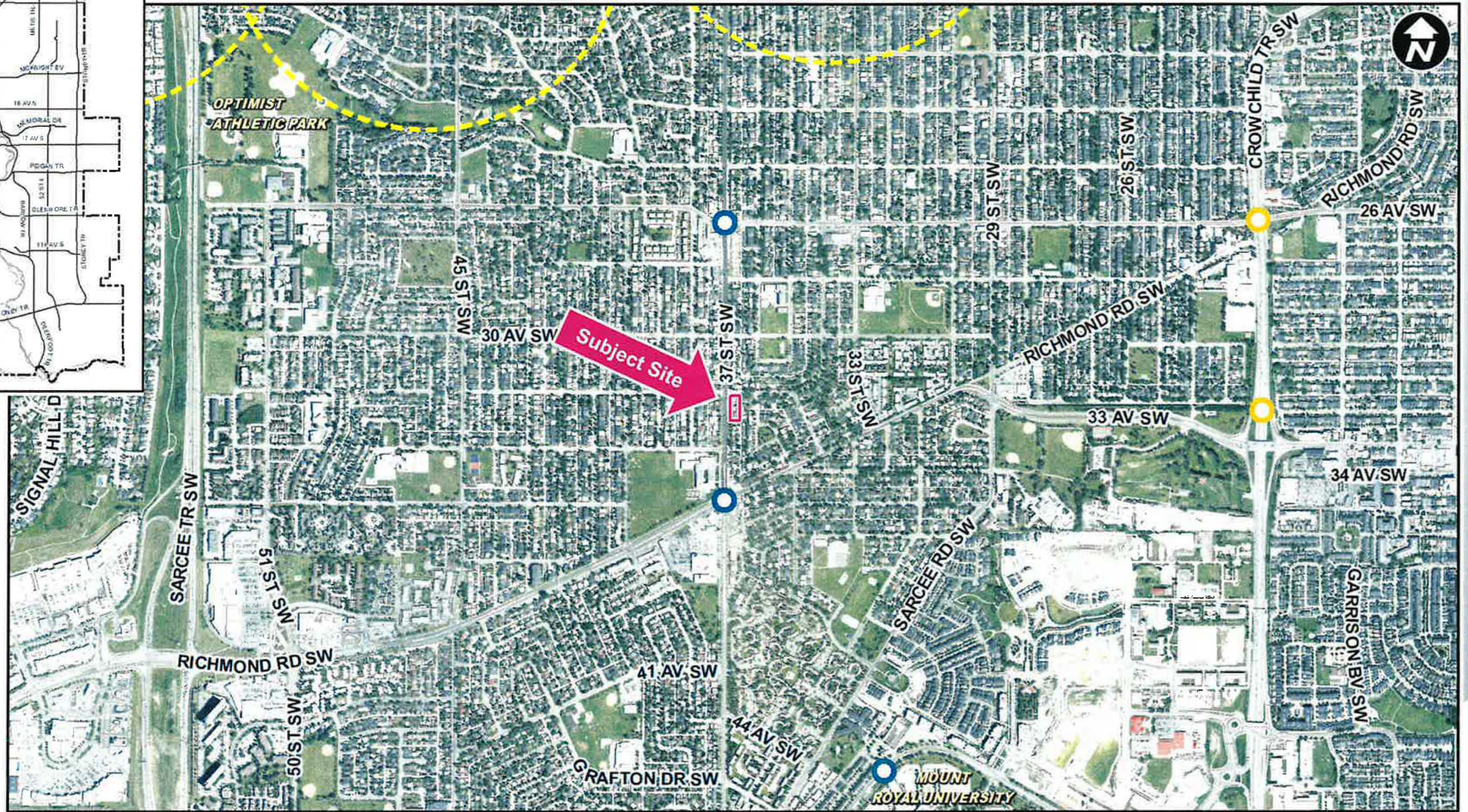
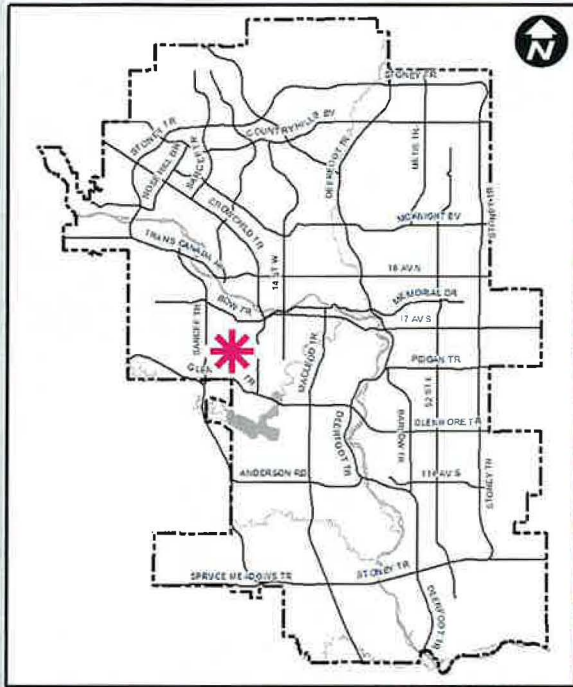


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 233D2024** for the redesignation of 0.23 hectares \pm (0.58 acres \pm) located at 3408 – 37 Street SW (Plan 732GN, Block 3, Lots 22 to 25 and a portion of Lot 21) from Residential – Grade-Oriented Infill (R-CG) 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



Parcel Size:

0.23 ha

81m x 30m

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:

- Allows for a variety of grade-oriented homes where all units have direct access to grade
- Maximum height of 12 metres
- Maximum floor area ratio (FAR) of 1.5



Map 3:
Urban Form



Map 4:
Building Scale

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Supplementary Slides

Existing Land Use Map 10



