



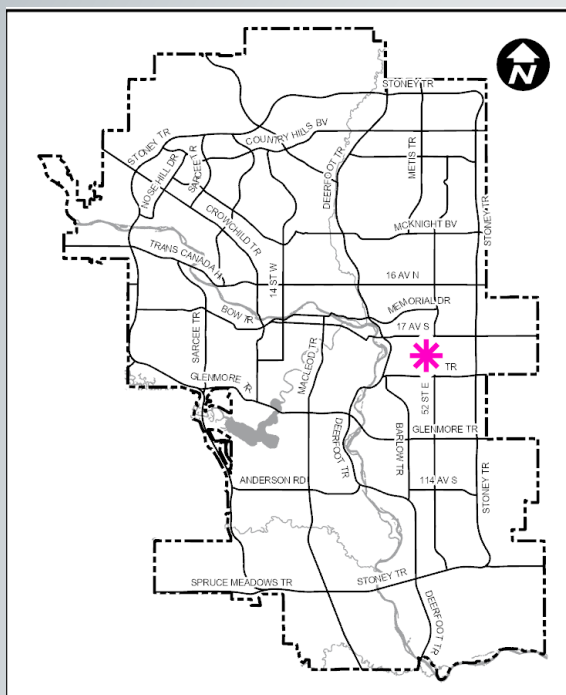
LOC2025-0084 / CPC2025-0638 Land Use Amendment

2025 July 3

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.71 hectares \pm (1.76 acres \pm) located at 295 Erin Woods Drive SE (Plan 2412090, Block 15, Lot 7) from Special Purpose - Recreation (S-R) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District.



LEGEND

600m buffer from LRT station

LRT Stations

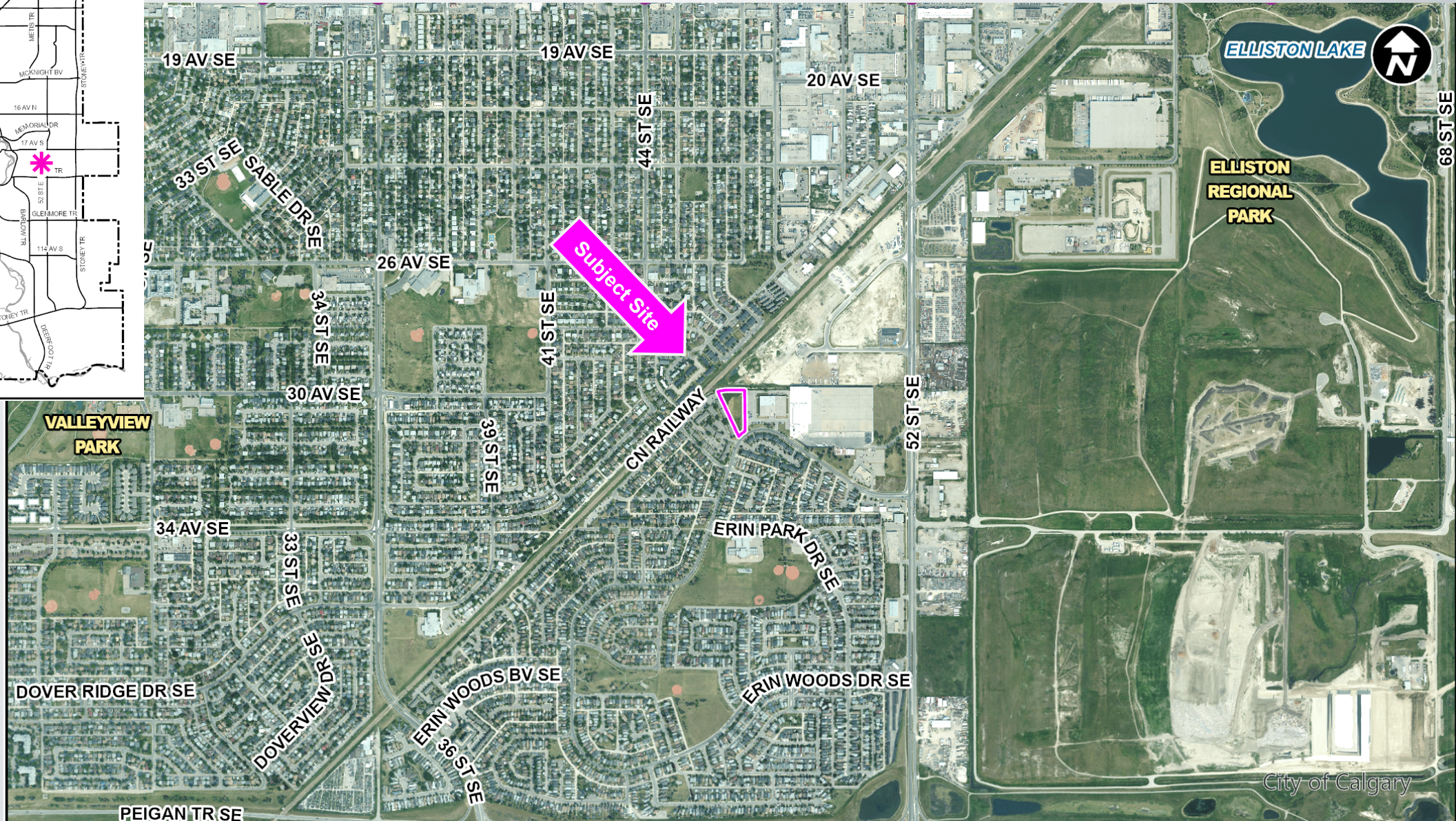
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

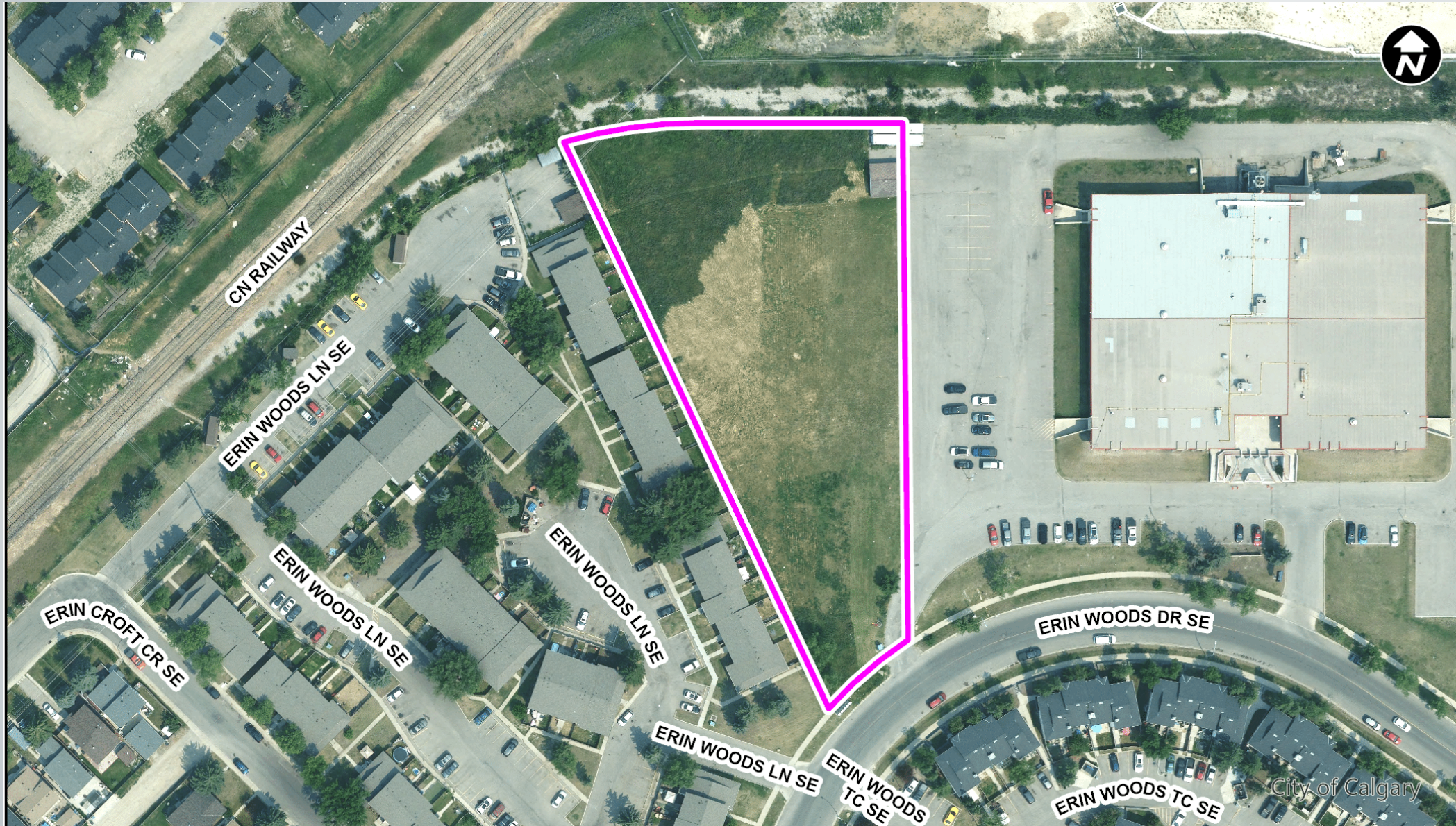
- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow



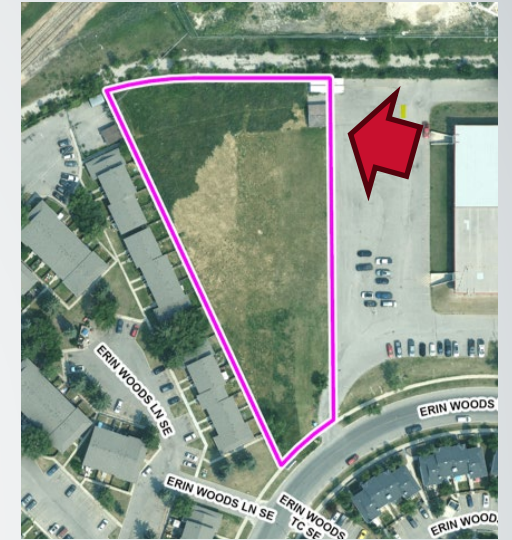
City of Calgary

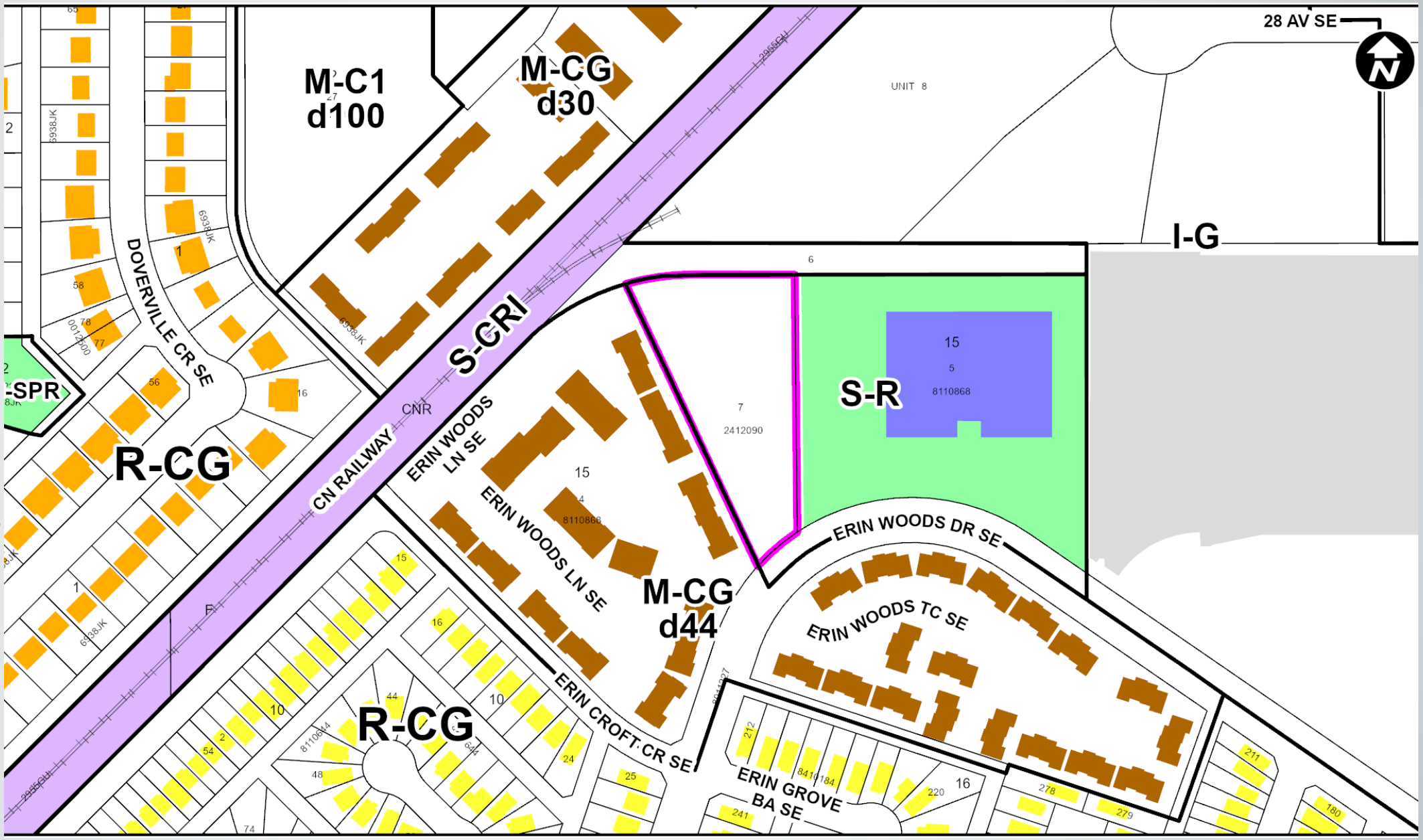


Parcel Size:

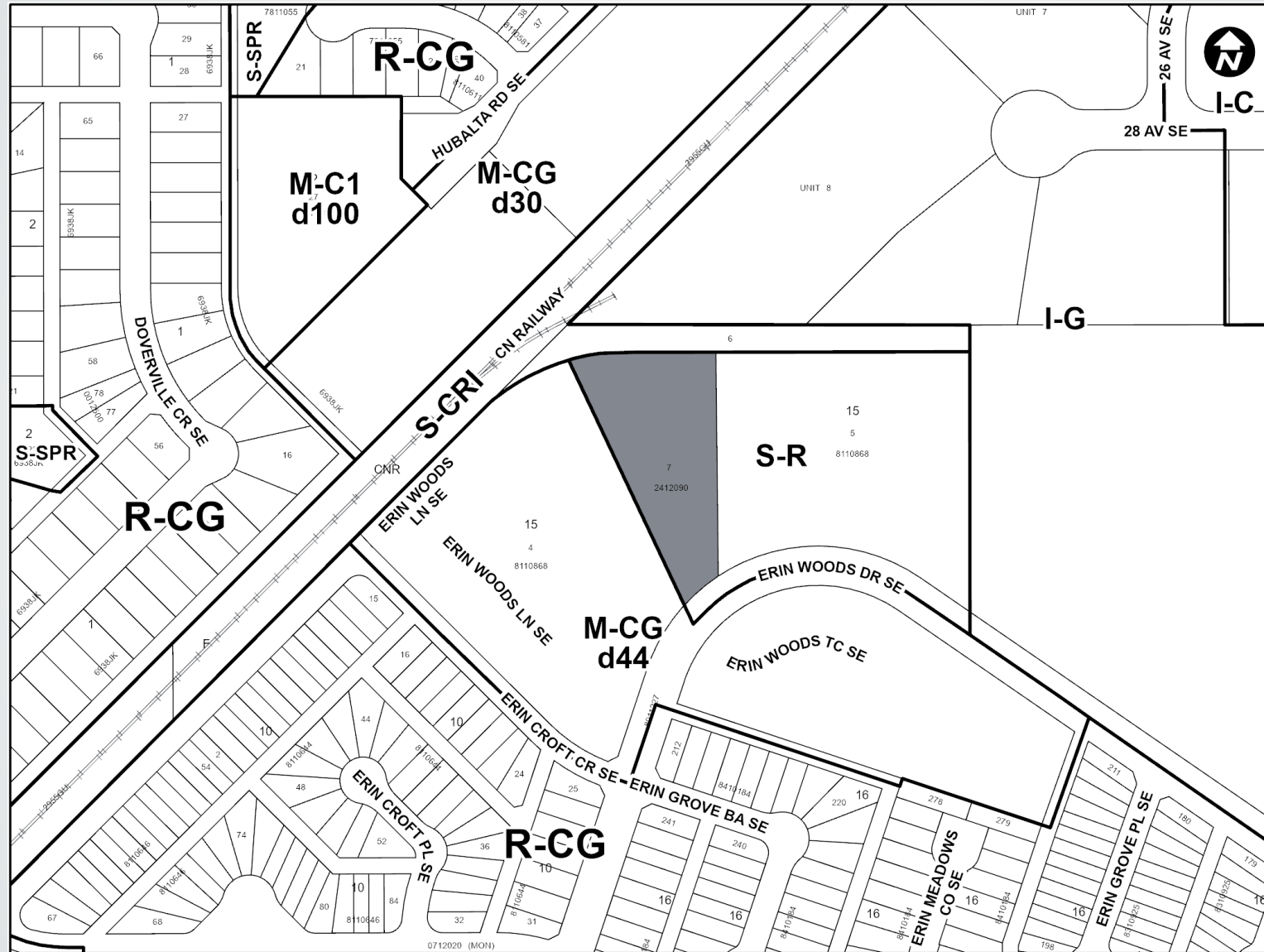
0.71 ha

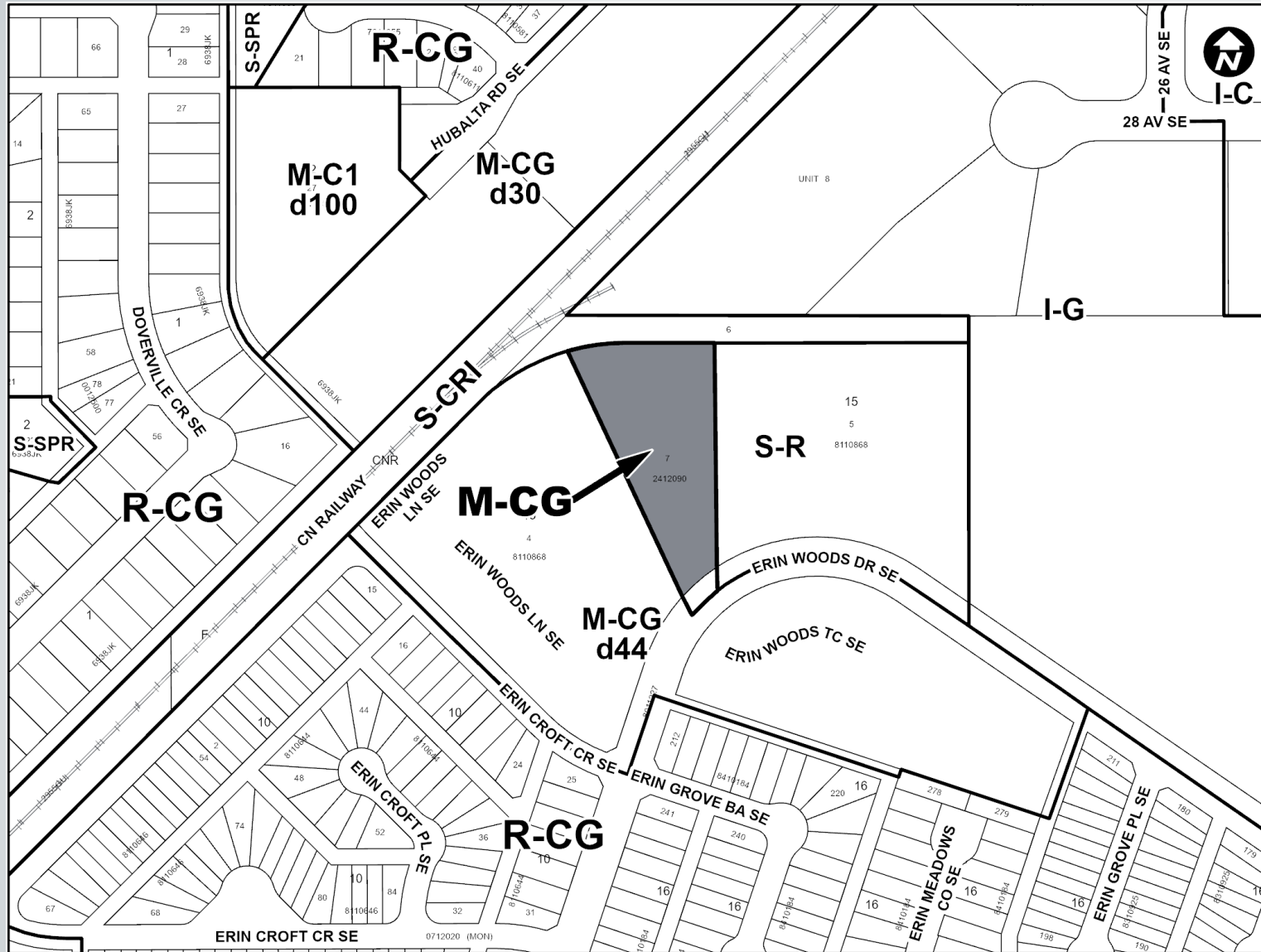






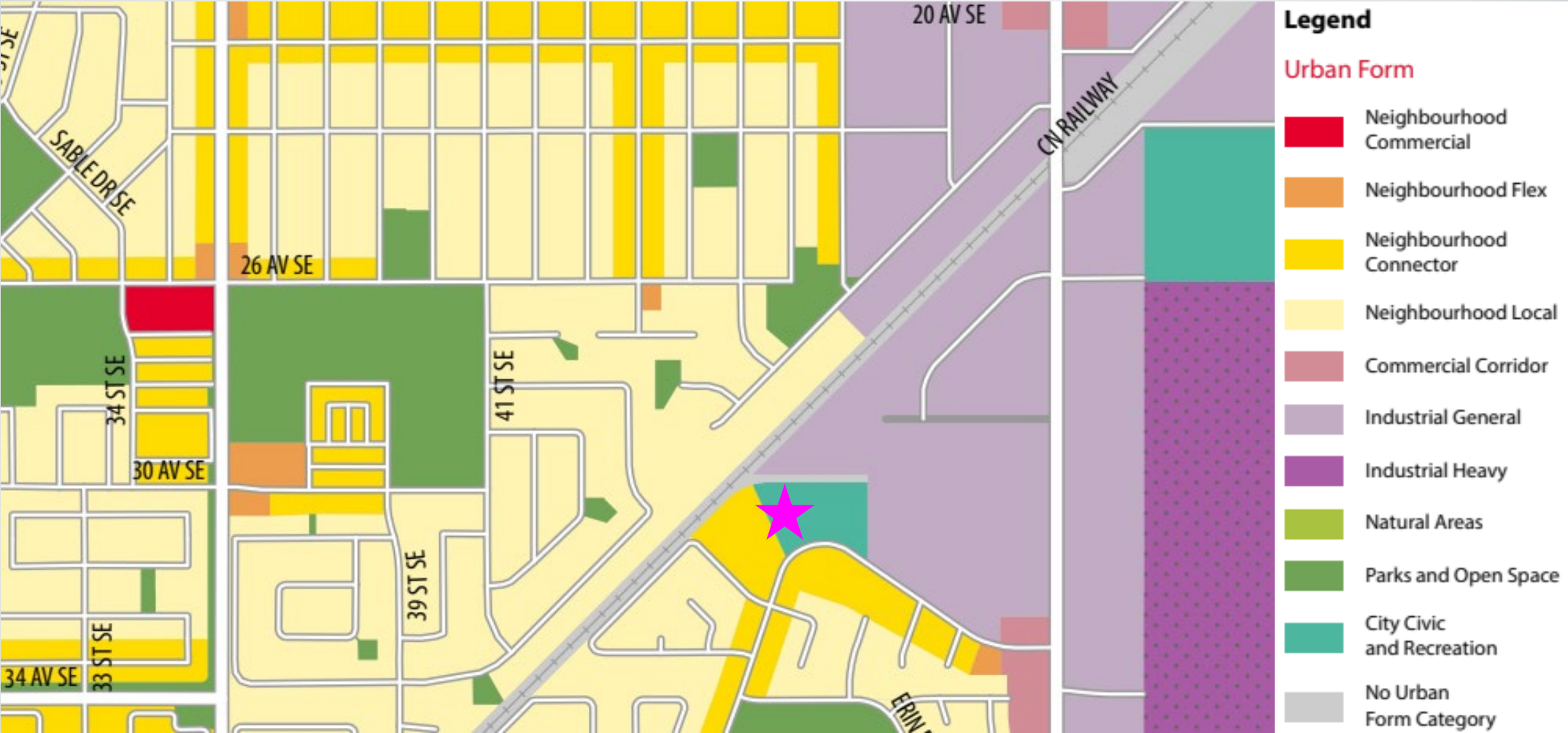
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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





Proposed Multi-Residential – Contextual Grade-Oriented(M-CG) District:

- provides for grade-oriented multi-residential development in a variety of forms
- max density: 111 units per hectare
- max building height: 12 metres (approximately 3 storeys)

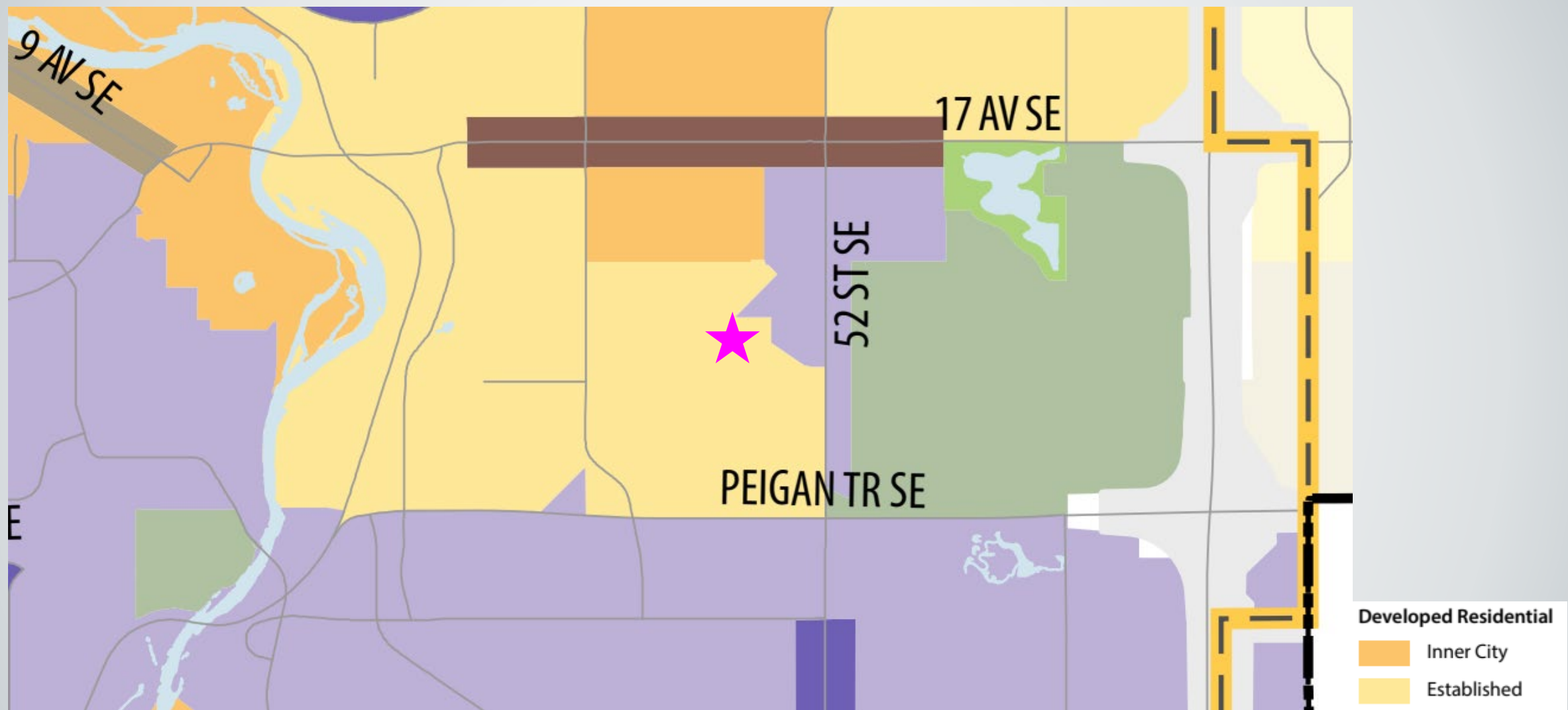


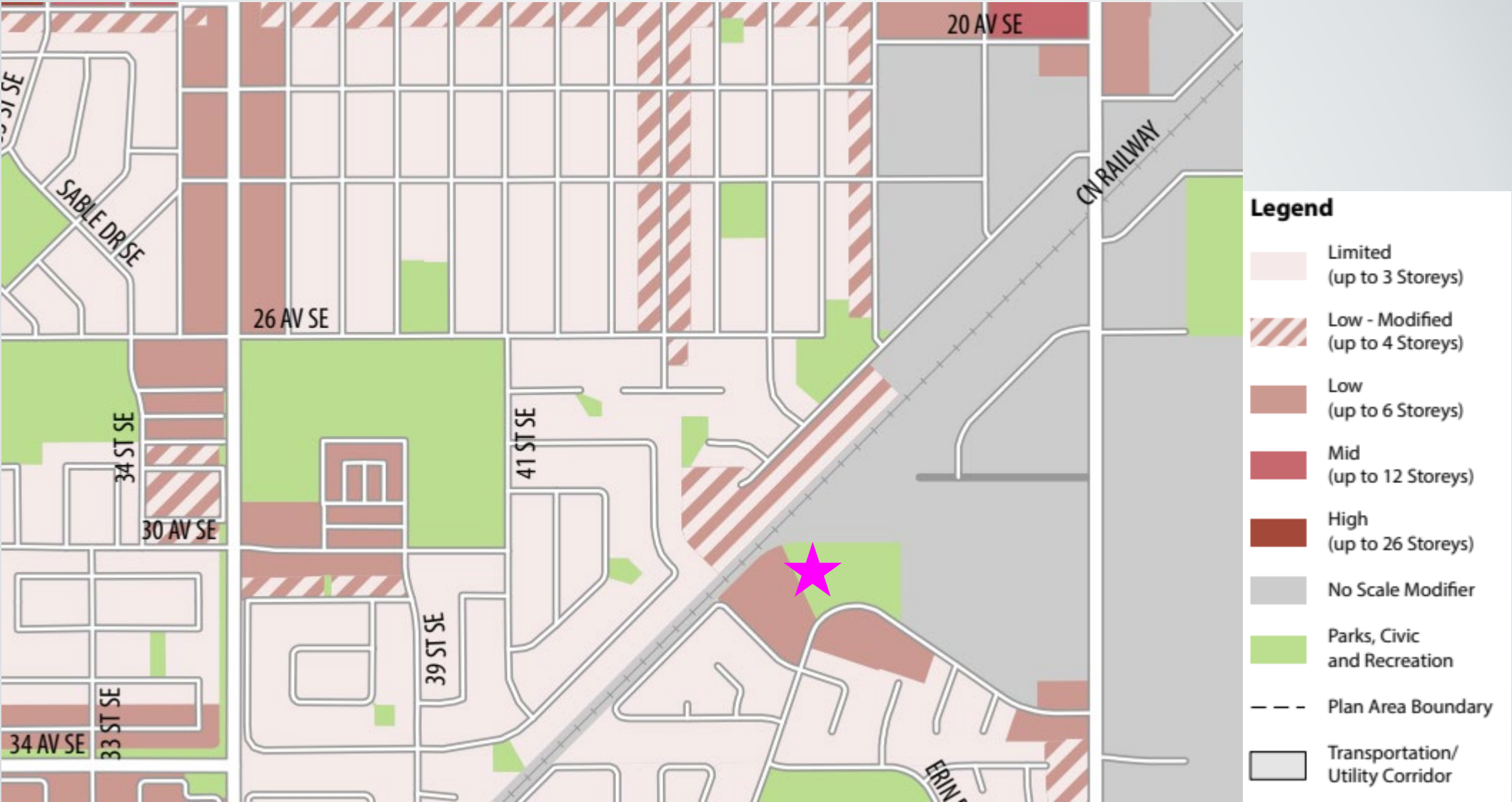
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Supplementary Slides





2.2.4.3 City Civic and Recreation

Policy

Site, Building and Landscape Design

- g.** Supplementary uses, such as residential or commercial uses within the City Civic and Recreation areas should be located in buildings less than three storeys. Buildings containing a residential or commercial use on the floor greater than three storeys shall require an amendment to Map 4: Building Scale.

Table 1: High Density Residential and Commercial Uses, Sensitive Uses and Noise Susceptible Uses

High Density Residential and Commercial Uses	Sensitive Uses	Noise Susceptible Uses
<ul style="list-style-type: none"> - Hotel - Live Work Unit - Multi-Residential Development - Multi-Residential Development – Minor - Dwelling Unit - Townhouse - Office - Instruction Facility - Post-secondary Learning Institution - Health Services Laboratory – With Clients - Medical Clinic - Cannabis Counselling - Dinner Theatre - Drinking Establishment – Large - Drinking Establishment – Medium - Drinking Establishment – Small - Night Club - Restaurant: Food Services Only – Large - Restaurant: Food Services Only – Medium - Restaurant: Food Services Only – Small - Restaurant: Licensed – Large - Restaurant: Licensed – Medium - Restaurant: Licensed – Small - Restaurant: Neighbourhood - Artist's Studio 	<ul style="list-style-type: none"> - Addiction Treatment - Assisted Living - Child Care Service - Custodial Care - Emergency Shelter - Home Based Child Care – Class 2 - Hospital - Jail - Residential Care - School Authority – School - School – Private - Temporary Shelter 	<ul style="list-style-type: none"> - Addiction Treatment - Assisted Living - Backyard Suite - Child Care Service - Contextual Semi-detached Dwelling - Contextual Single Detached Dwelling - Cottage Housing Cluster - Custodial Care - Duplex Dwelling - Dwelling Unit - Emergency Shelter - Home Based Child Care – Class 2 - Hospital - Hotel - Jail - Live Work Unit - Manufactured Home Park - Multi-Residential Development - Multi-Residential Development – Minor - Residential Care - Rowhouse Building - School Authority – School - School – Private - Semi-detached Dwelling - Single Detached Dwelling - Townhouses