



Public Hearing of Council

Agenda Item: 7.2.11



LOC2023-0391 / CPC2024-0456

Land Use Amendment

September 10, 2024

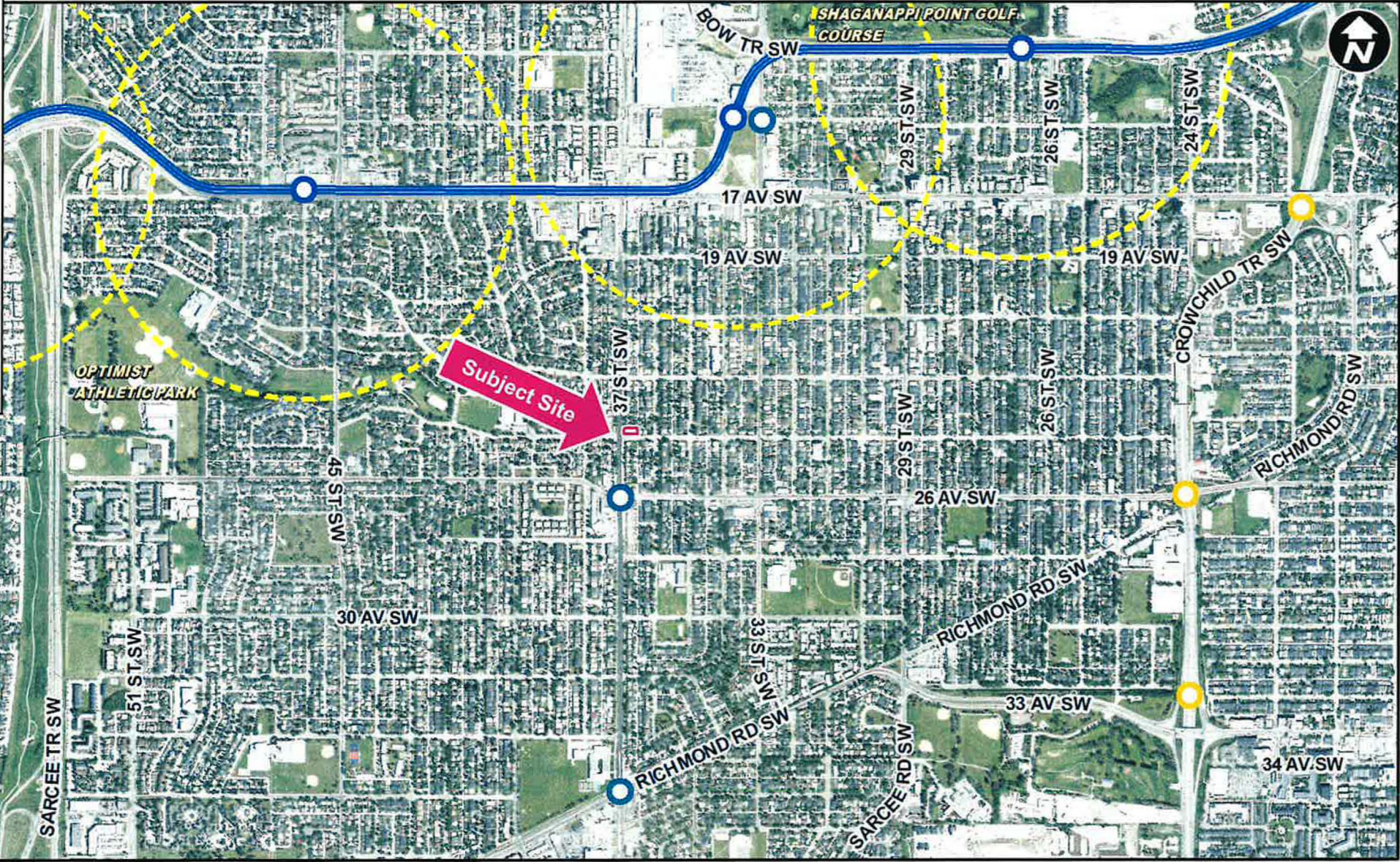
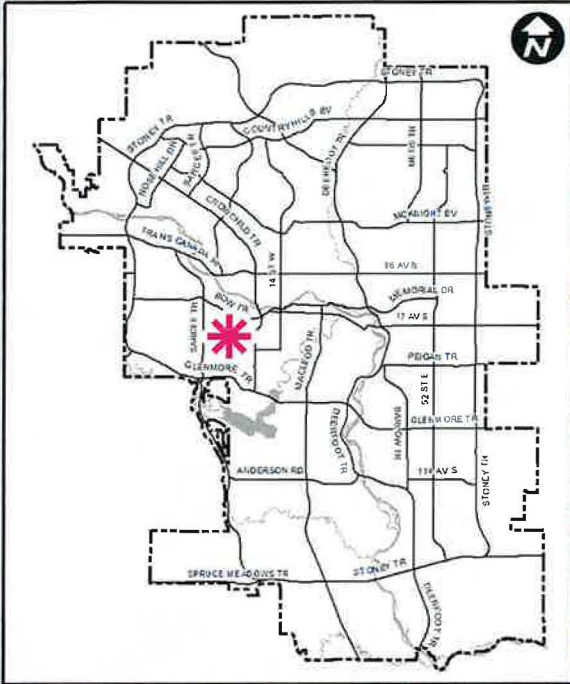
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP. 10 2024
ITEM: 7.2.11 CPC2024-0456
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 232D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) 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

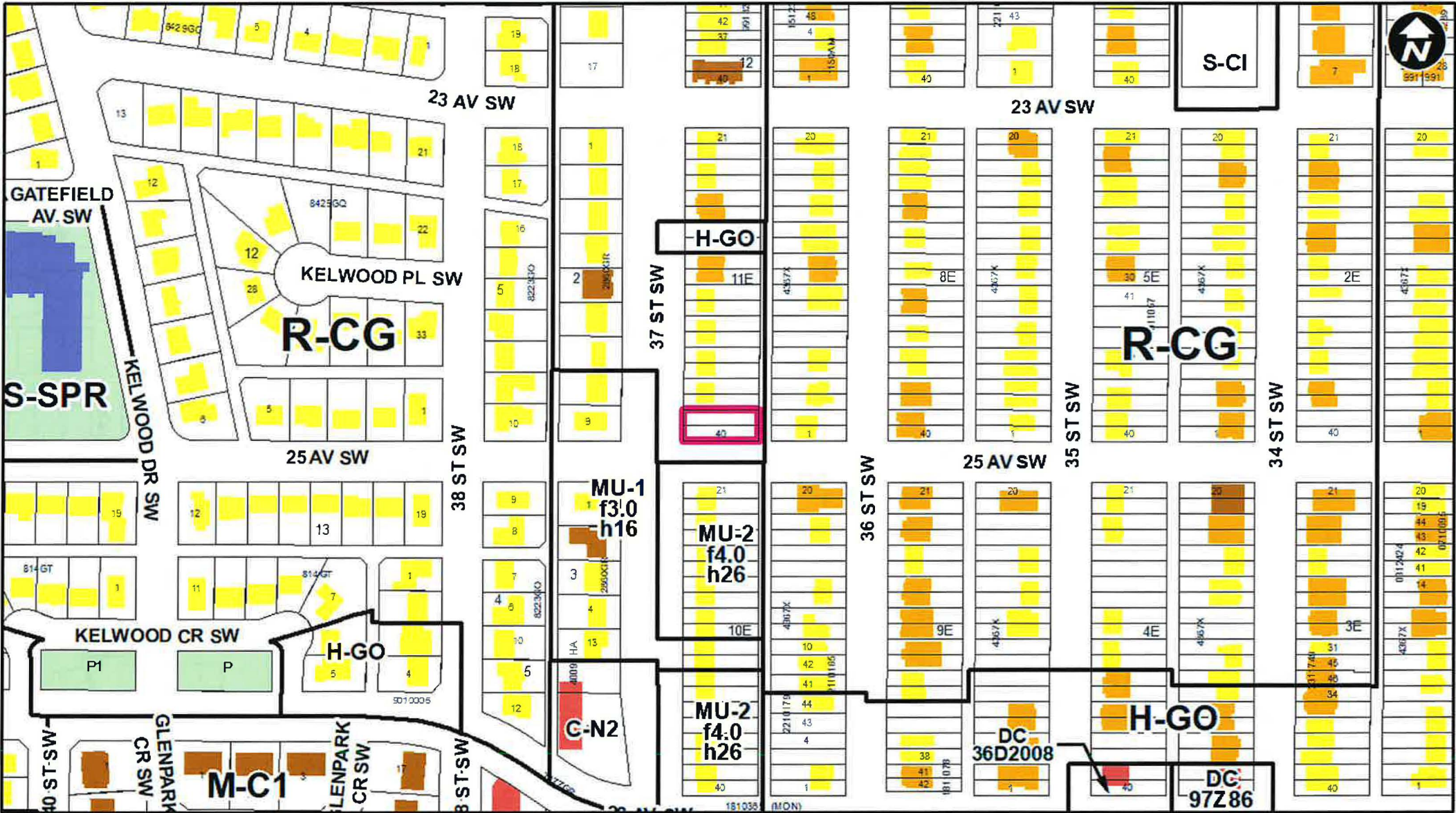
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

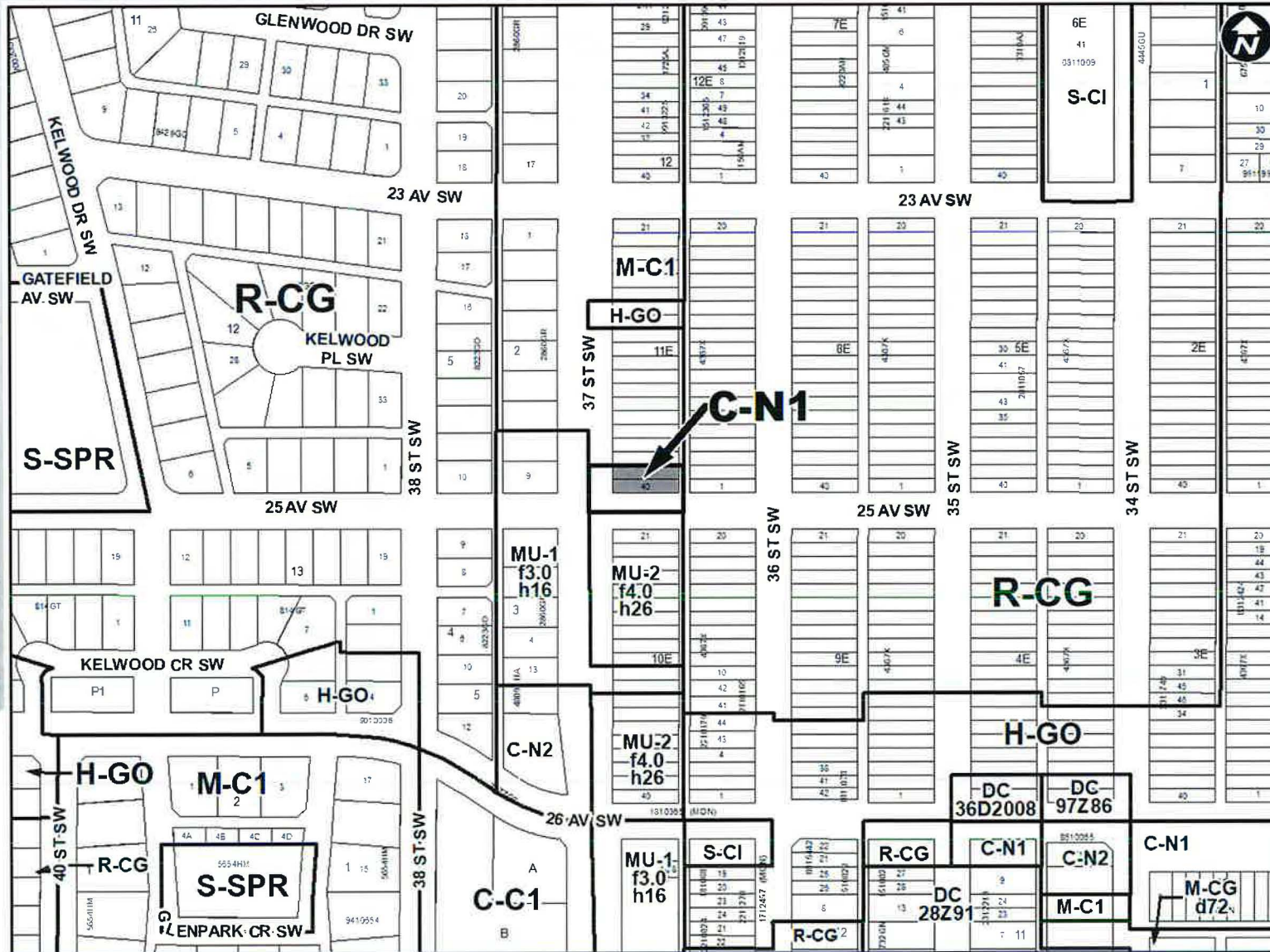


Parcel Size:

0.06 ha
15 m x 36 m

- 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



Map 3:
Urban Form



Map 4:
Building Scale

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Supplementary Slides

