

# Public Hearing of Council

## Agenda Item: 7.2.8

1



## LOC2024-0266 / CPC2025-0143

### Land Use Amendment

April 8, 2025

ISC: Unrestricted

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

APR 08 2025

ITEM: 7.2.8 CPC2025-0143

Distrib - Presentation 1

CITY CLERK'S DEPARTMENT

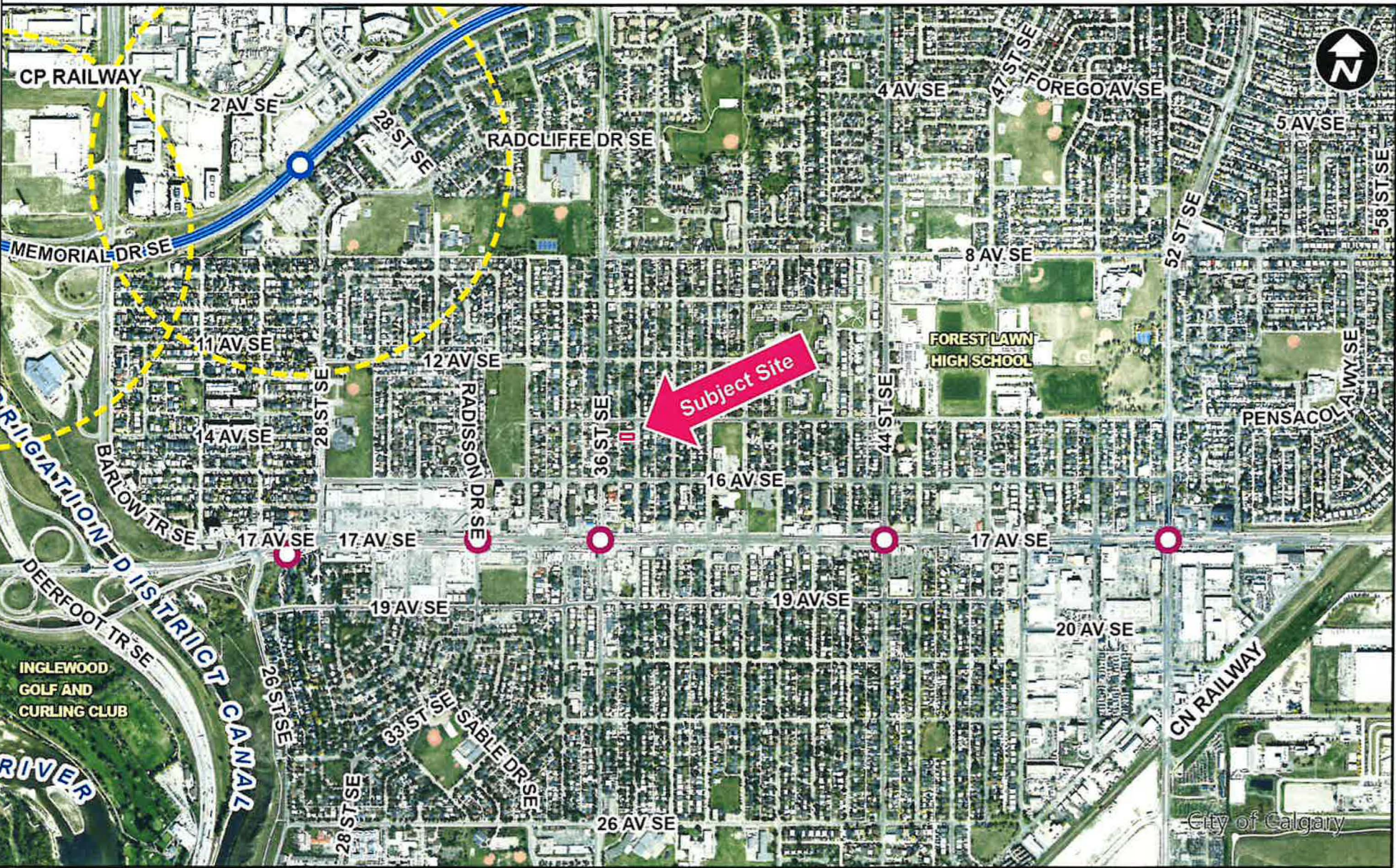
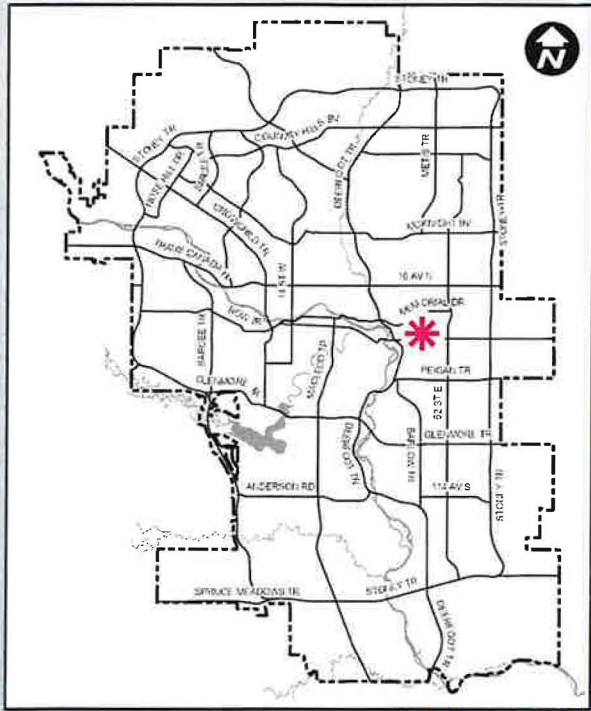


## Calgary Planning Commission's Recommendation:

That Council:

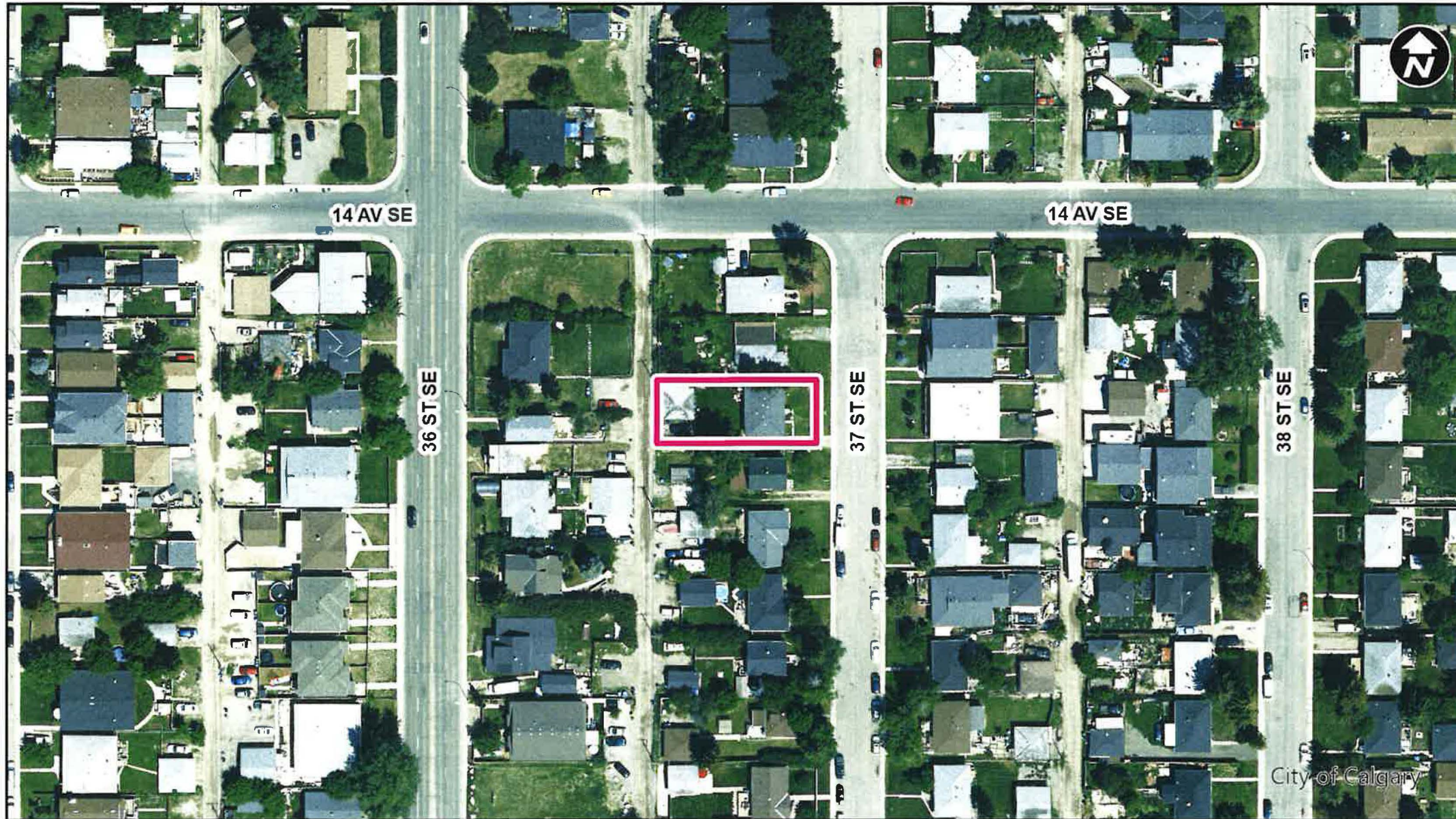
Give three readings to **Proposed Bylaw 51D2025** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1509 – 37 Street SE (Plan 5428GG, Block 9, Lot 3) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.





- 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



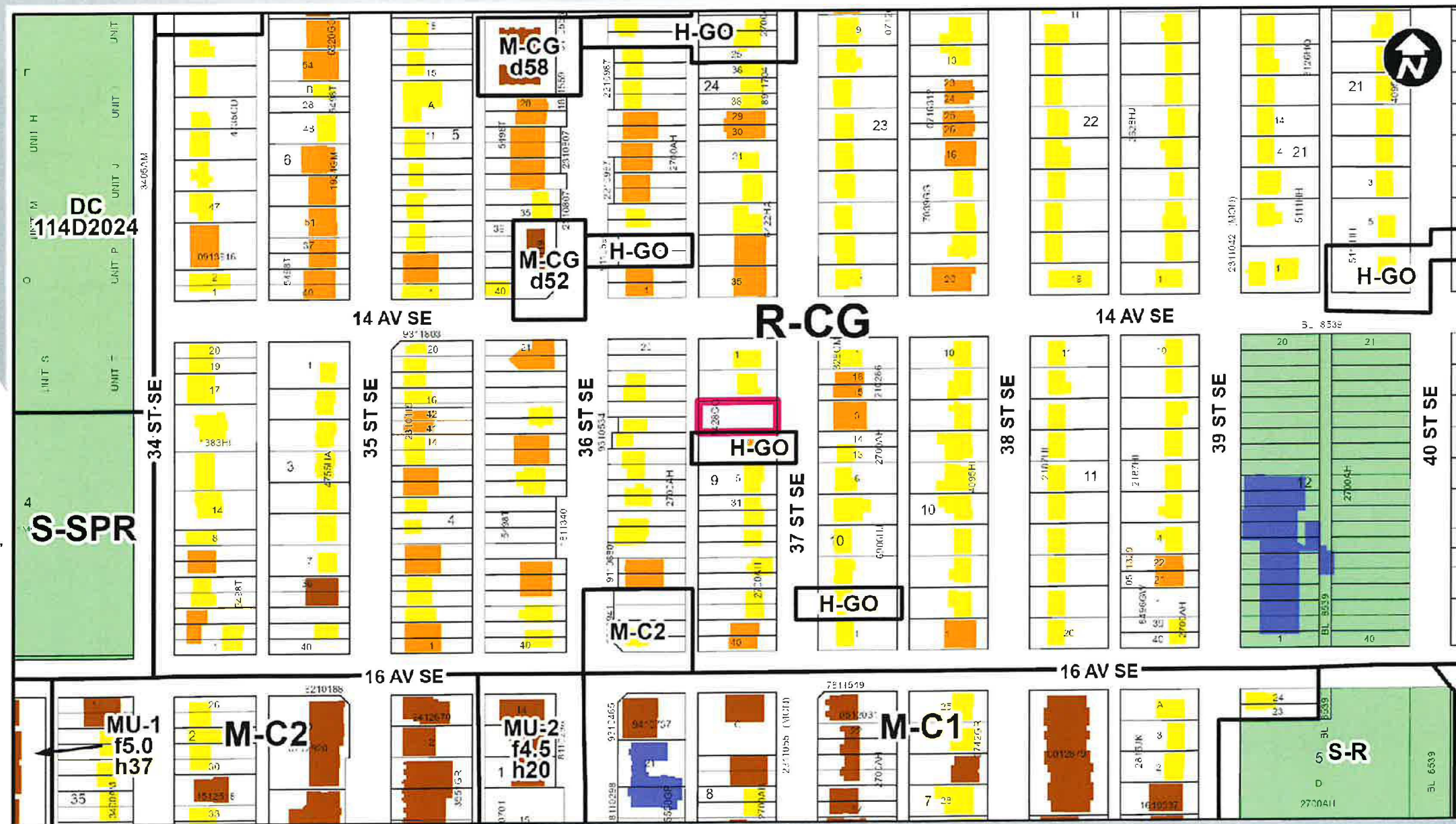


Parcel Size:

0.06 ha  
15 m x 38m



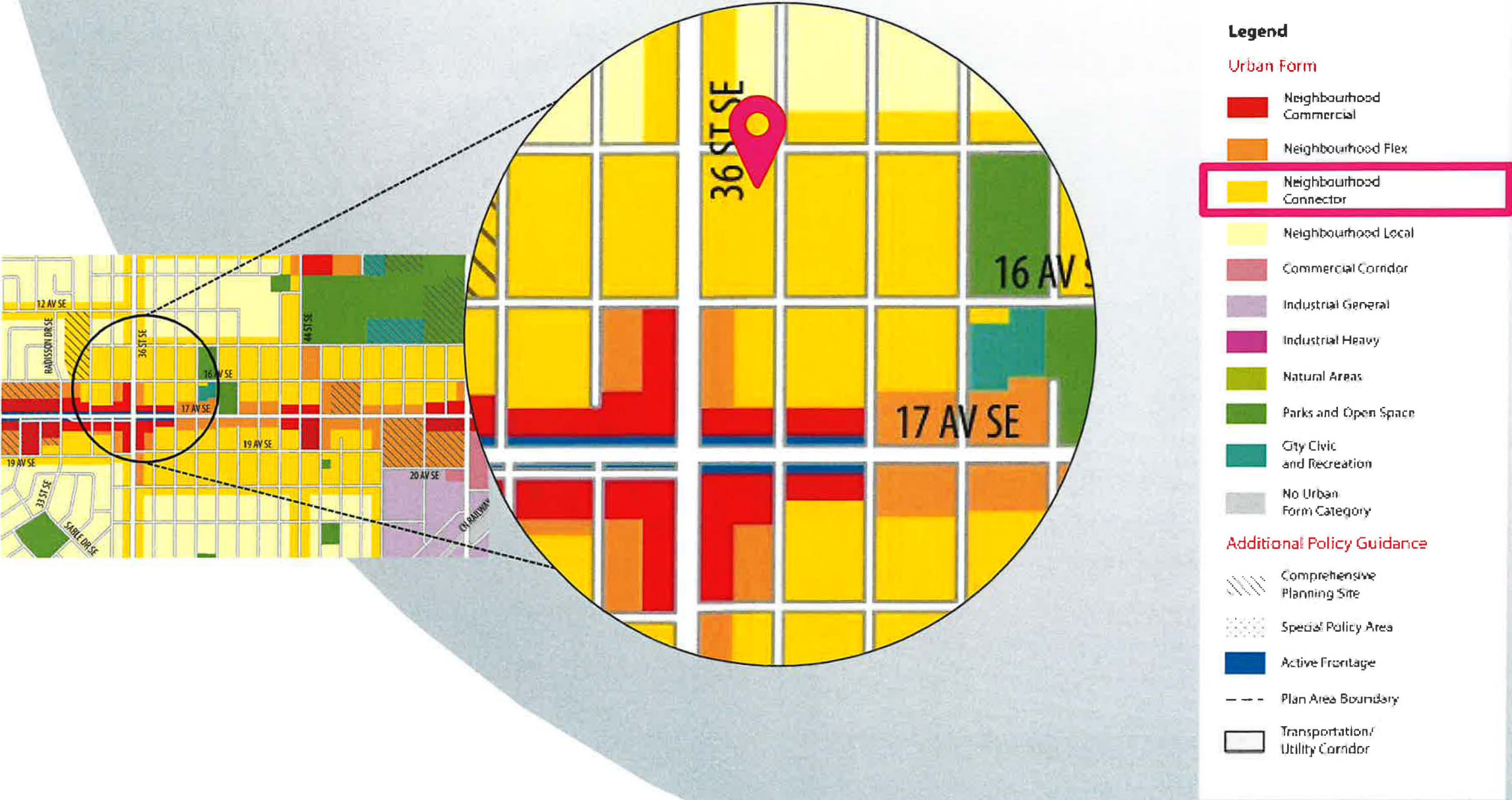
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary













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## Supplementary Slides



# Existing Land Use Map 10

## Residential – Grade-Oriented Infill (R-CG) District:

- Intended to accommodate single, semi-detached, rowhouse and townhouse dwellings
- Maximum height of 11.0 metres
- Maximum density of 75 uph







View of the parcel from the rear lane looking northeast





View of the parcel from 37 ST SE looking West