



Public Hearing of Council

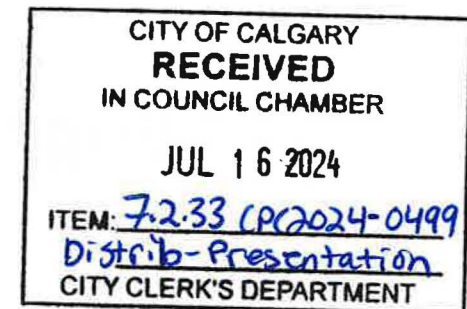
Agenda Item: 7.2.33



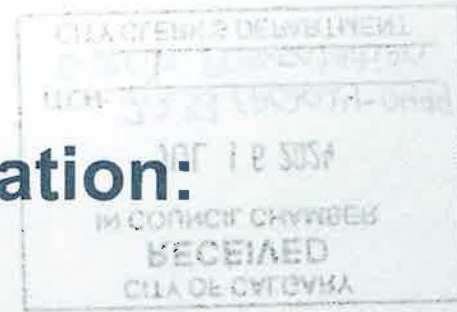
LOC2024-0072 / CPC2024-0499

Land Use Amendment

July 16, 2024

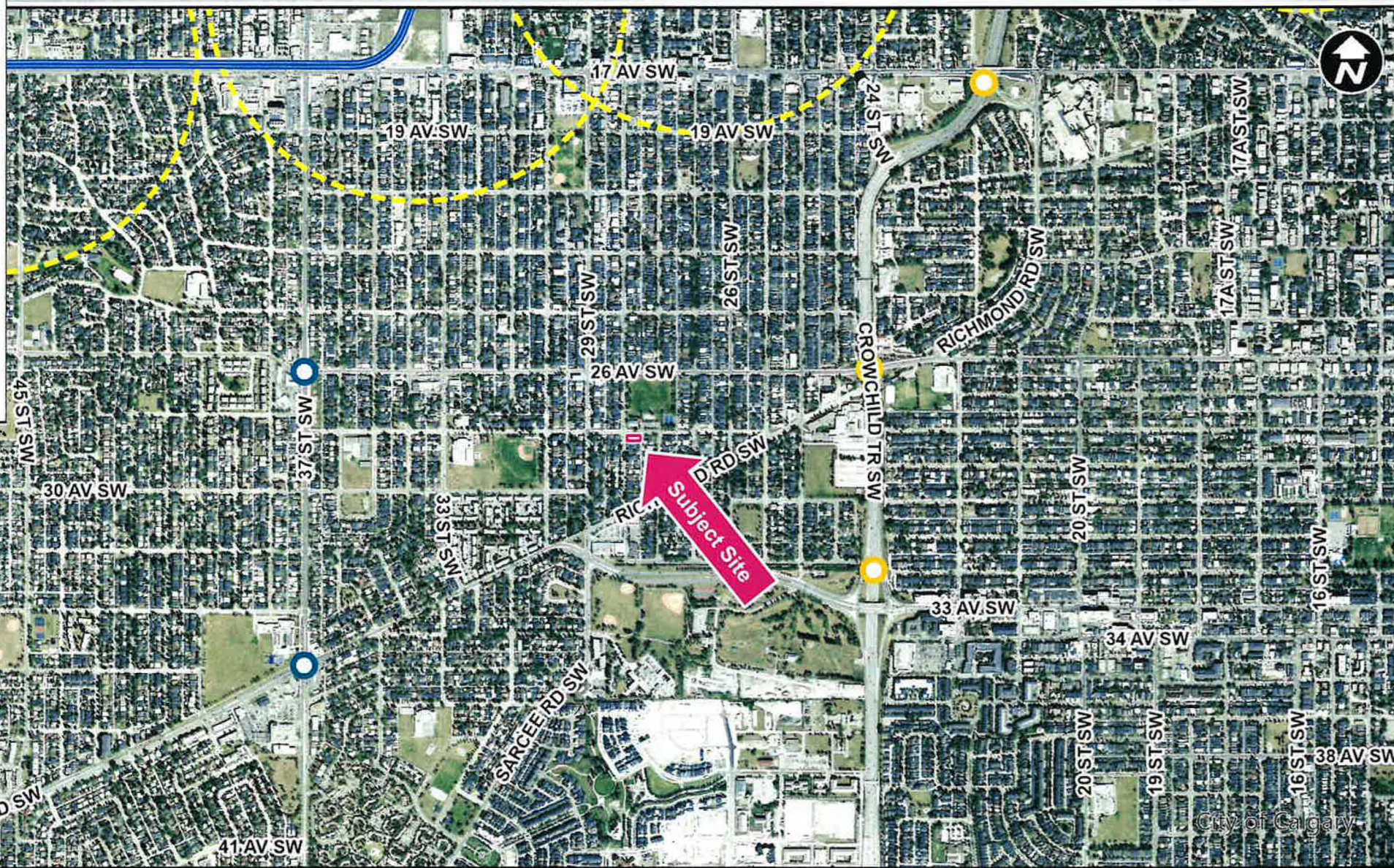
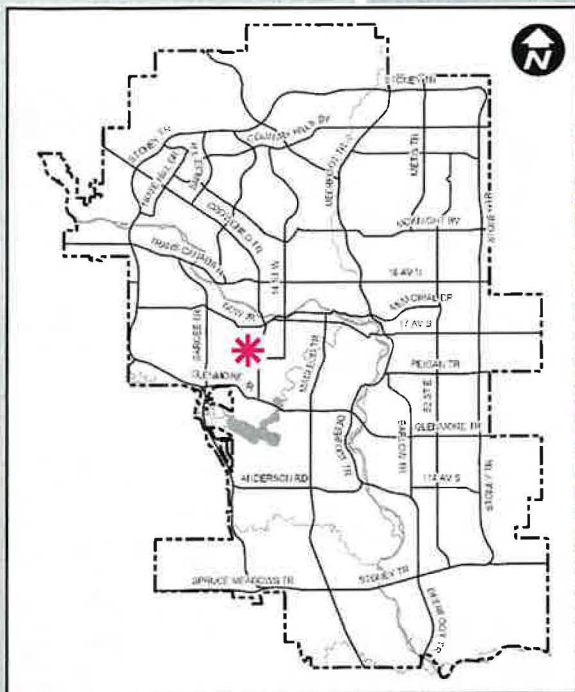


Calgary Planning Commission's Recommendation:




That Council:


Give three readings to **Proposed Bylaw 210D2024** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 3004 – 28 Street SW (Plan 5661O, Block 52, Lots 48 and 49) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.



LEGEND

 600m buffer from LRT station

Max BRT Stops

 Teal
 Yellow

LRT Line

 Blue



Parcel Size:

0.06 ha
38 m x 15 m

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





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

- Up to four (4) dwelling units
- Maximum building height of 11 metres (approx. 2 storeys)
- Secondary suites are a permitted use

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Supplementary Slides





Existing Land Use Map 11

