



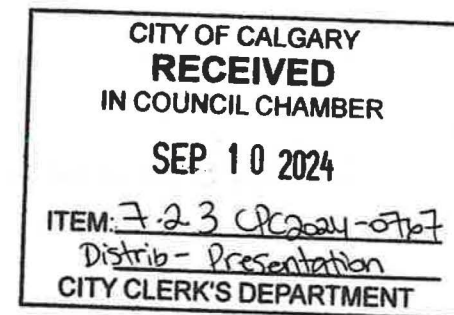
# Public Hearing of Council

Agenda Item: 7.2.3



## LOC2024-0067 / CPC2024-0767 Land Use Amendment

September 10, 2024





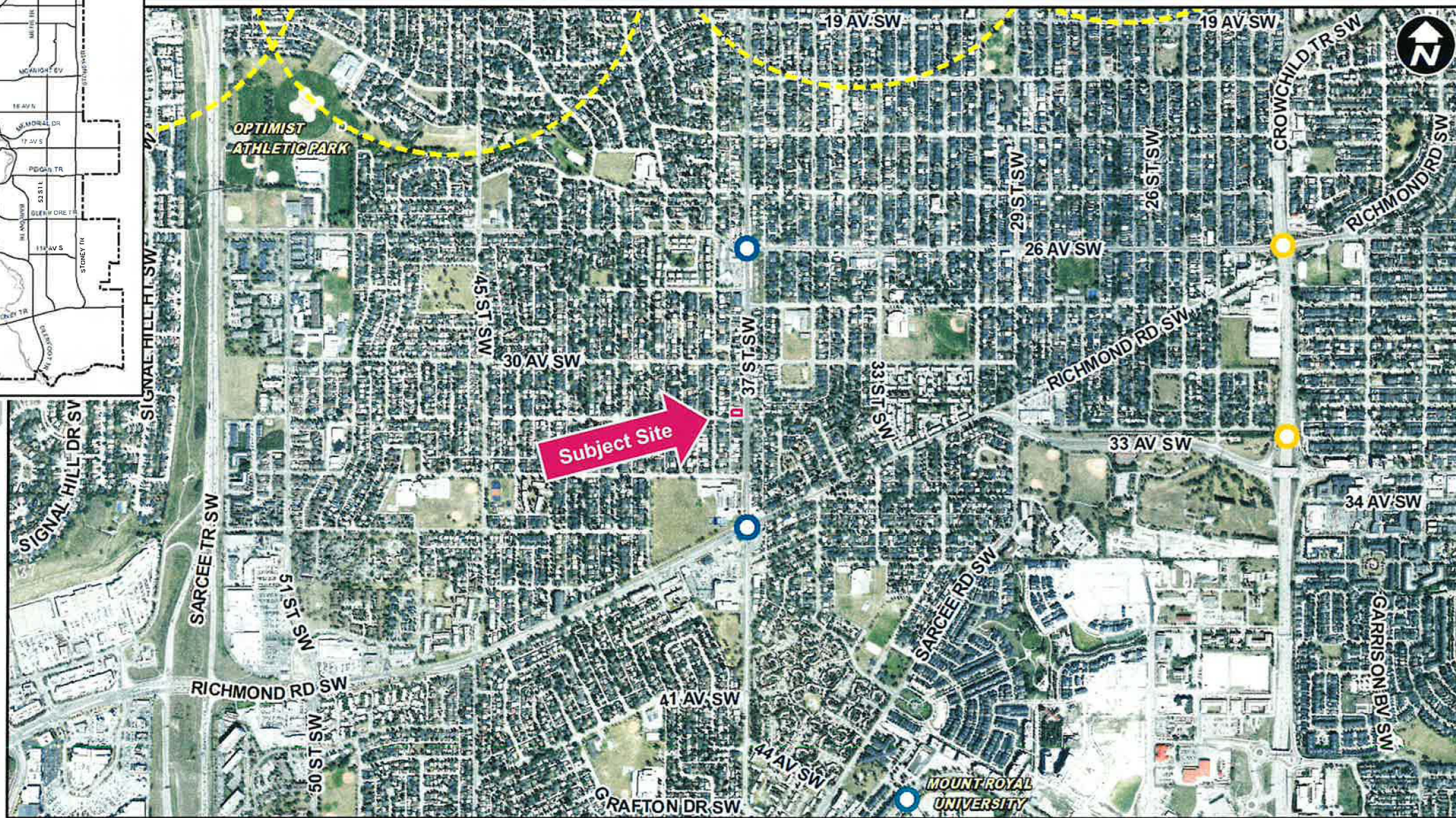
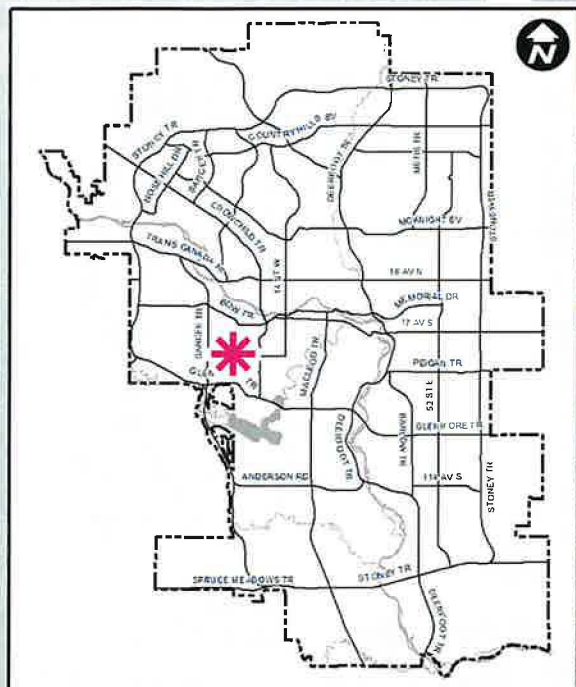
## Calgary Planning Commission's Recommendation:

That Council:

Give three reading to **Proposed Bylaw 238D2024** 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 – Grade-Oriented Infill (R-CG) District District to Multi-Residential – Contextual Low Profile (M-C1) District.



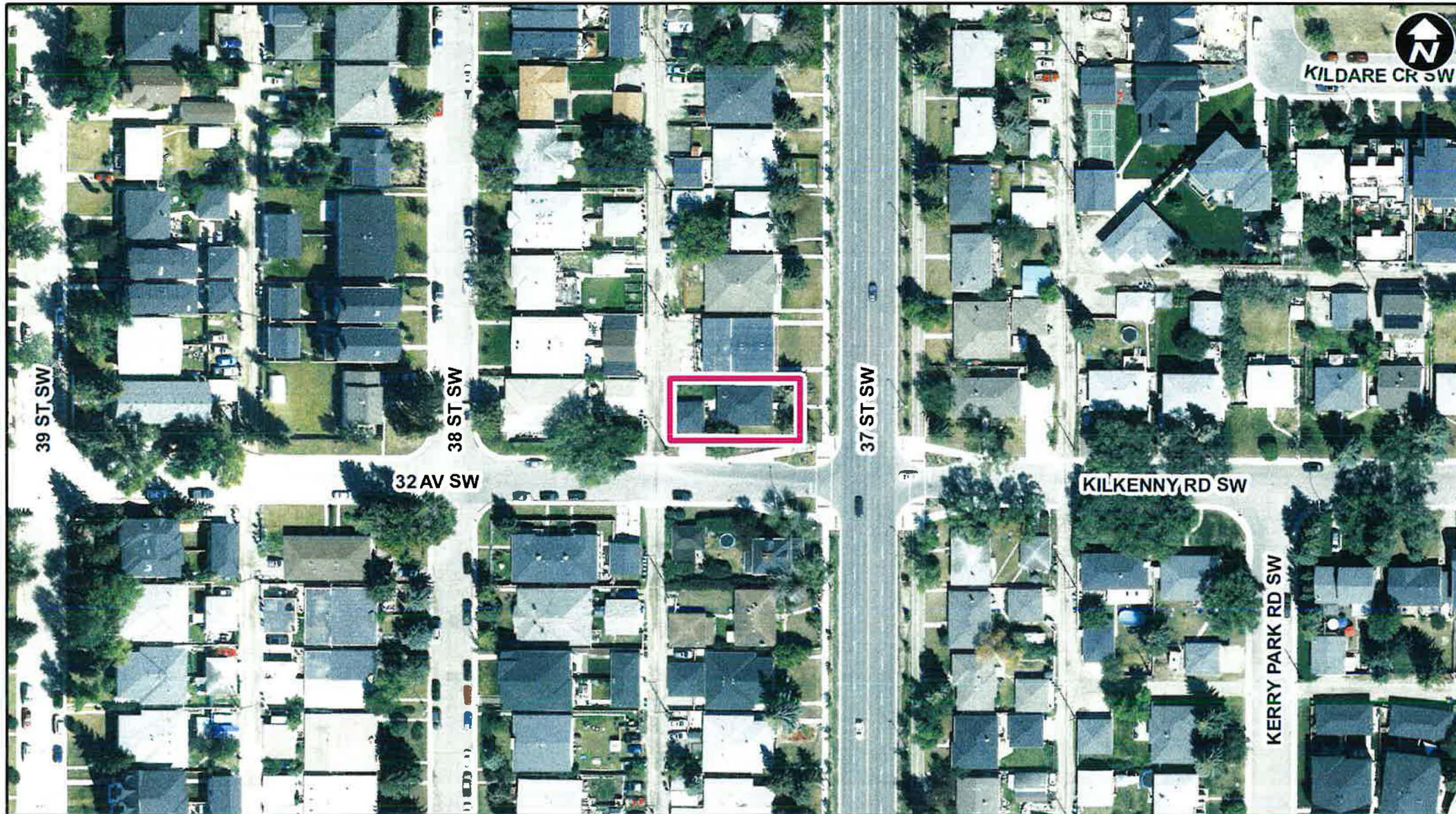




**LEGEND**

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow





### 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:

0.04 ha  
15 m x 30 m



### 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 Land Use Map



## Proposed Multi-Residential – Contextual Low Profile (M-C1) District:

- allows for multi-residential development adjacent to low-density development
- maximum height of 12 metres (3-4 storeys)
- maximum density of 148 units per hectare (six units, plus suites)





**Legend**

**Urban Form**

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector



**Legend**

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

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## **Supplementary Slides**















