



Public Hearing of Council

Agenda Item: 7.2.15



LOC2024-0060 / CPC2024-0662 Land Use Amendment

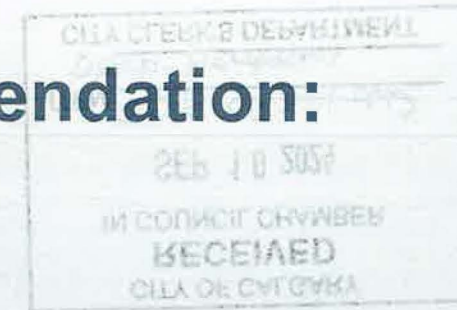
September 10, 2024

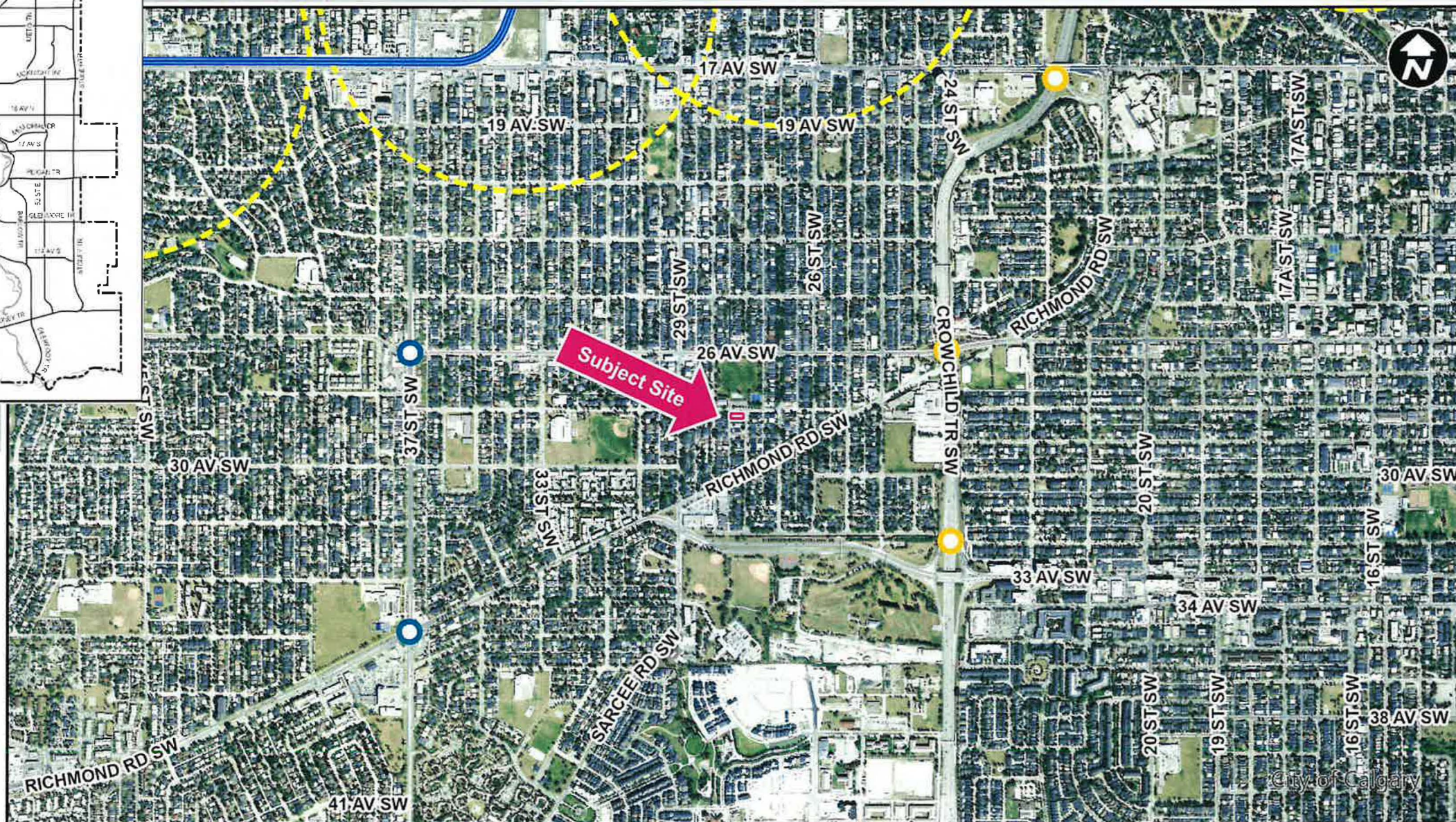
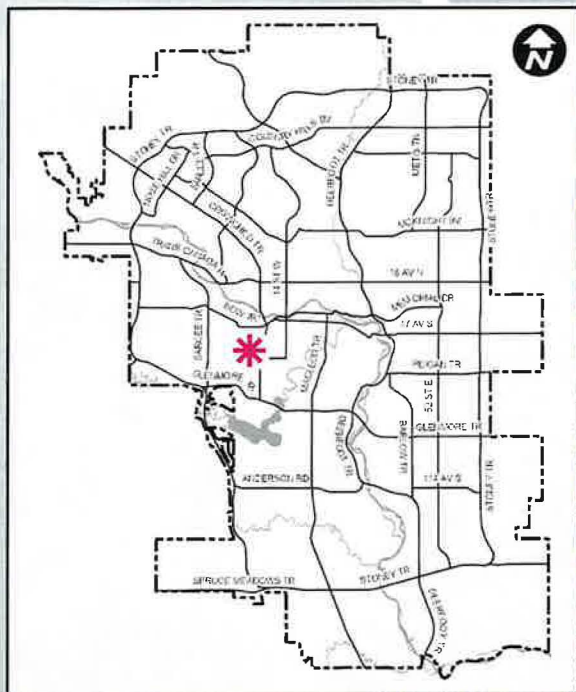
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 10 2024
ITEM: 7.2.15 CPC2024-0662
Distrib- Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:













That Council:

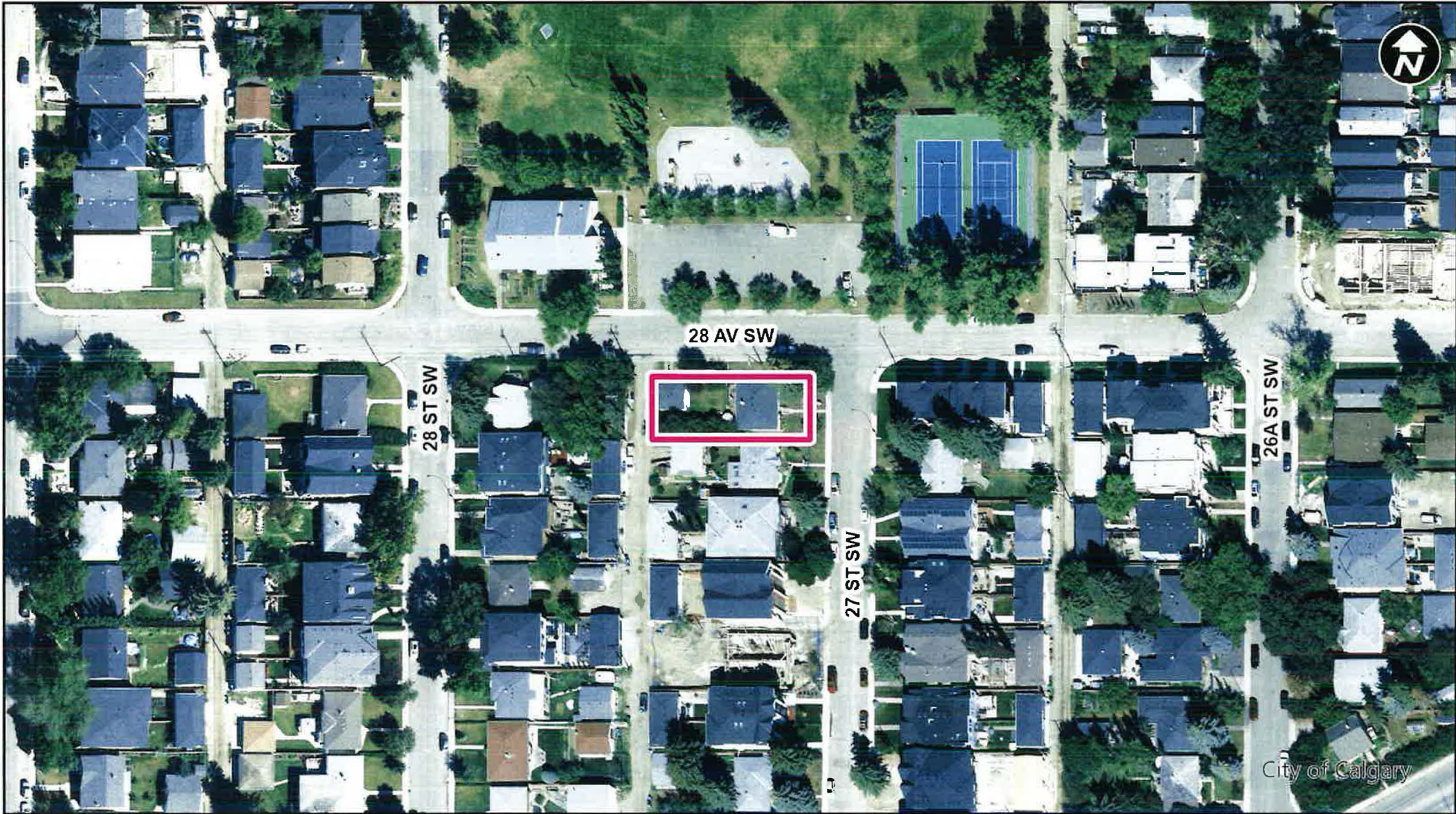
Give three readings to **Proposed Bylaw 230D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3003 – 27 Street SW (Plan 5661O, Block 52, Lots 1 and 2) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.





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



Parcel Size:

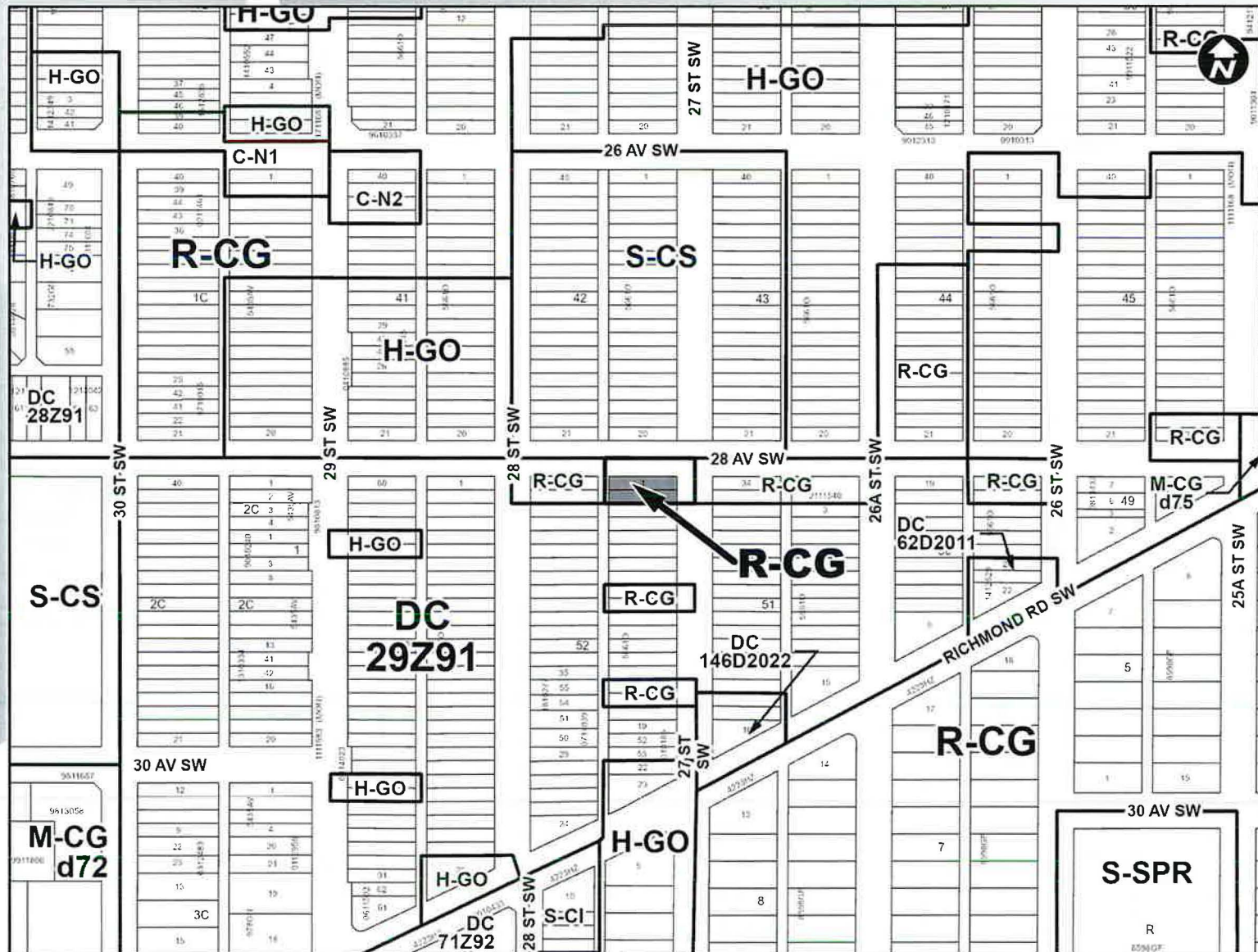
0.06 ha
15 m x 38 m

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





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

- Up to 4 dwelling units
- Maximum building height of 11 metres (approx. 3 storeys)
- Secondary suites are a permitted use

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 230D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3003 – 27 Street SW (Plan 5661O, Block 52, Lots 1 and 2) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides

Existing Land Use Map

