



# Public Hearing of Council

## Agenda Item: 7.2.36



# LOC2024-0010 / CPC2024-0327

## Policy and Land Use Amendment

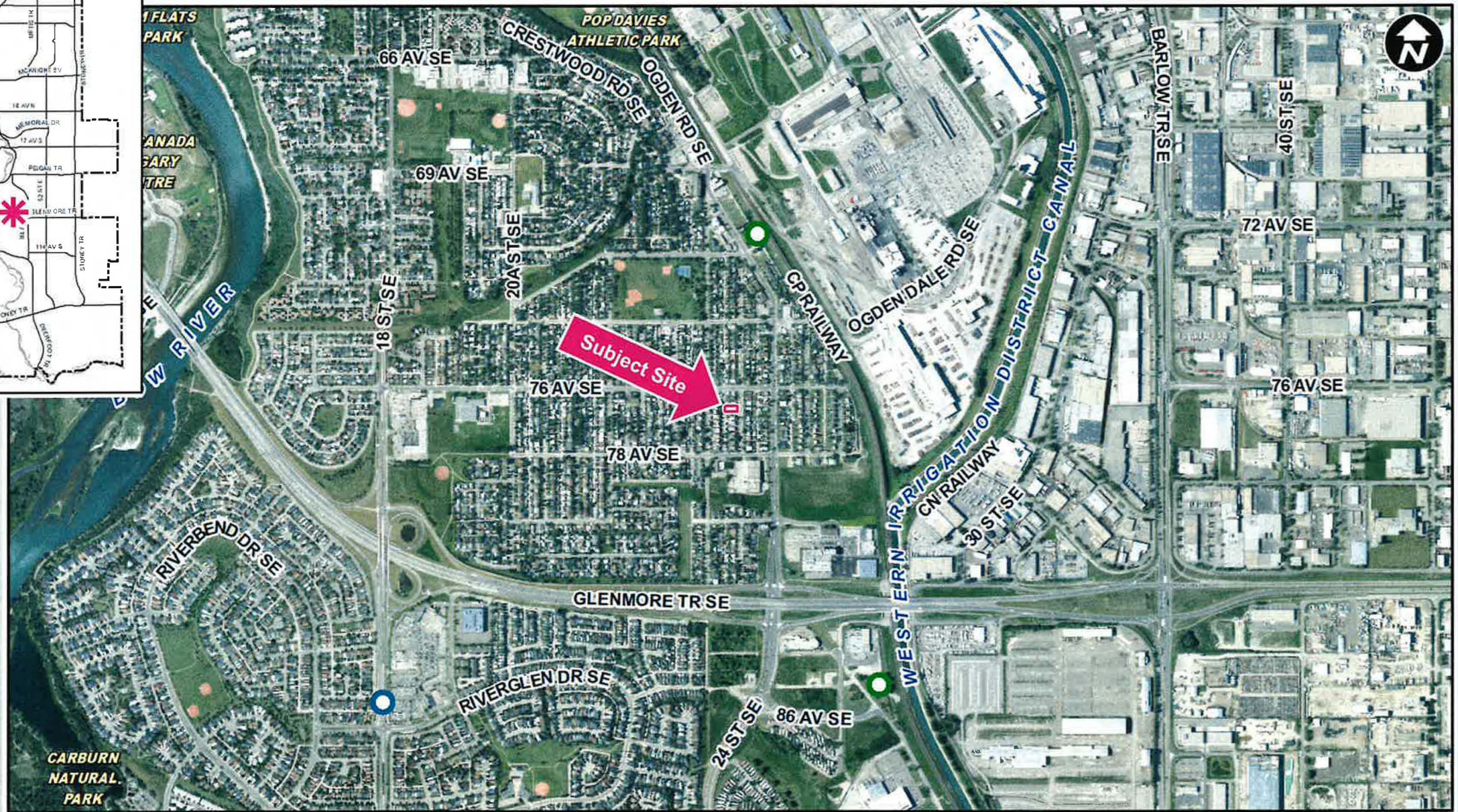
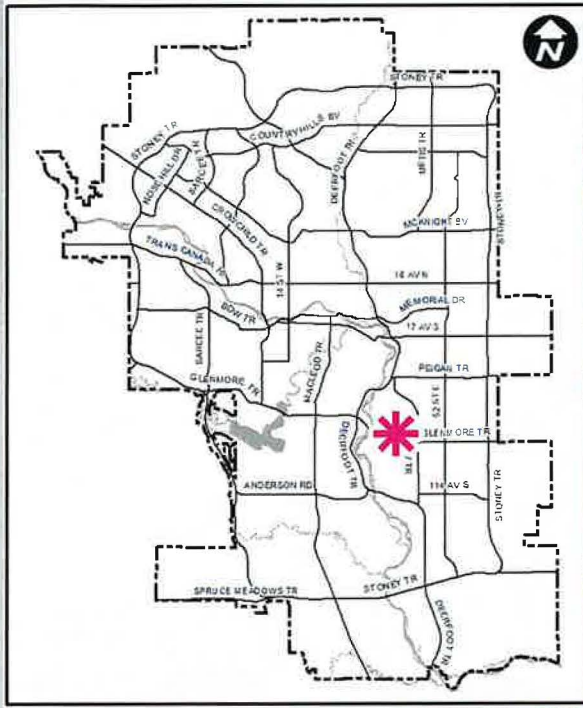
May 7, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**MAY 07 2024**  
ITEM: 7.2.36, CPC2024-0327  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

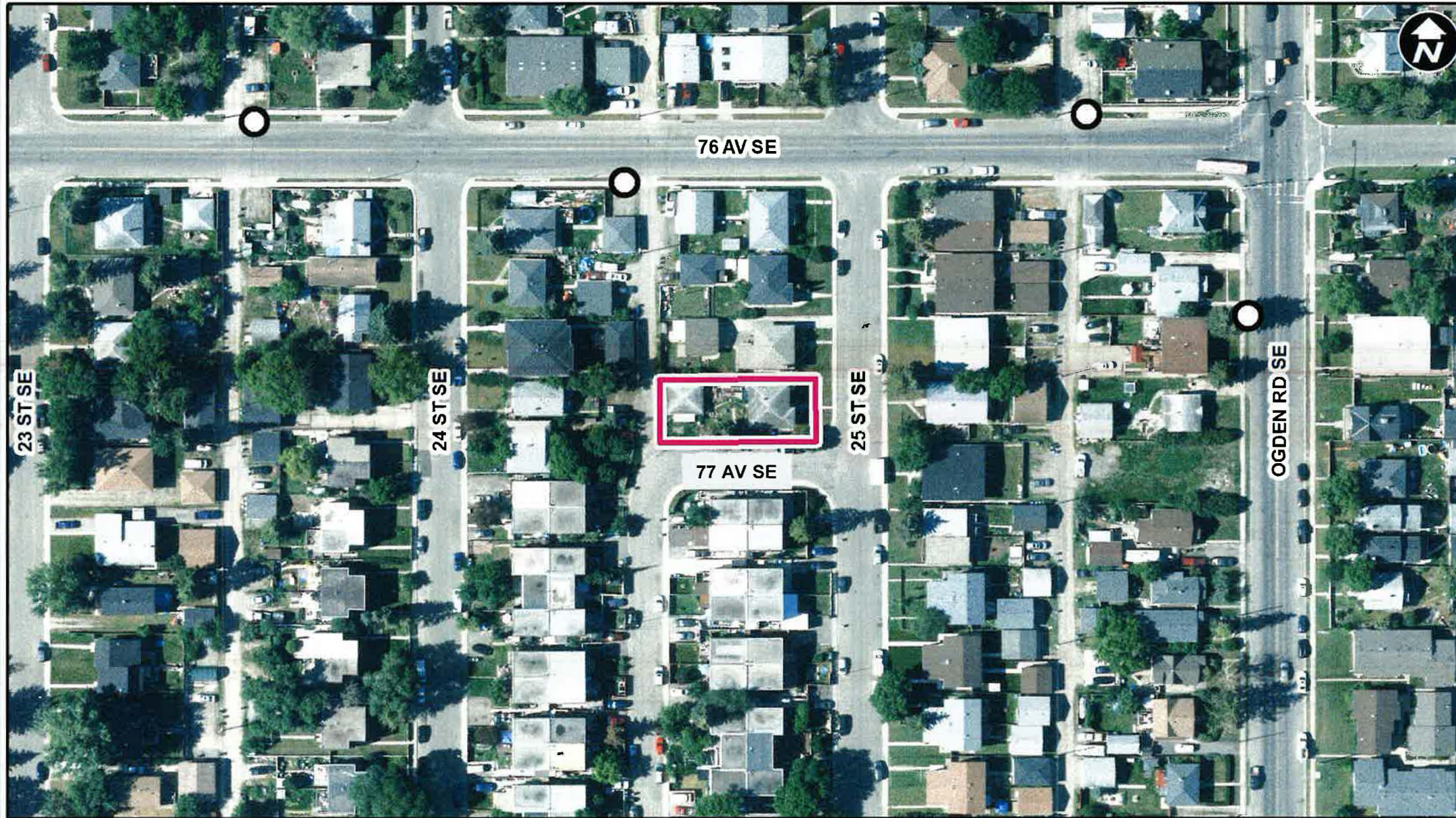
That Council:

1. Give three readings to **Proposed Bylaw 25P2024** for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 137D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 7615 – 25 Street SE (Plan 375AM, Block 10, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-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



Legend

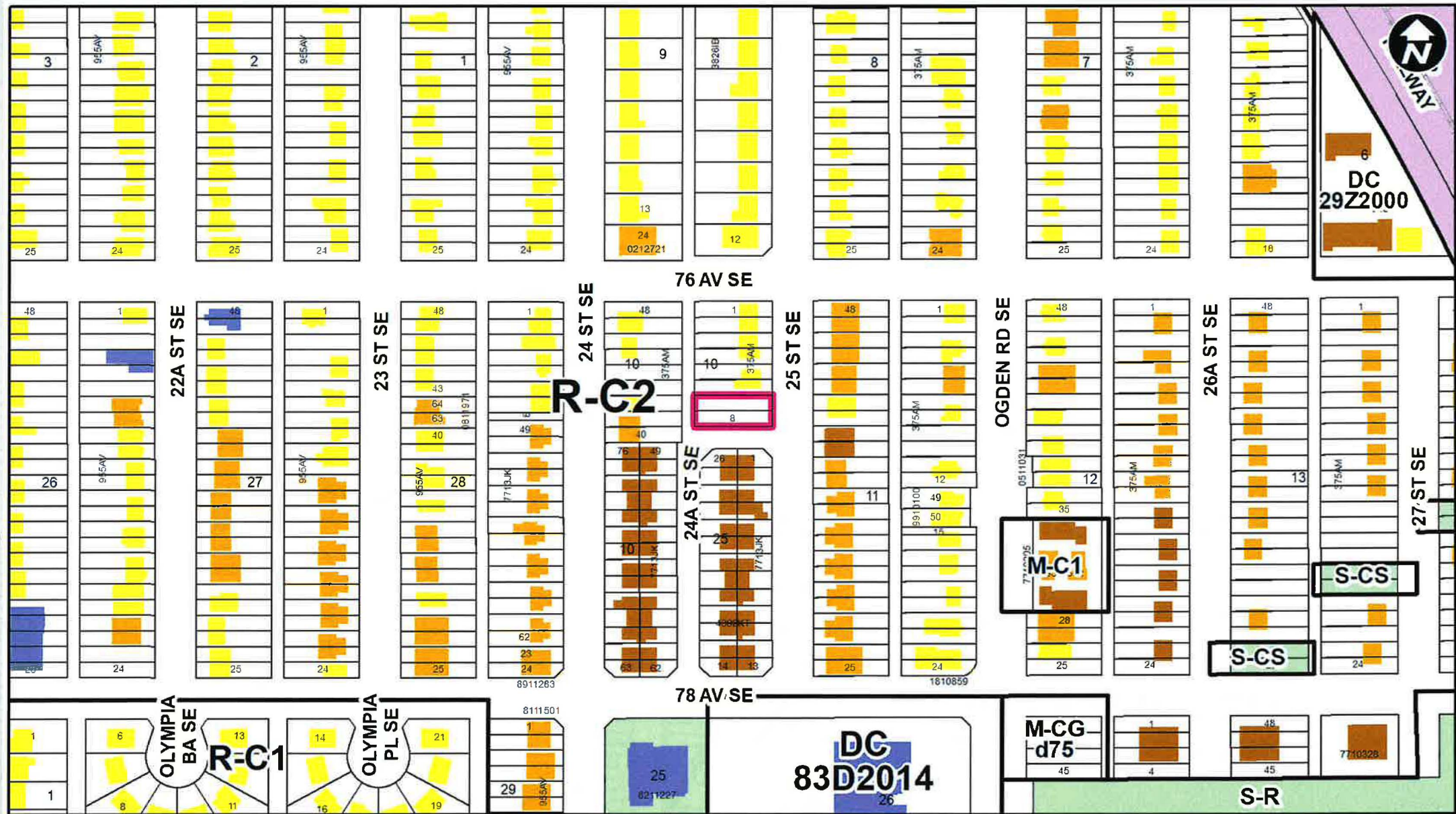
○ Bus Stop

Parcel Size:

0.06 ha  
15 m x 38 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 Residential – Grade-Oriented Infill (R-CG) District:**

- Allows up to 4 dwelling units
- Maximum building height of 11 metres (approximately 3 storeys)
- Secondary suites are a permitted use

## Millican-Ogden

Map 5

Proposed

Land Use Policies

### Legend

- Plan Area Boundary
- Low Density Conservation
- Low or Medium Density Multi-Dwelling Residential
- Low or Medium Density Multi-Dwelling Residential or Live and Work
- Local Commercial
- General Commercial
- Park and Community Facilities
- Ⓧ Fire Station



## Proposed Amendments:

- To change land use classification from 'Low Density Conservation' to 'Low or Medium Density Multi-Dwelling Residential'.
- To modify density provisions under Section 3.4.3 to allow for R-CG compatible density.

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# Supplementary Slides





View from 25 Street  
SE looking westbound



View from 77 Avenue SE  
looking north/eastbound