



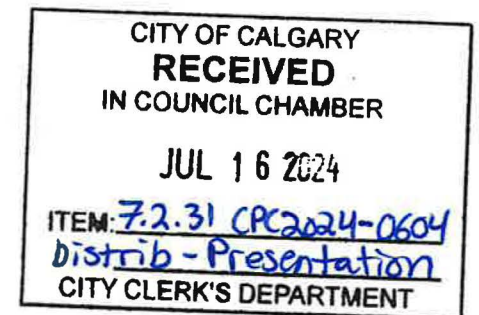
Public Hearing of Council

Agenda Item: 7.2.31



LOC2024-0055 / CPC2024-0604 Land Use Amendment

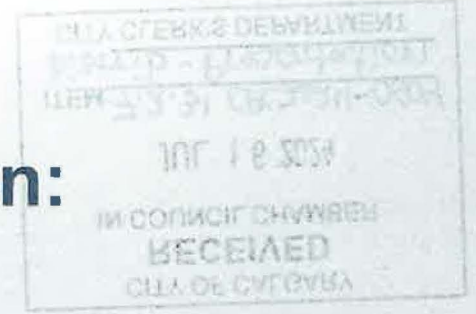
July 16, 2024

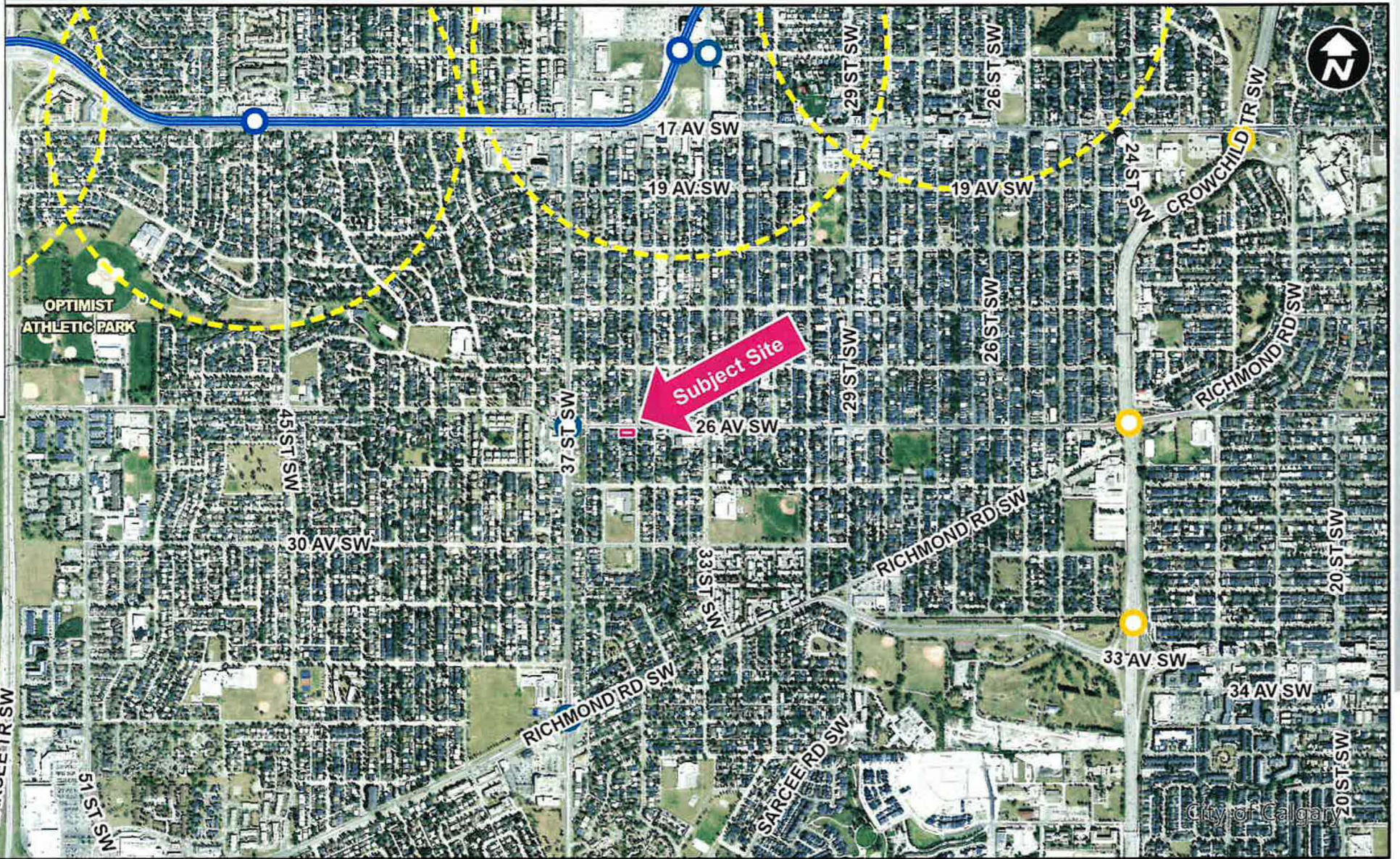
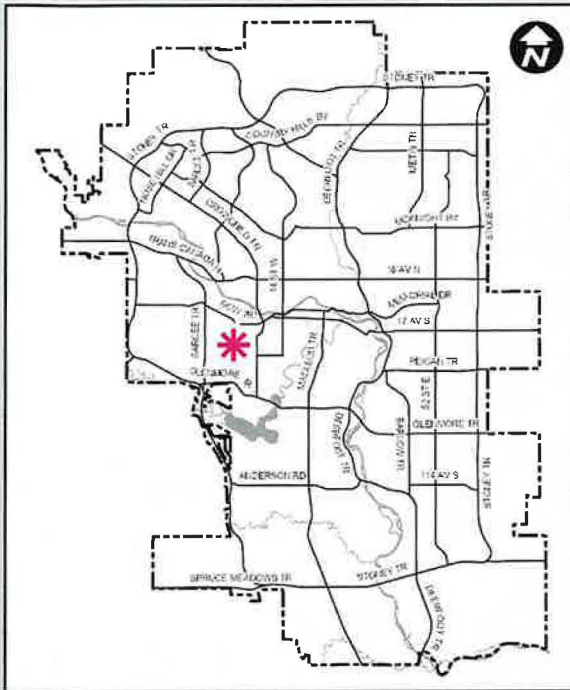


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 208D2024** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2803 – 35 Street SW (Plan 732GN, Block 12, Lot 11) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.



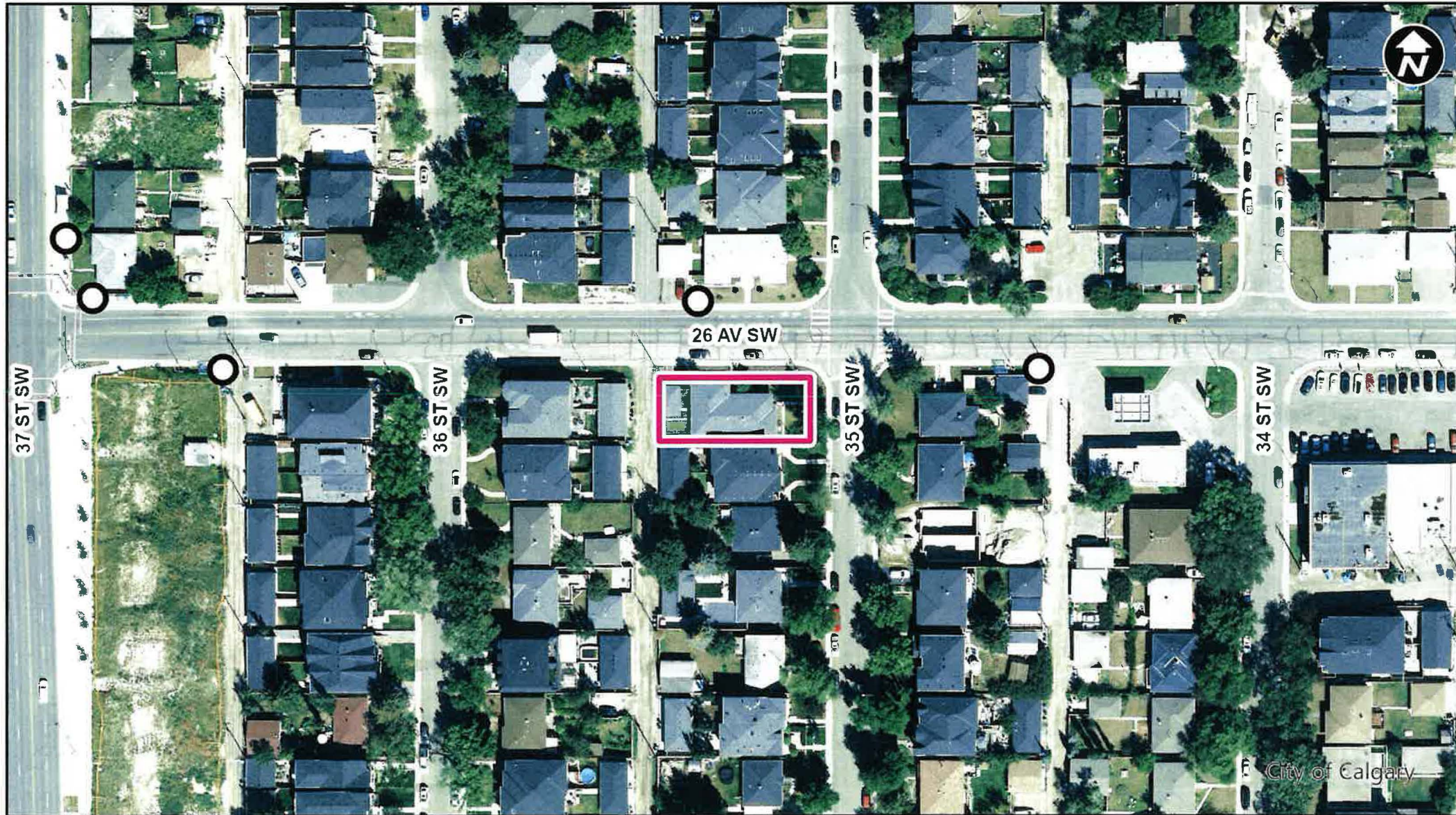


LEGEND

- 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

Location Map

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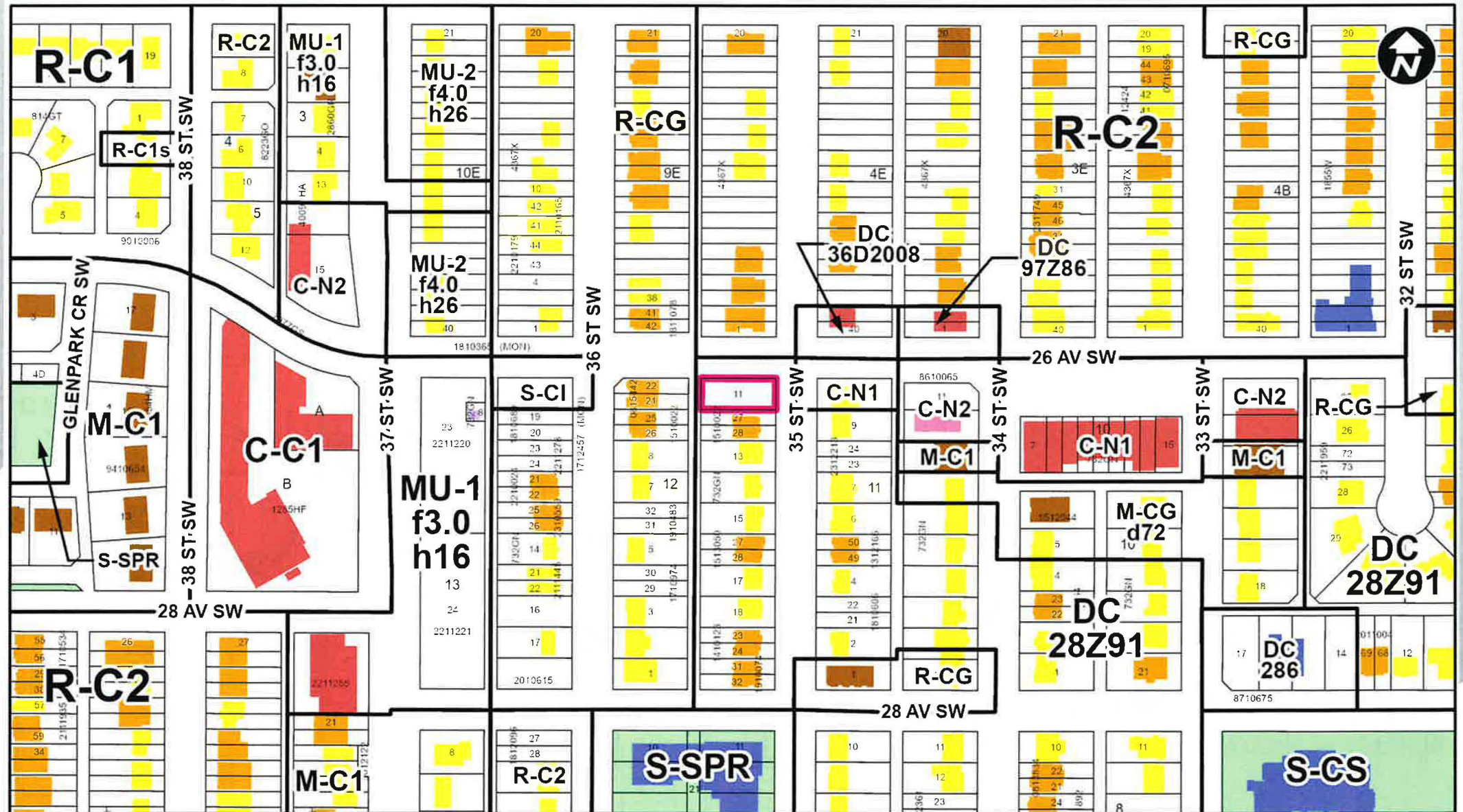
○ Bus Stop

Parcel Size:

0.06 ha
36m x 15m

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:

- Maximum building height of 11 metres (approx. 3 storeys)
- Maximum of 75 units per hectare (4 dwelling units)

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 208D2024** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 2803 – 35 Street SW (Plan 732GN, Block 12, Lot 11) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides

Existing Land Use Map







