



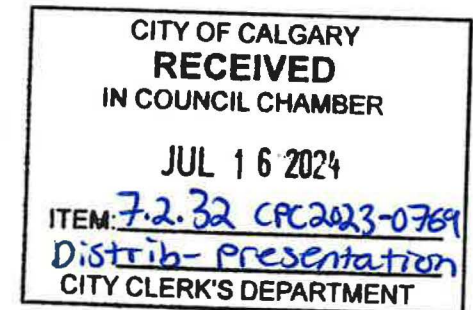
Public Hearing of Council

Agenda Item: 7.2.32



LOC2022-0062 / CPC2024-0769 Land Use Amendment

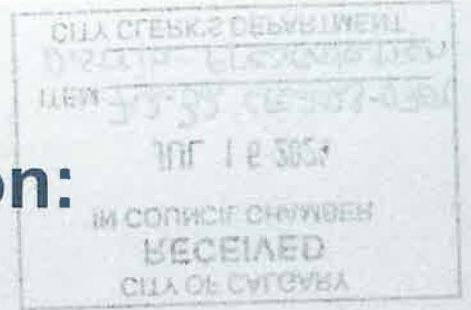
July 16, 2024

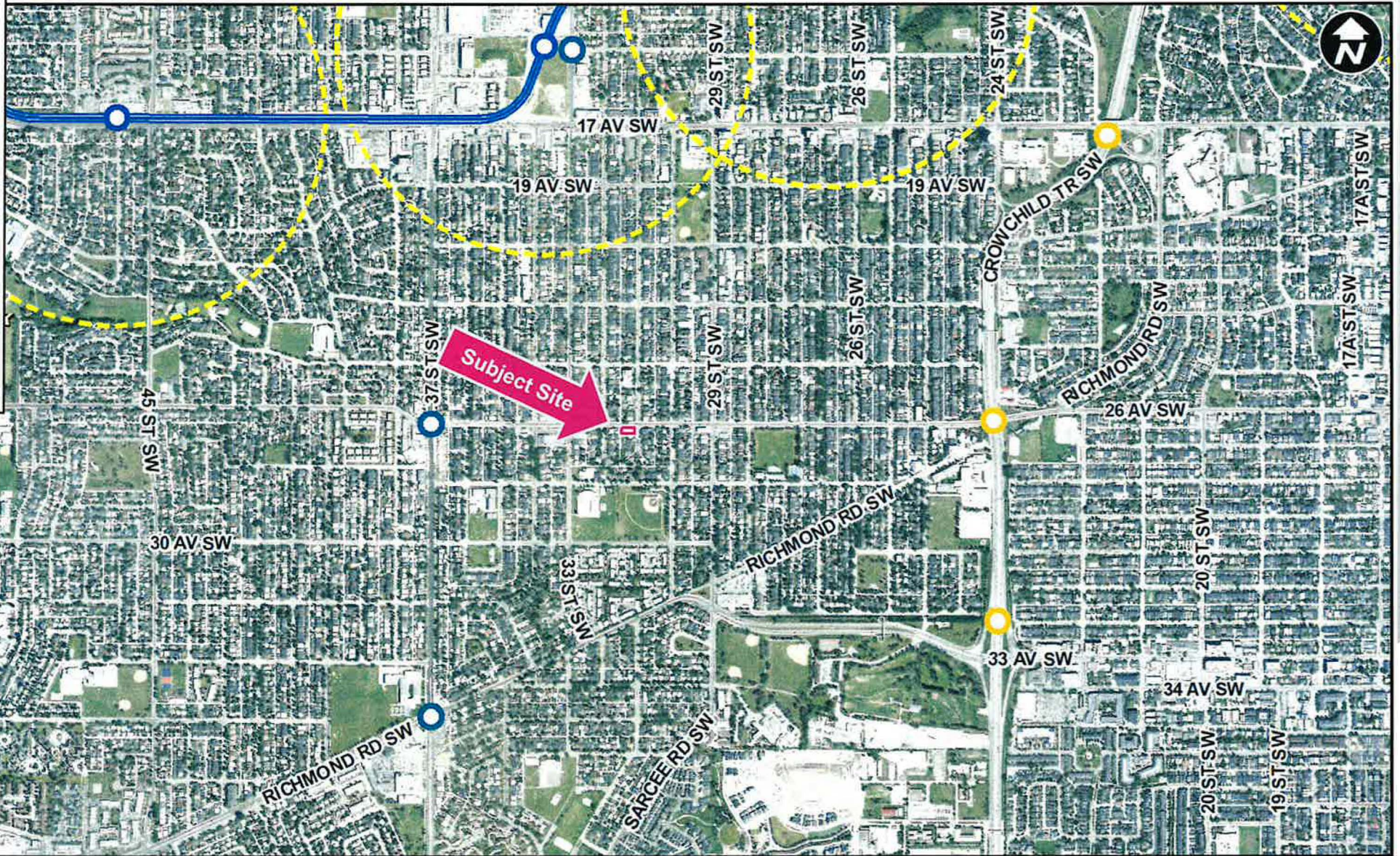
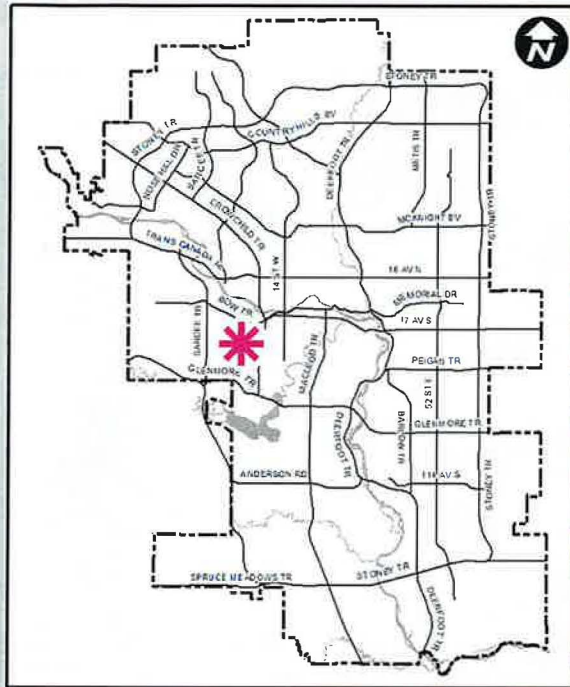


Calgary Planning Commission's Recommendation:

That Council:

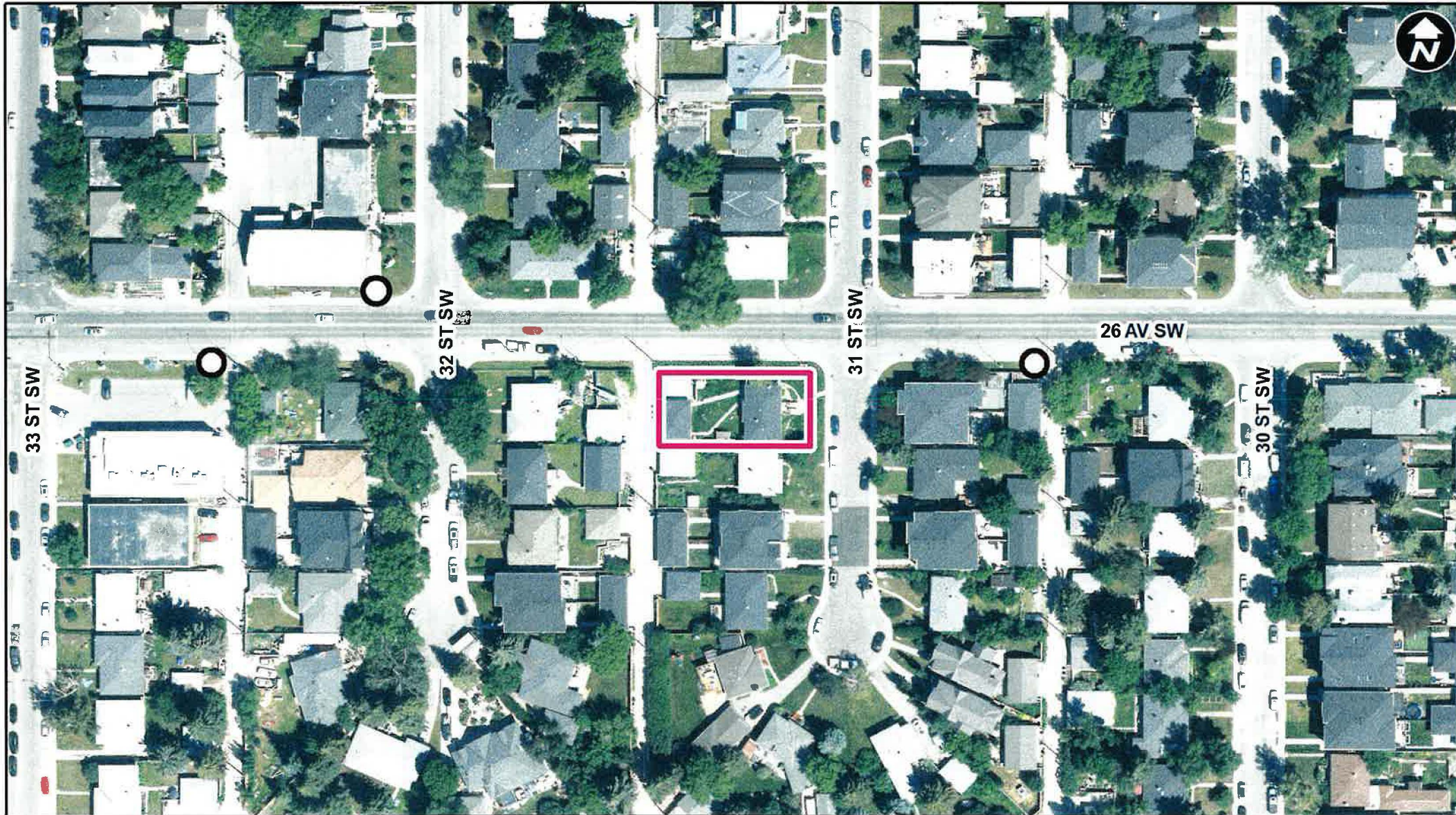
Give three readings to **Proposed Bylaw 211D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2803 – 31 Street SW (Plan 732GN, Block 9, Lot 37) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.





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



○ Bus Stop

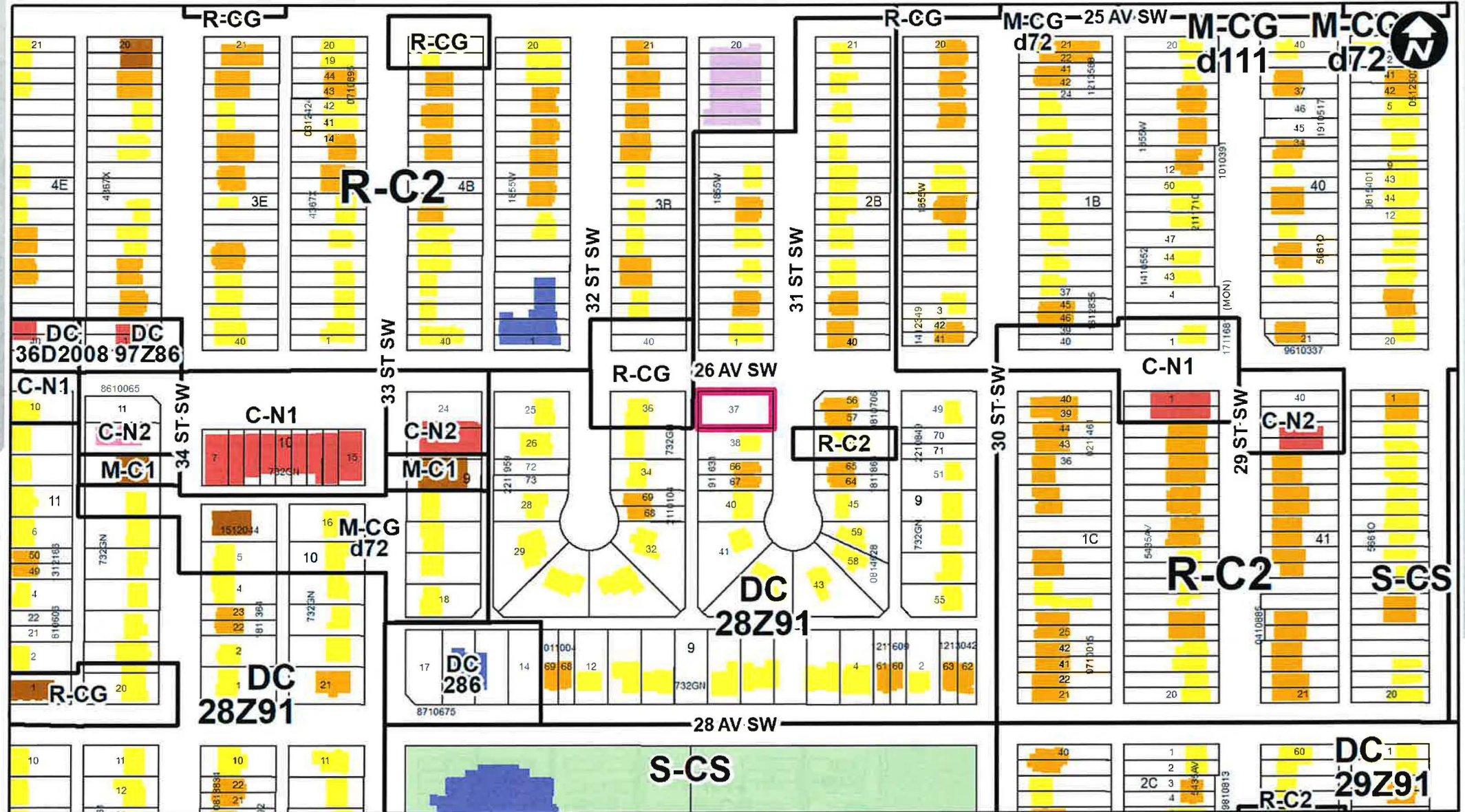
Parcel Size:

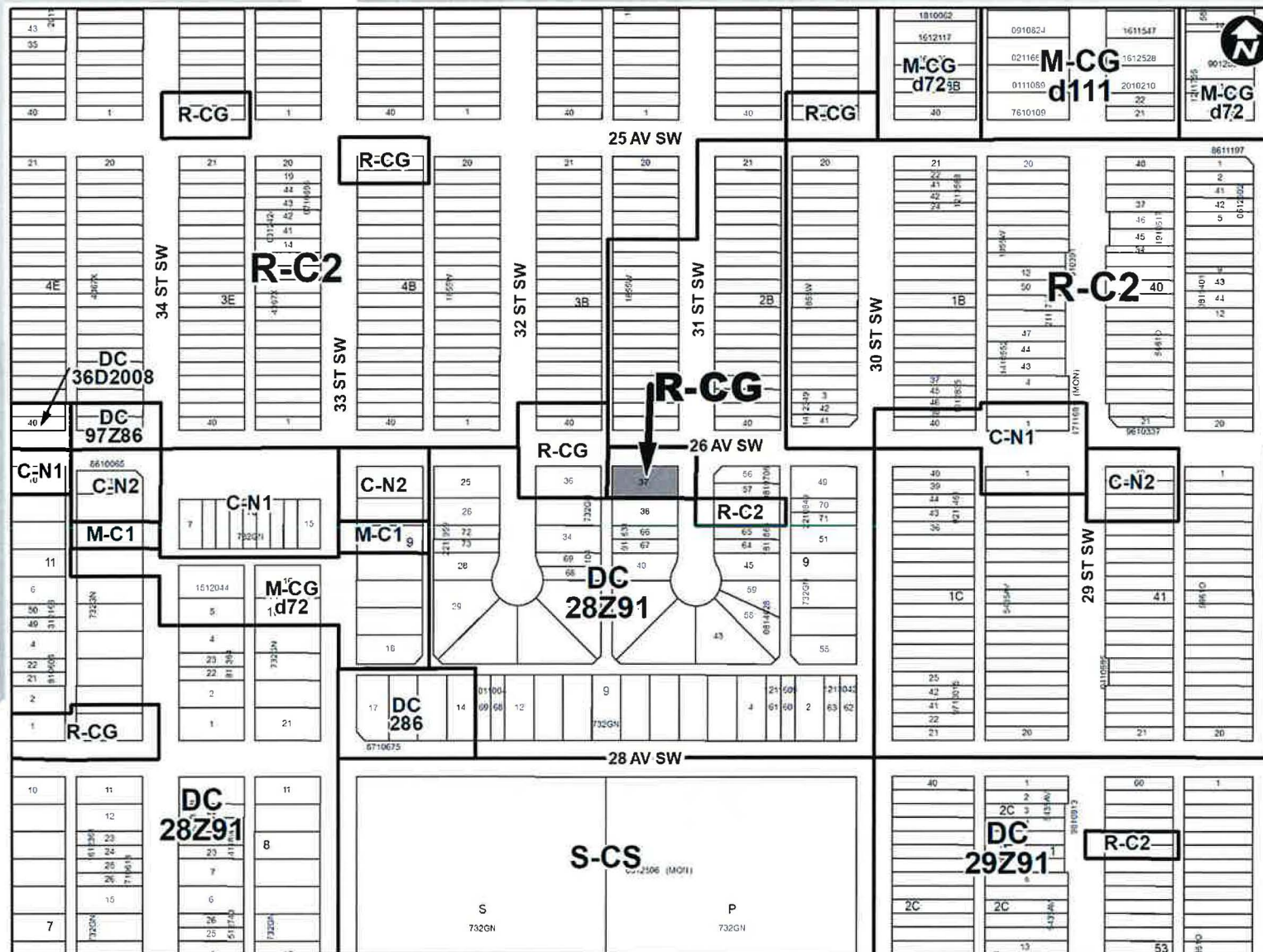
0.06 ha
17m x 36m

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 R-CG District:

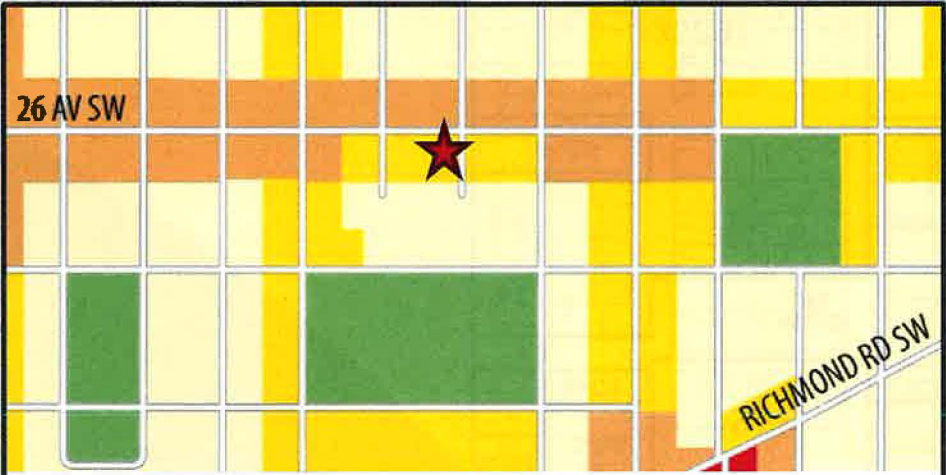
- allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses;
- maximum building height of 11 metres (3 storeys); and
- maximum density of 75 dwelling units per hectare (4 units on the subject site).

Calgary Planning Commission's Recommendation:

That Council:

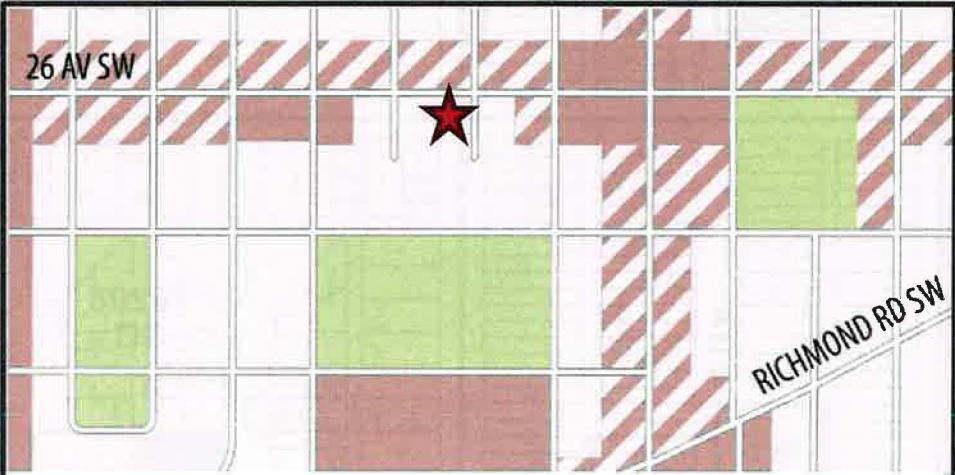
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Supplementary Slides



Map 3:
Urban Form

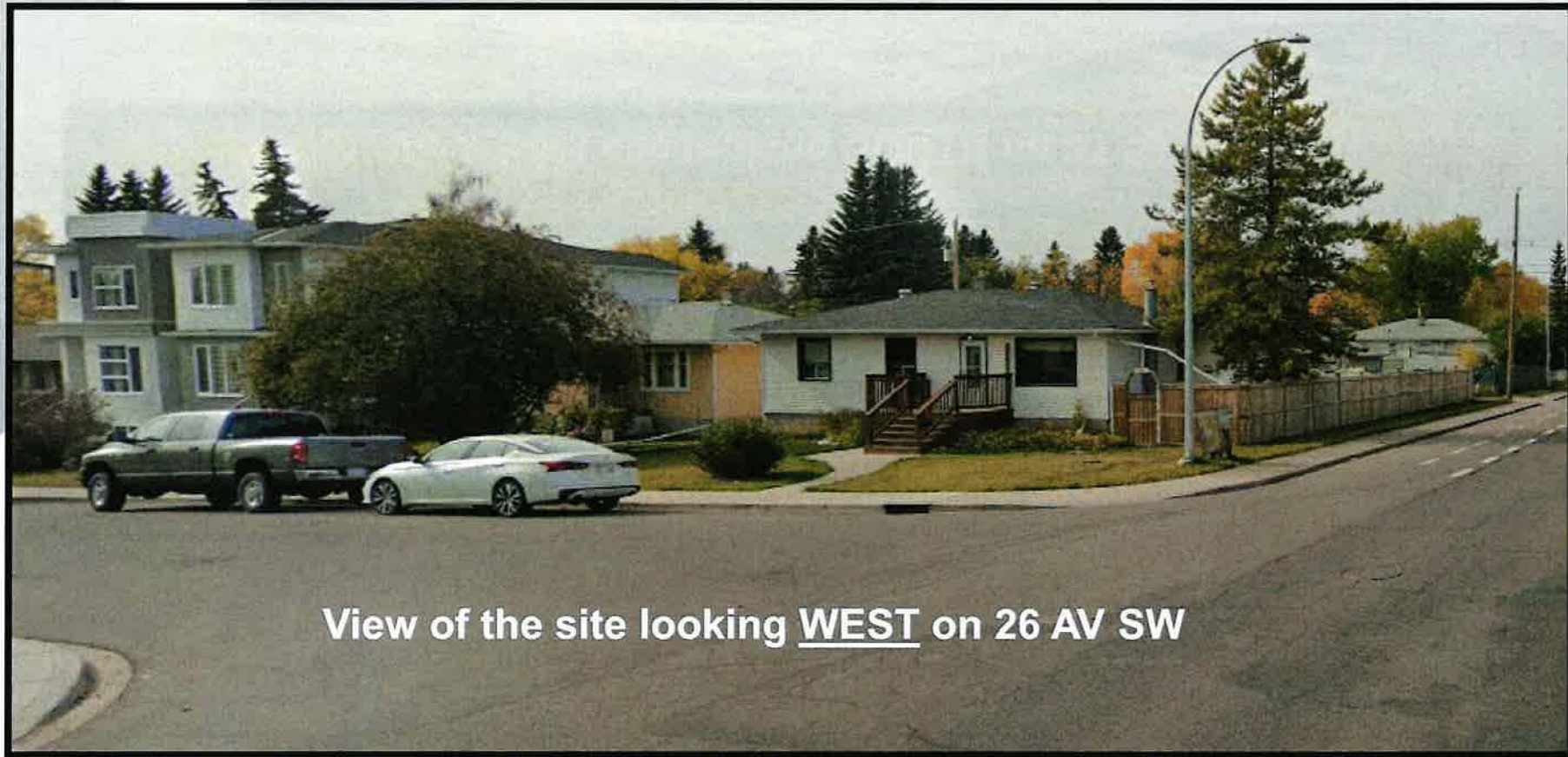
- Legend**
- Urban Form
- Neighbourhood Commercial
 - Neighbourhood Flex
 - Neighbourhood Connector



Map 4:
Building Scale

- Legend**
- Limited (up to 3 Storeys)
 - Low - Modified (up to 4 Storeys)
 - Low (up to 6 Storeys)
 - Mid (up to 12 Storeys)

Subject Site



View of the site looking WEST on 26 AV SW



View from site looking SOUTH on 31 ST SW

