



Public Hearing of Council

Agenda Item: 7.2.18



LOC2024-0142 / CPC2024-0950

Land Use Amendment

November 12, 2024

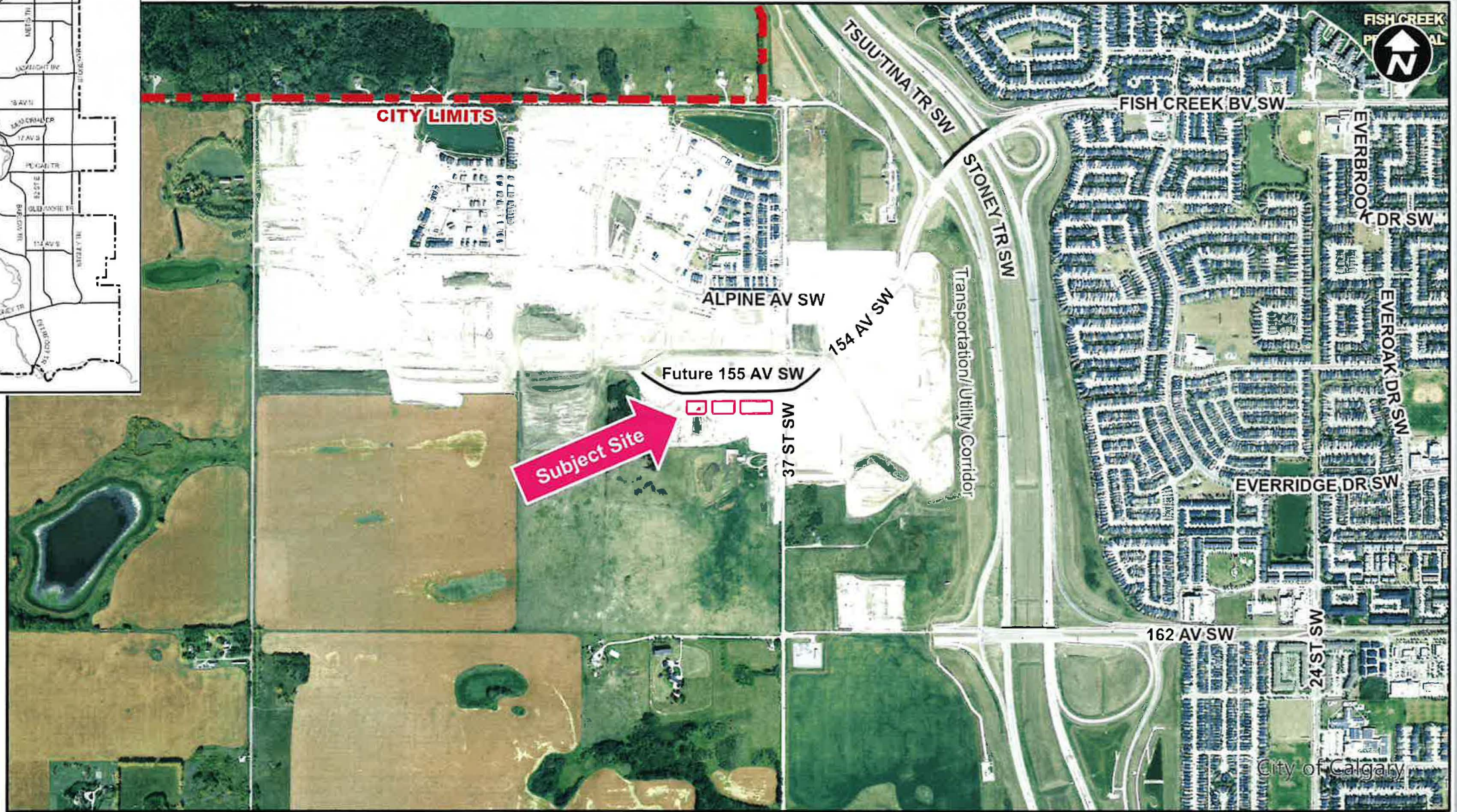
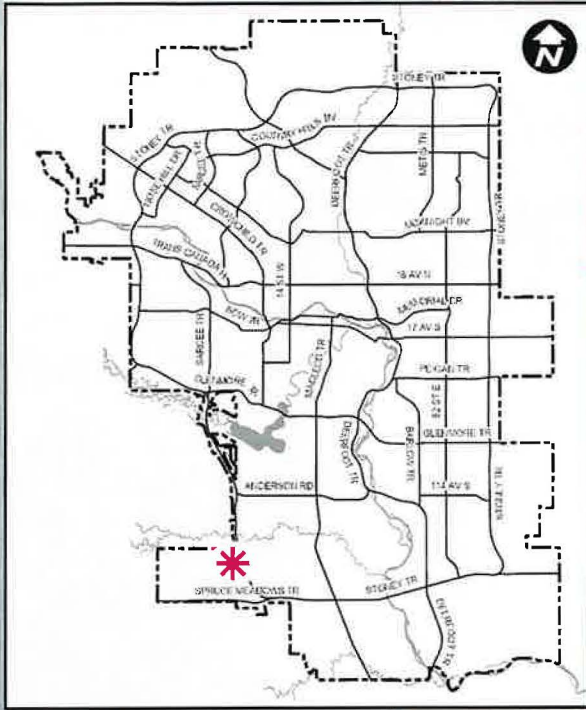
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 12 2024
ITEM: 7.2.18 CPC2024-0950
Distrib- Presentation
CITY CLERK'S DEPARTMENT

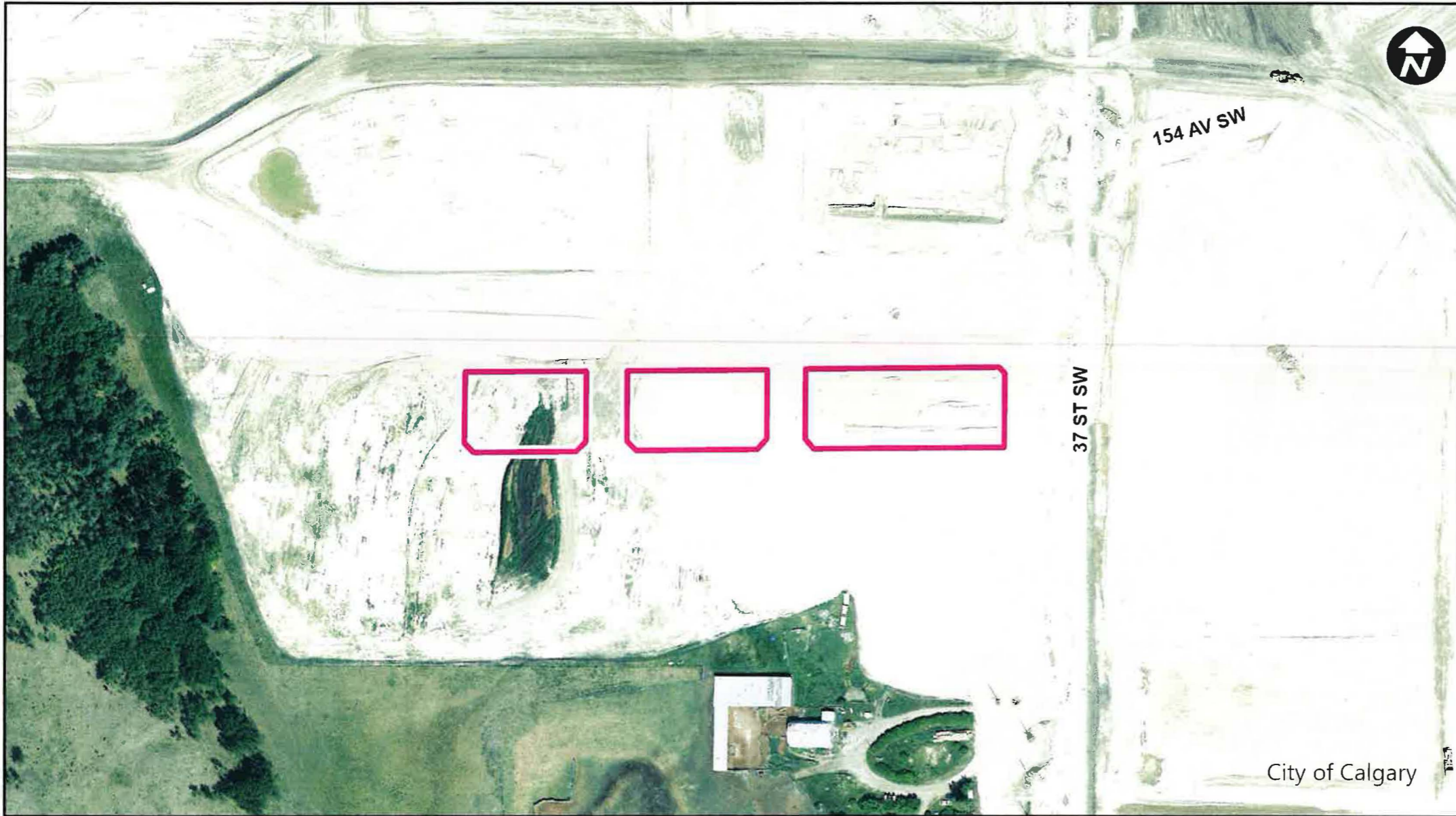
Calgary Planning Commission's Recommendation:



That Council:

Give three readings to **Proposed Bylaw 263D2024** for the redesignation of 1.40 hectares ± (3.46 acres ±) located at 15717 – 37 Street SW (Portions of SE1/4 Section 36-22-2-5) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.




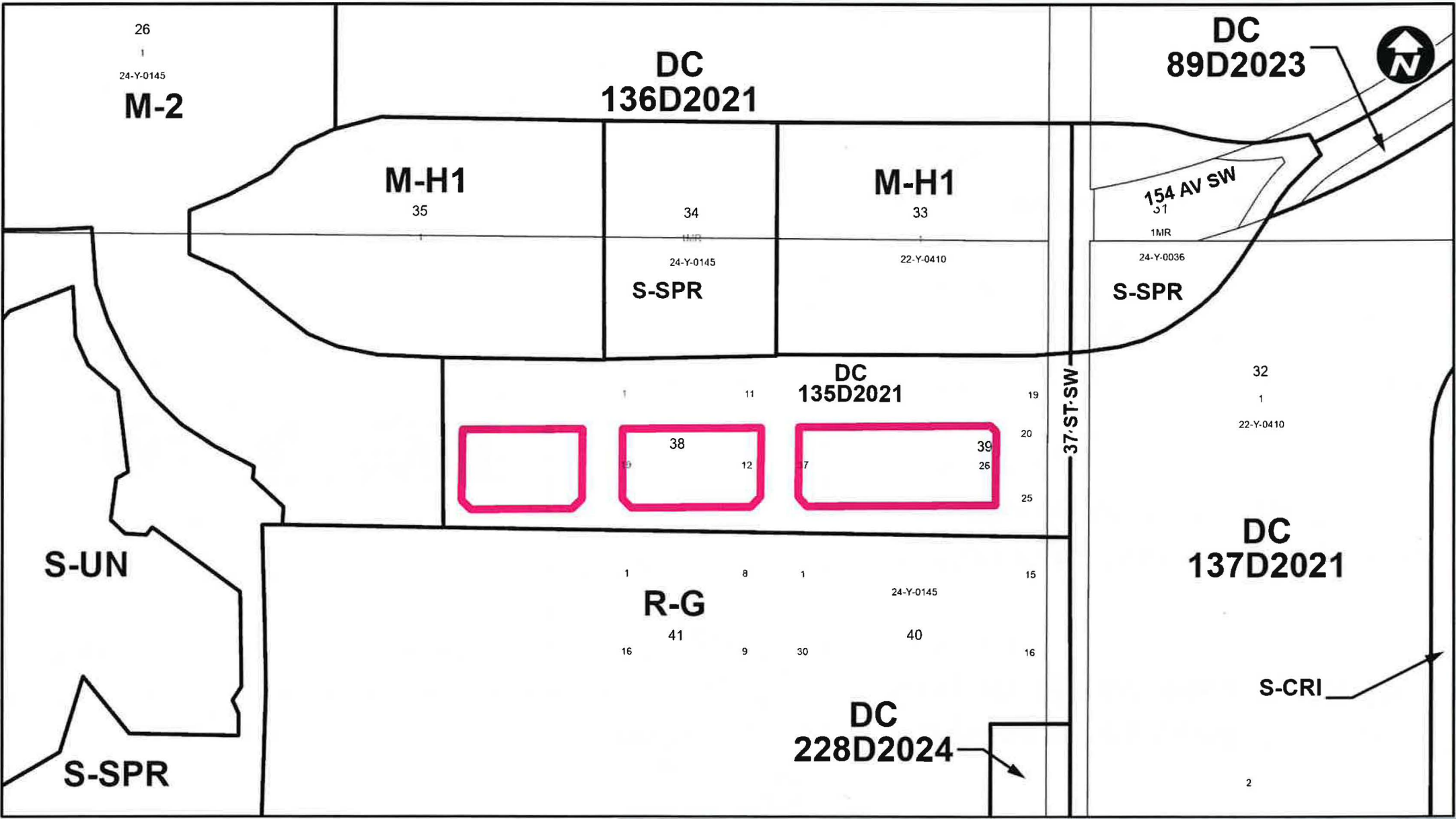


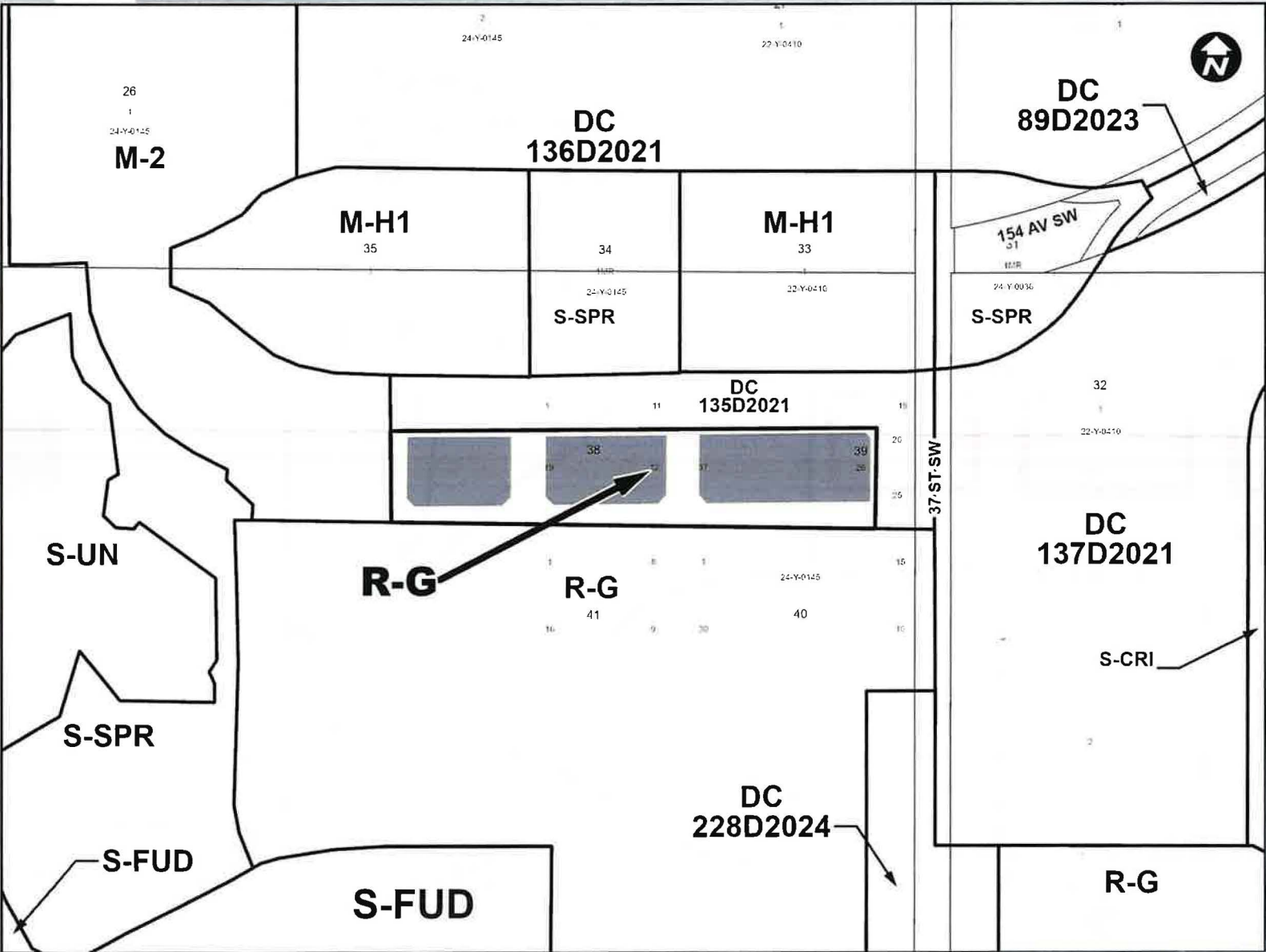
Parcel Size:
1.40 ha

Surrounding Land Use

LEGEND

 Land Use Site Boundary





Proposed Residential – Low Density Mixed Housing (R-G) District:

- Maximum building height of 12 metres (approximately 2 storeys)
- Minimum parcel area of 150.0 square metres per dwelling unit
- Secondary suites are a permitted use

Calgary Planning Commission's Recommendation:

That Council:

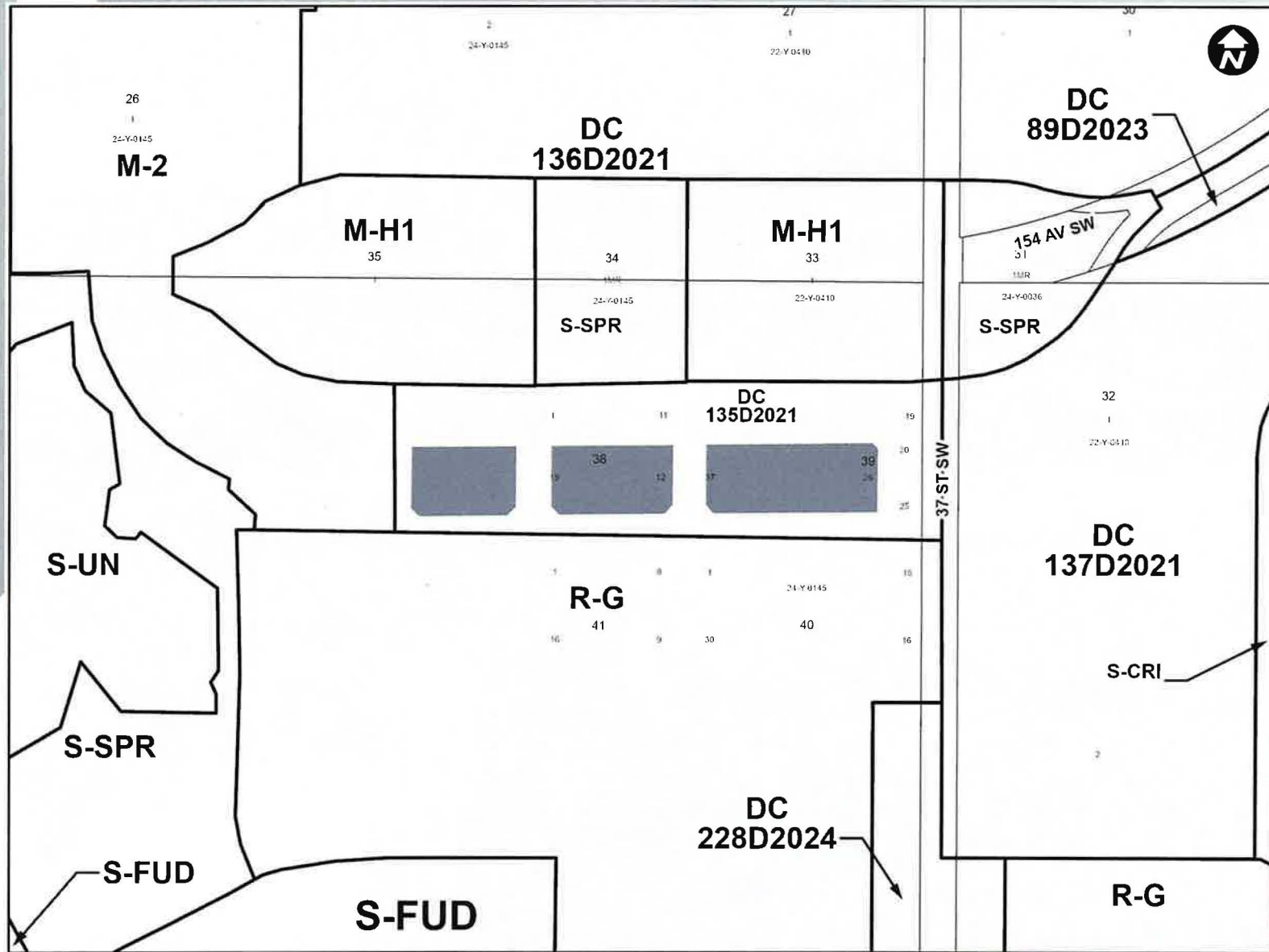
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Supplementary Slides

Existing Land Use Map

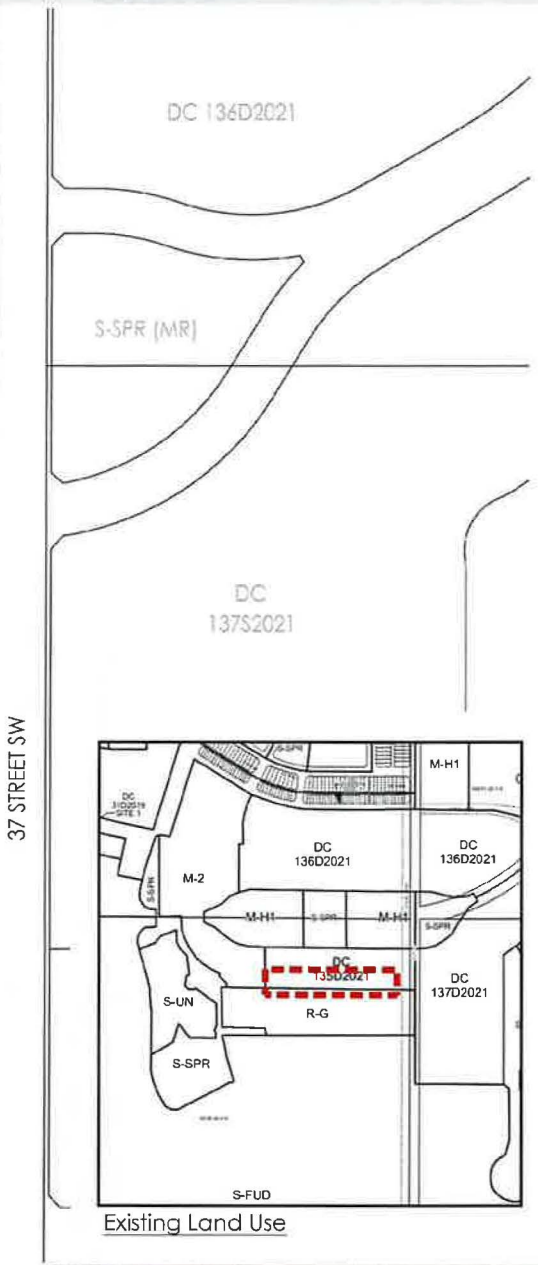
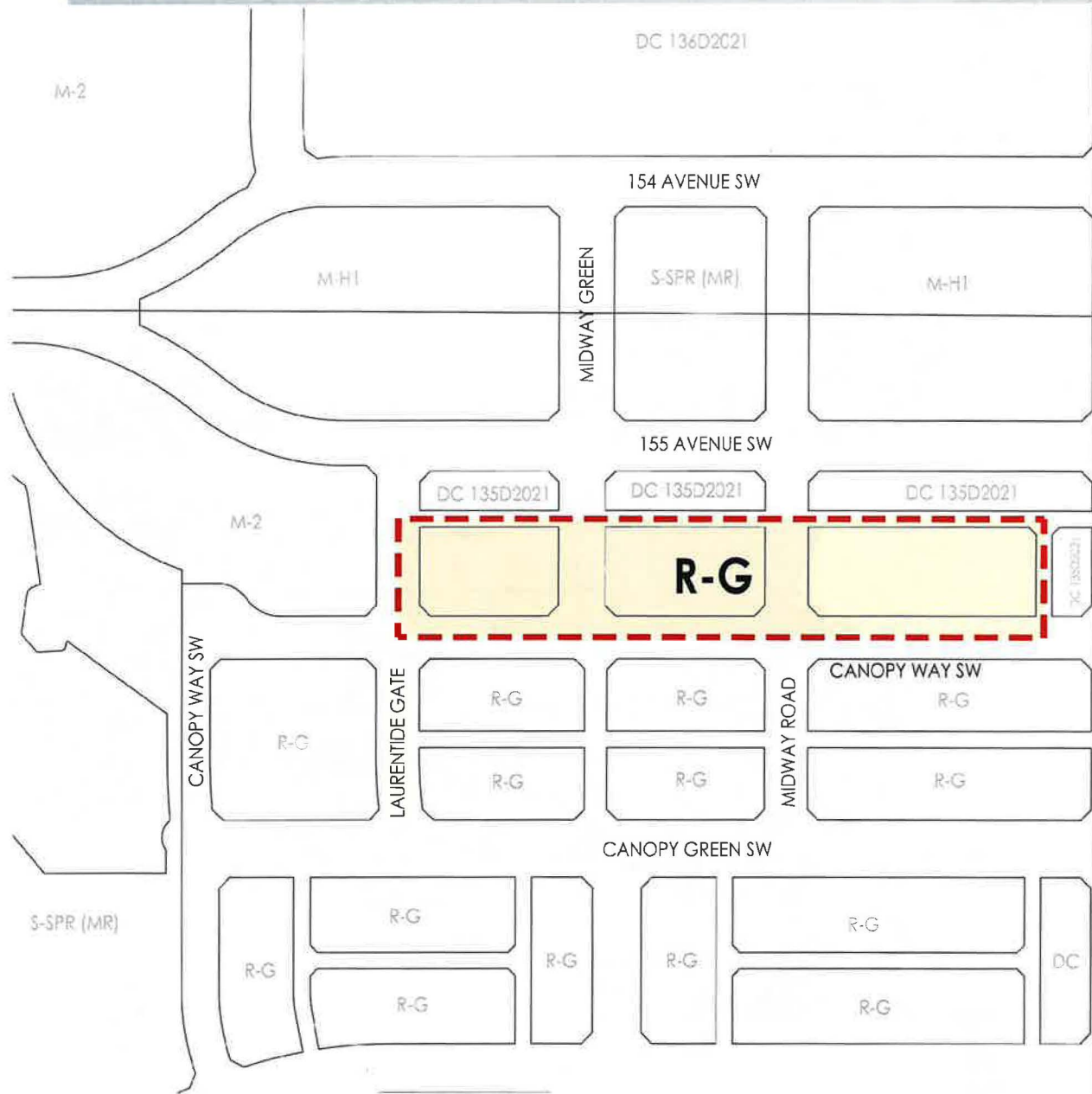
Existing DC (R-Gm) District:

- Minimum area of a parcel for a Rowhouse Building is 90.0 square metres per dwelling unit
- Maximum building height of 12 metres (approx. 2 storeys)
- Secondary suites are a permitted use
- Single detached dwellings are a discretionary use





Stage 2 Outline Plan Area



Location

Legal Description

Portions of SE 1/4 Sec 36-22-2-W5

Municipal Address

15717 37 Street SW

Legend

--- Land Use Redesignation Boundary

Land Use Redesignation Statistics

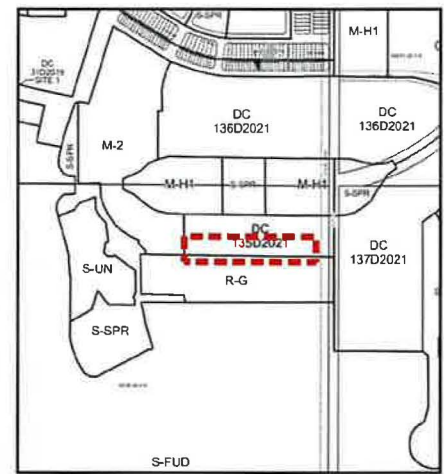
DC 135D2021 to R-G	1.40 ha±	(3.46 ac±)
Total Redesignation	1.40 ha±	(3.46 ac±)



Project Information

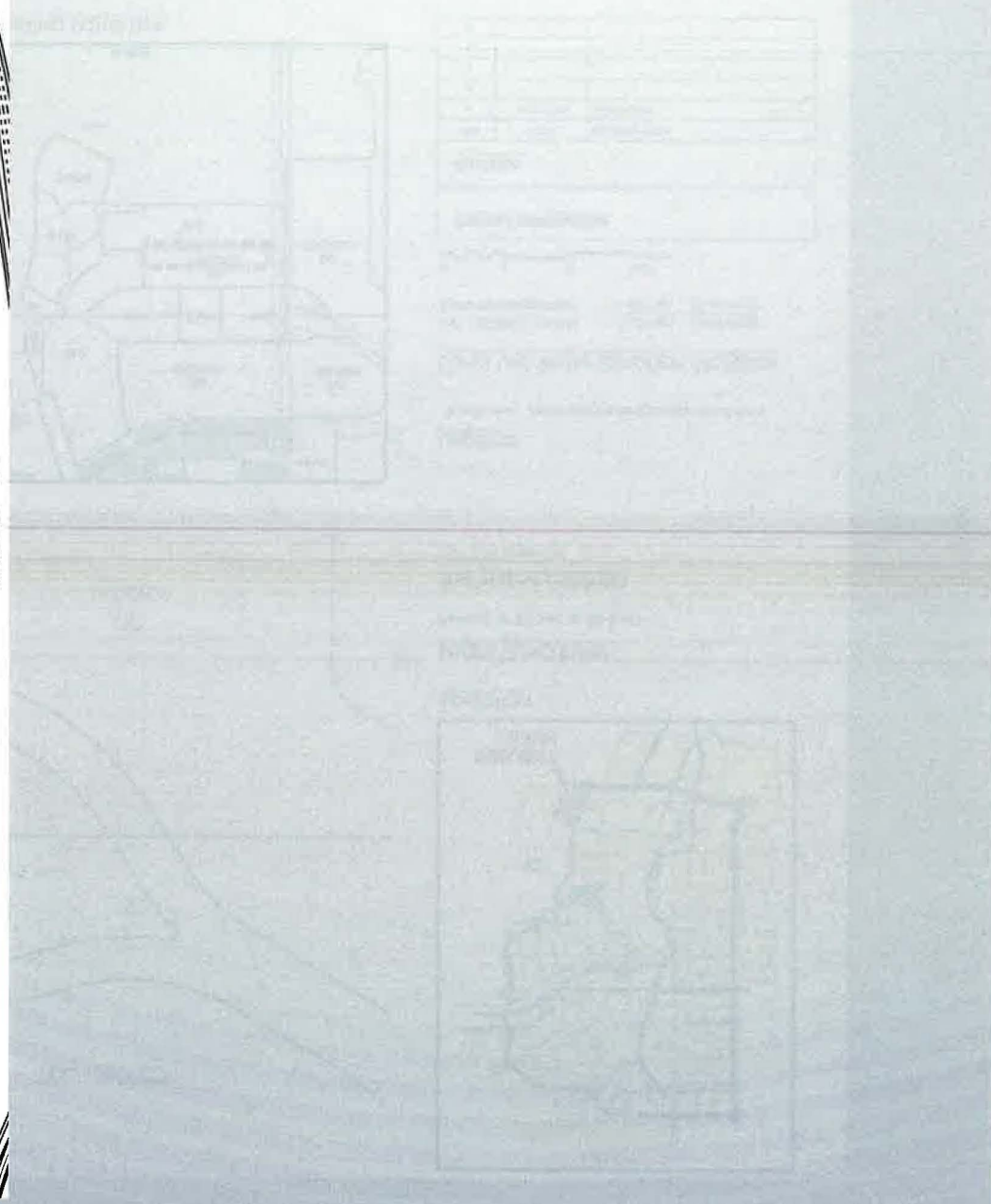
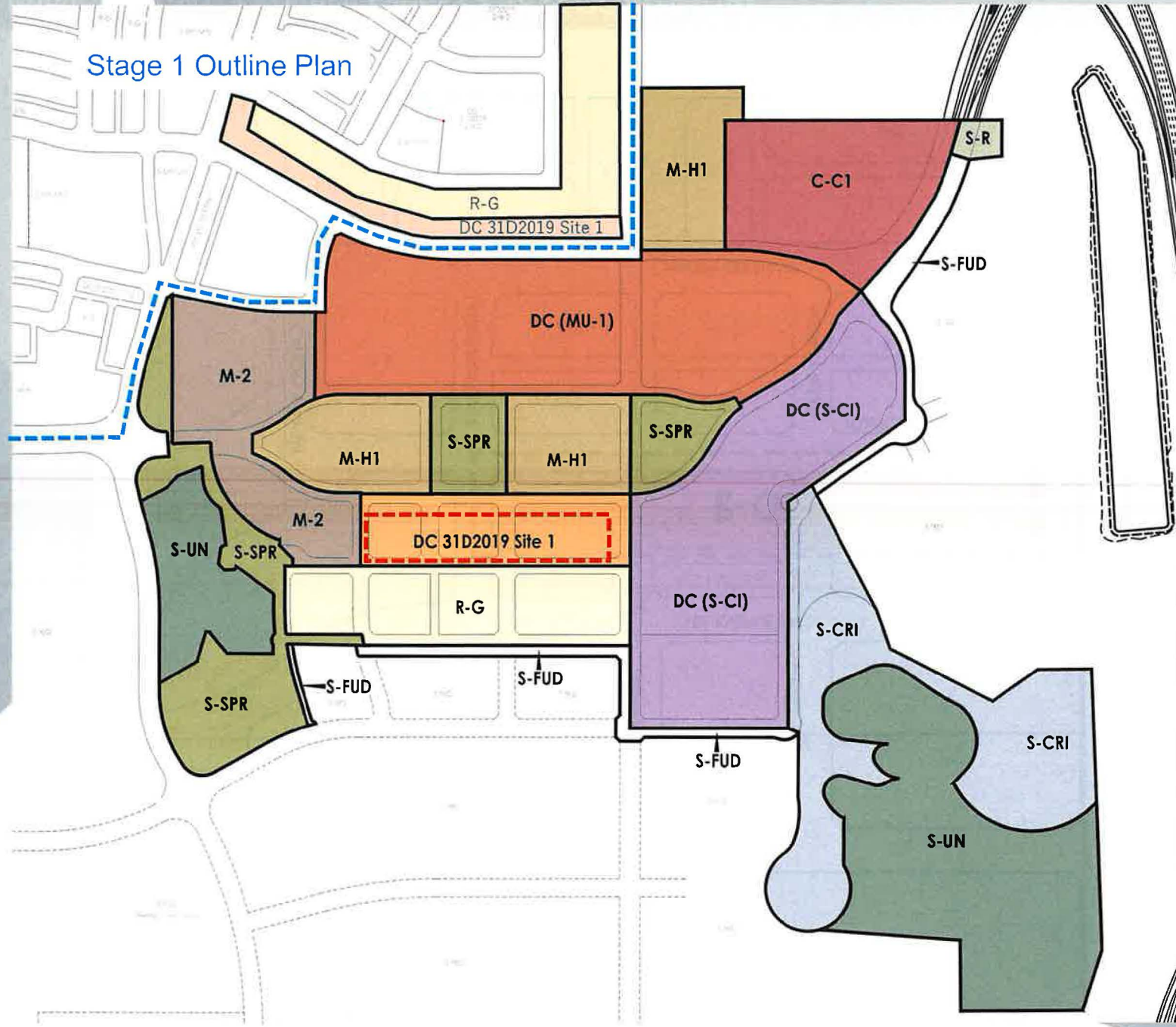
Revision

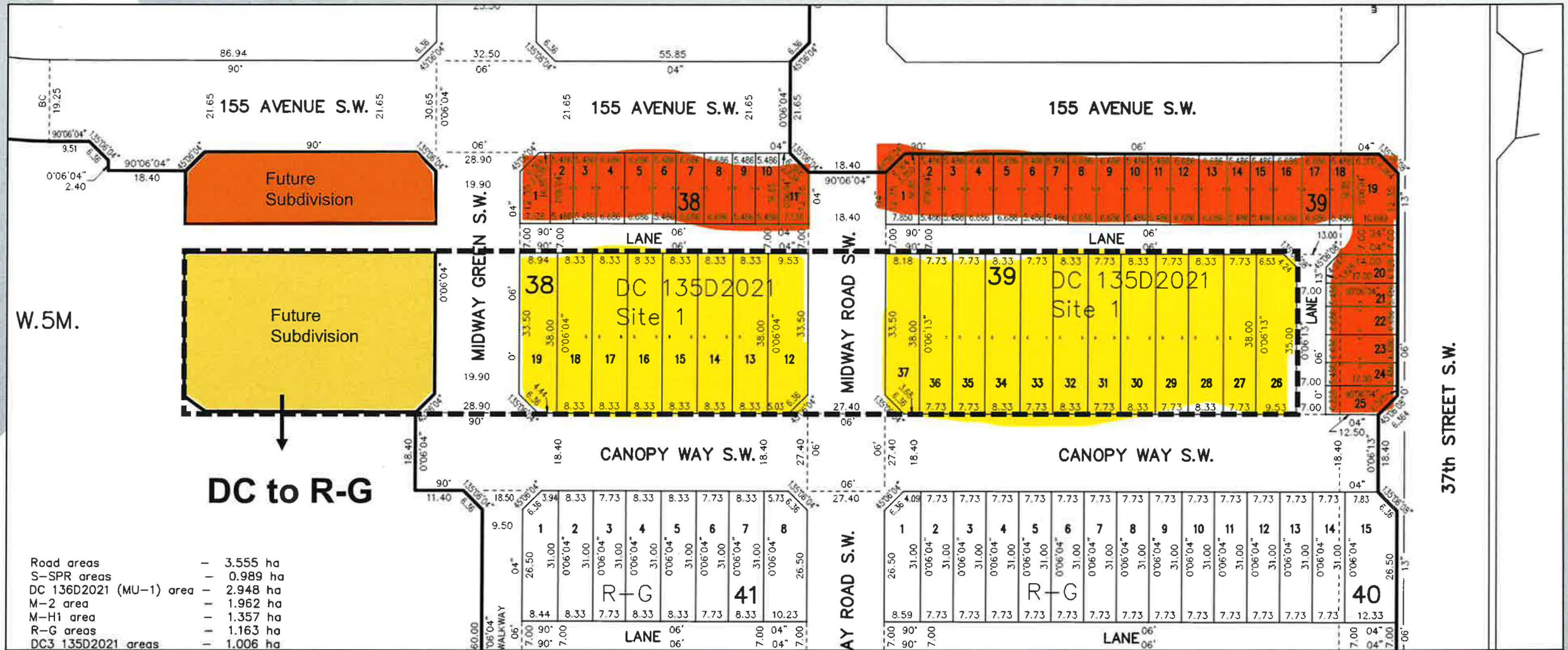
NO	DATE	DESCRIPTION
1	16-05-2024	Submission
2		
3		
4		
5		



Existing Land Use

Stage 1 Outline Plan





Road areas	—	3.555 ha
S-SPR areas	—	0.989 ha
DC 136D2021 (MU-1) area	—	2.948 ha
M-2 area	—	1.962 ha
M-H1 area	—	1.357 ha
R-G areas	—	1.163 ha
DC3 135D2021 areas	—	1.006 ha