



Public Hearing of Council

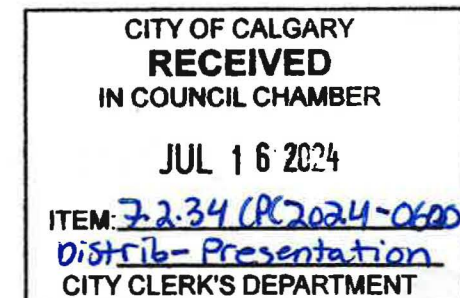
Agenda Item: 7.2.34



LOC2024-0035 / CPC2024-0600

Land Use Amendment

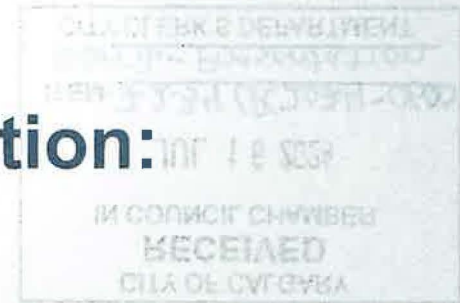
July 16, 2024

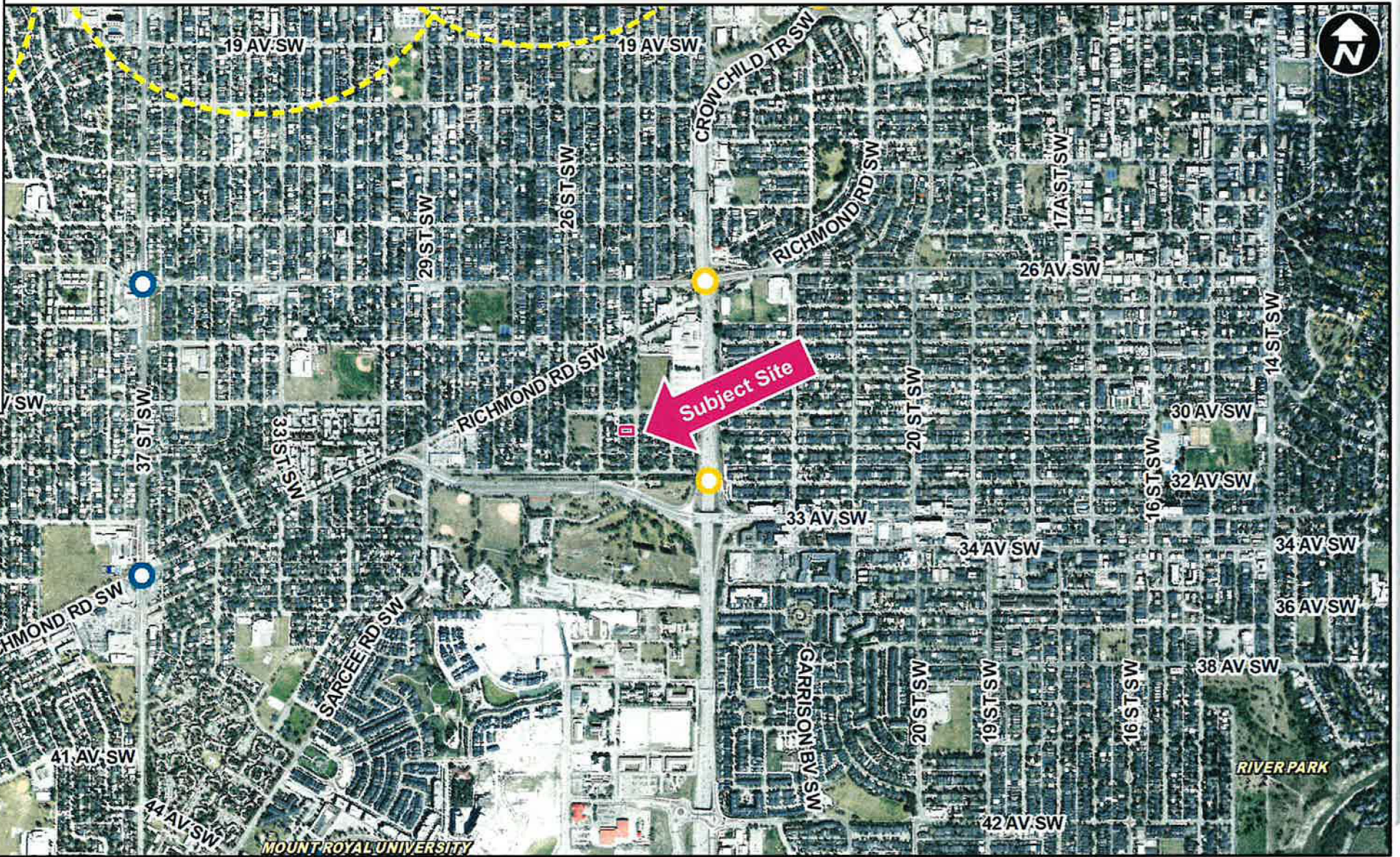
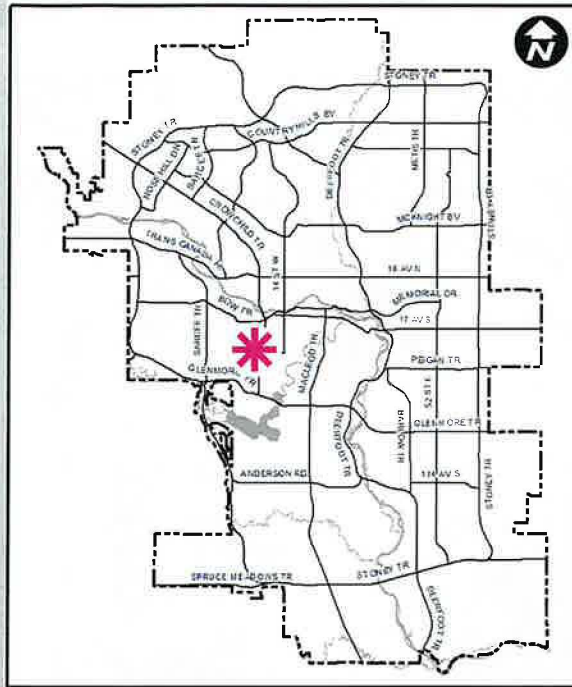


Calgary Planning Commission's Recommendation:

That Council:

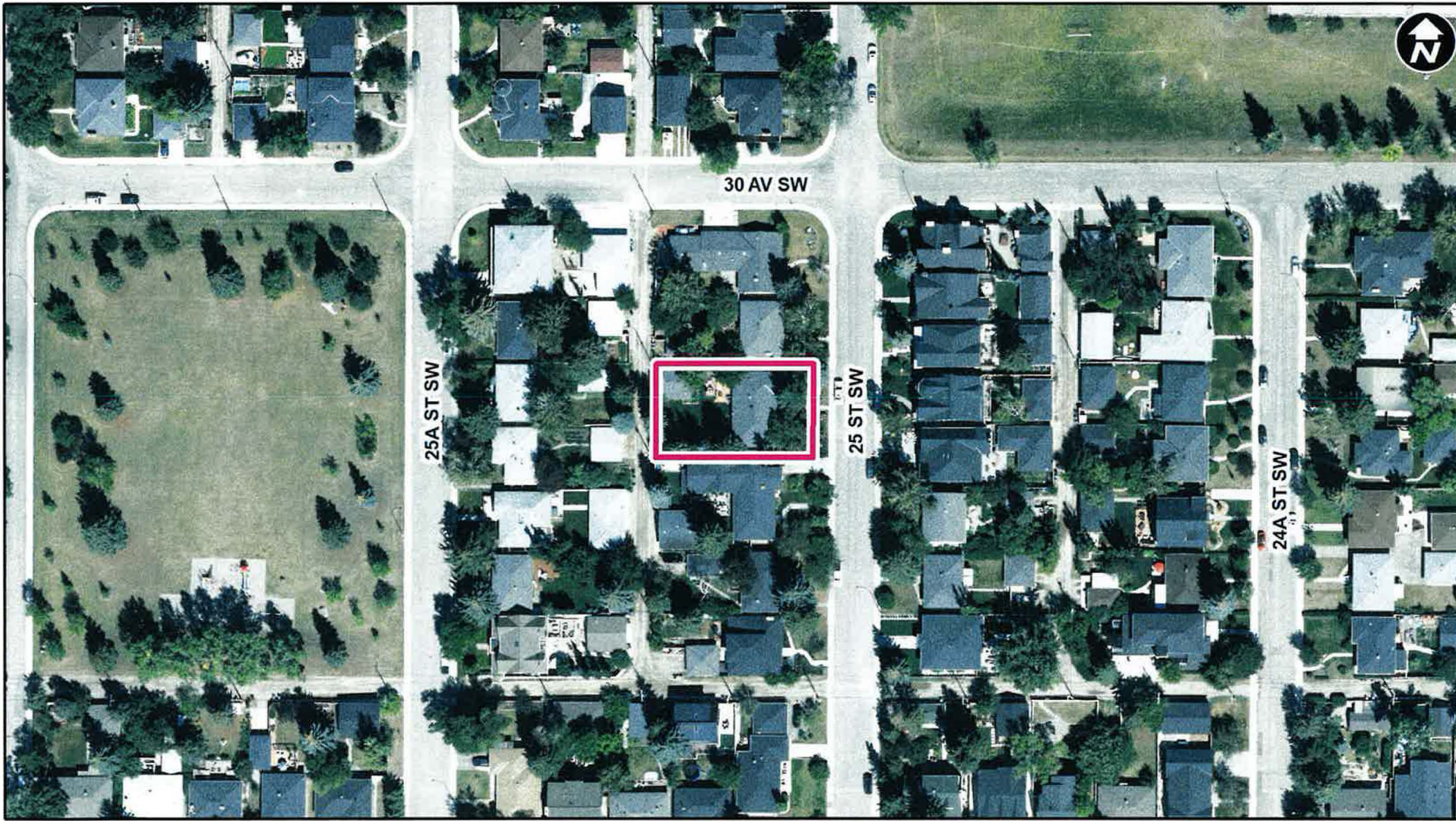
Give three readings to **Proposed Bylaw 192D2024** for the redesignation of 0.09 hectares \pm (0.21 acres \pm) located at 3211 – 25 Street SW (Plan 8598GF, Block 3, Lot 15 and a portion of Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) 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



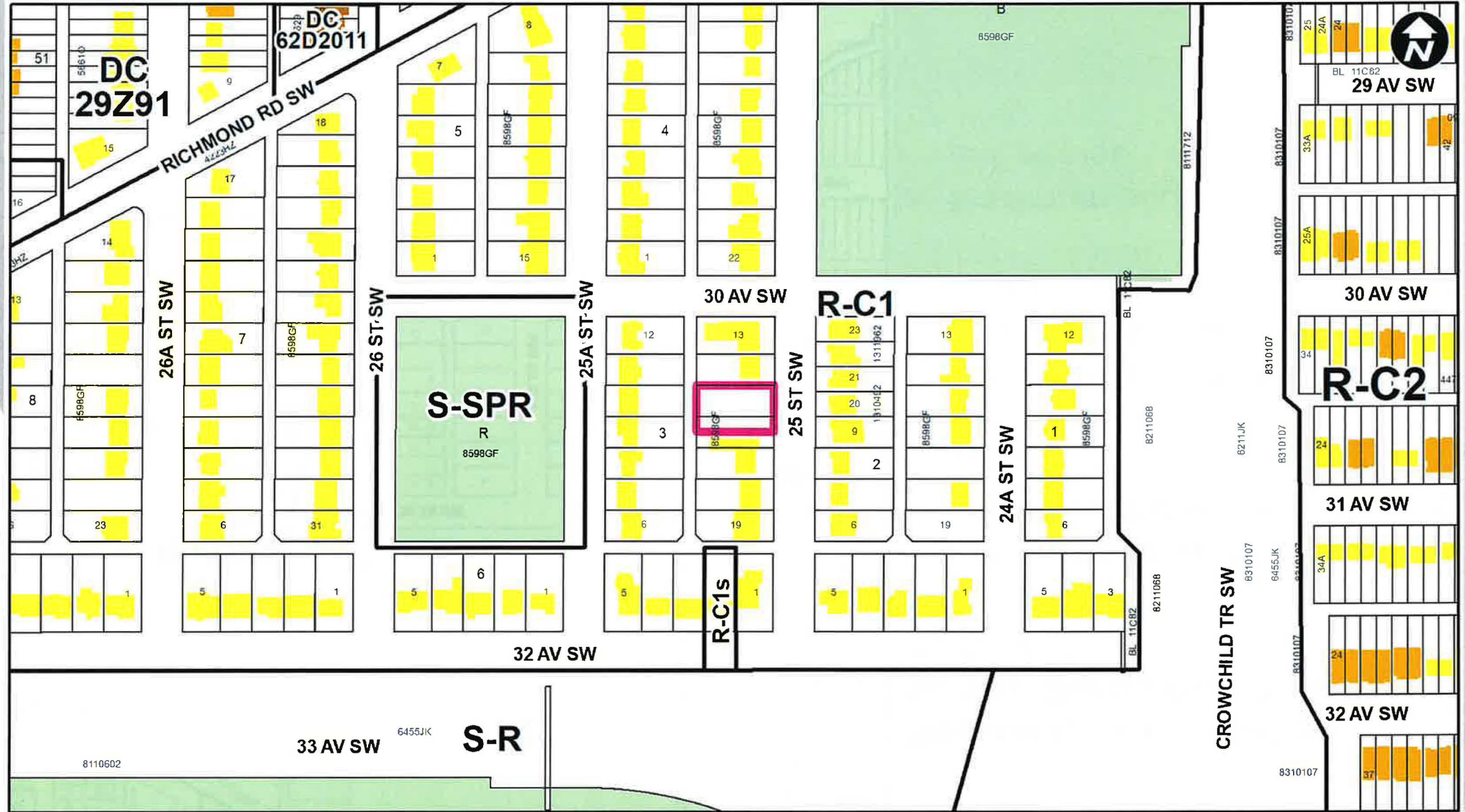
Parcel Size:

0.09 ha
22.85 m x
38.10m

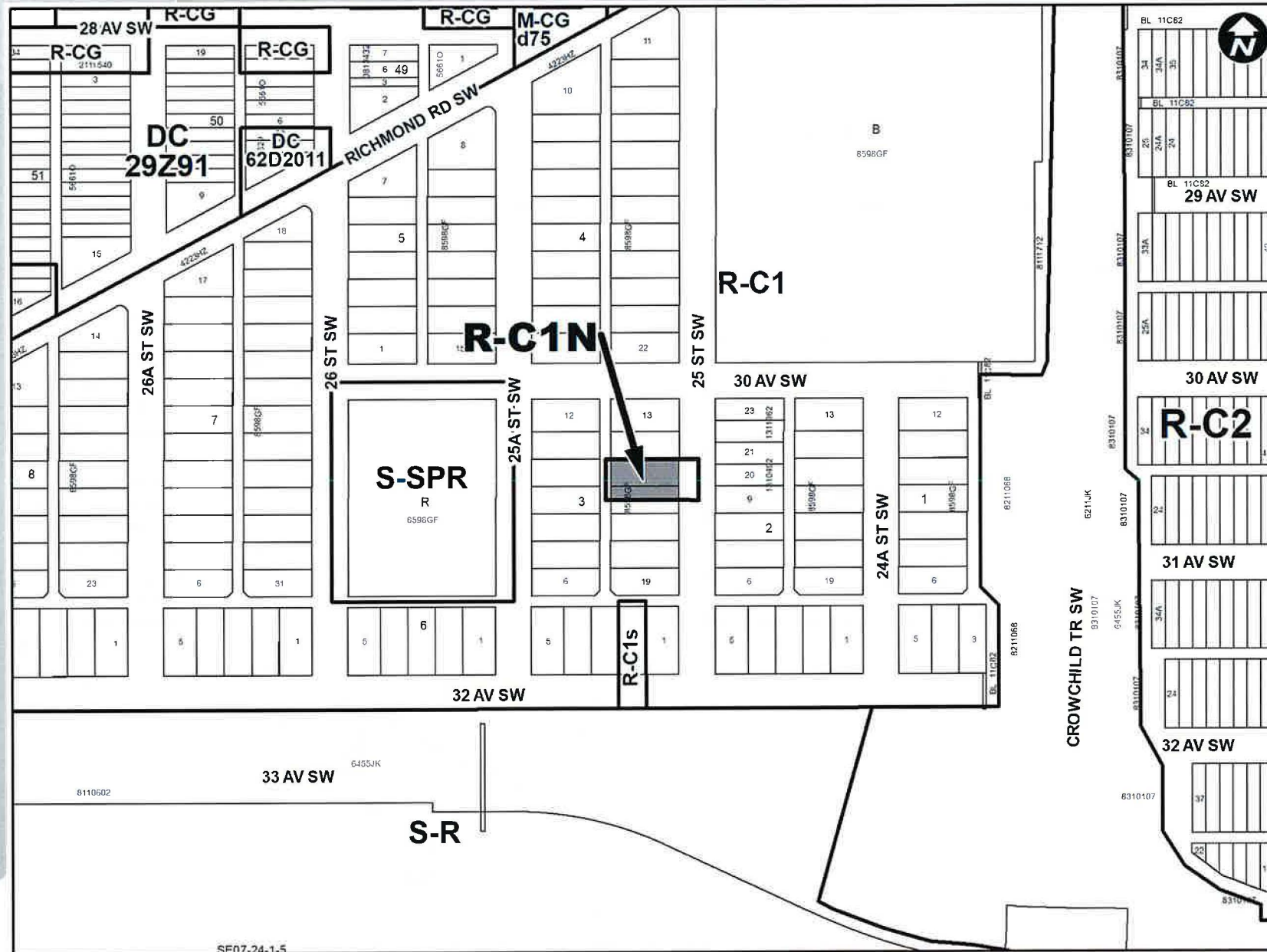
Surrounding Land Use

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 Land Use Map



Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District:

- Allows for single detached dwellings and secondary suites;
- Maximum building height of 10.0 metres - three (3) storeys
- Maximum of one (1) dwelling unit per lot

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 192D2024** for the redesignation of 0.09 hectares \pm (0.21 acres \pm) located at 3211 – 25 Street SW (Plan 8598GF, Block 3, Lot 15 and a portion of Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District.



