



Public Hearing of Council

Agenda Item: 7.2.13

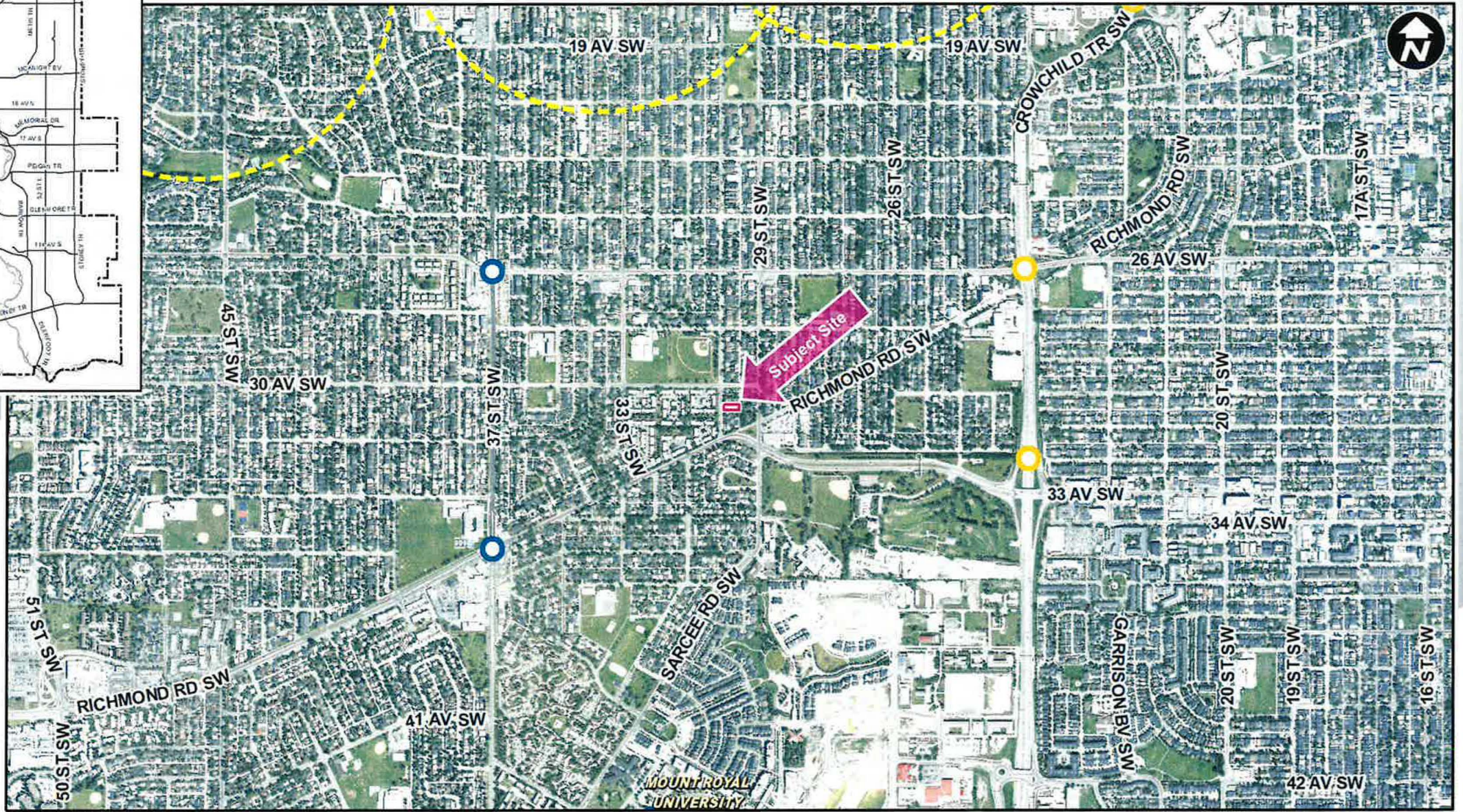
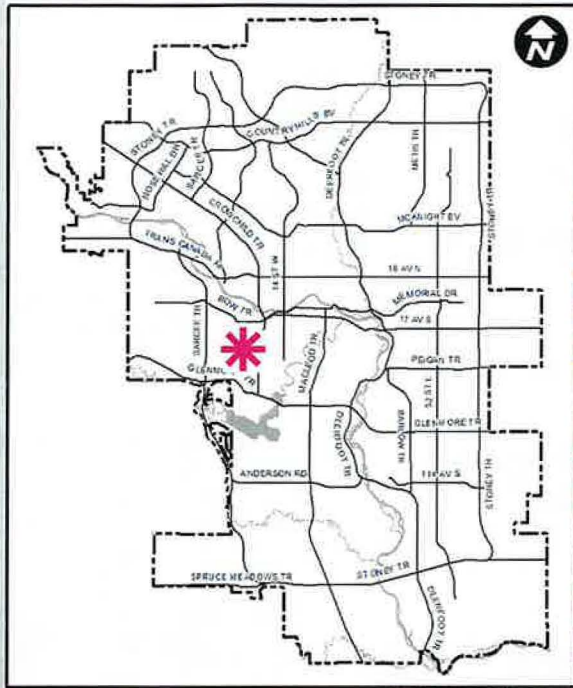


LOC2023-0078 / CPC2024-0709

Land Use Amendment

September 10, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP. 10 2024
ITEM: 7.2.13 CPC2024-0709
Distrib - Presentation
CITY CLERK'S DEPARTMENT

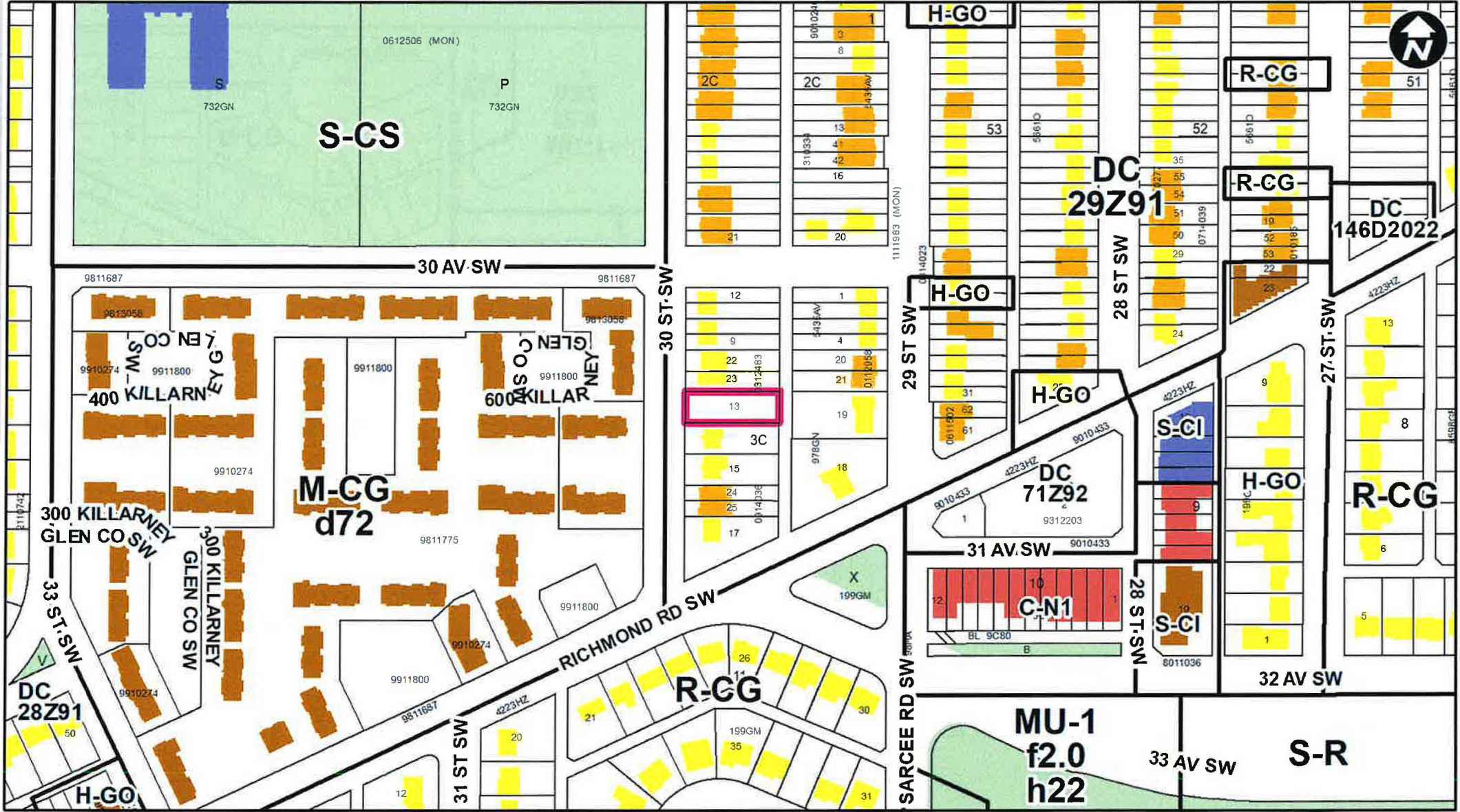


LEGEND

- 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

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

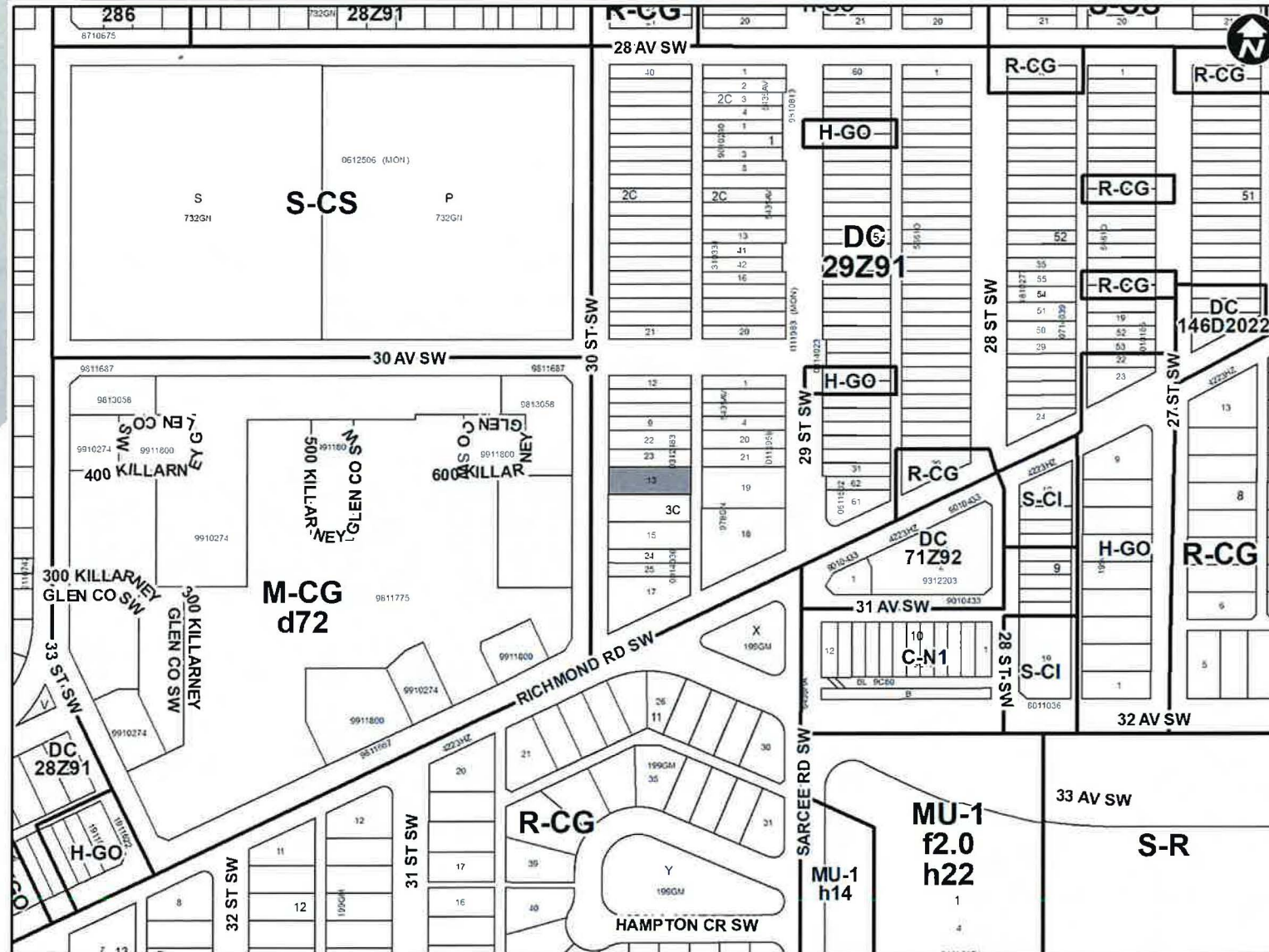


Calgary Planning Commission's Recommendation:

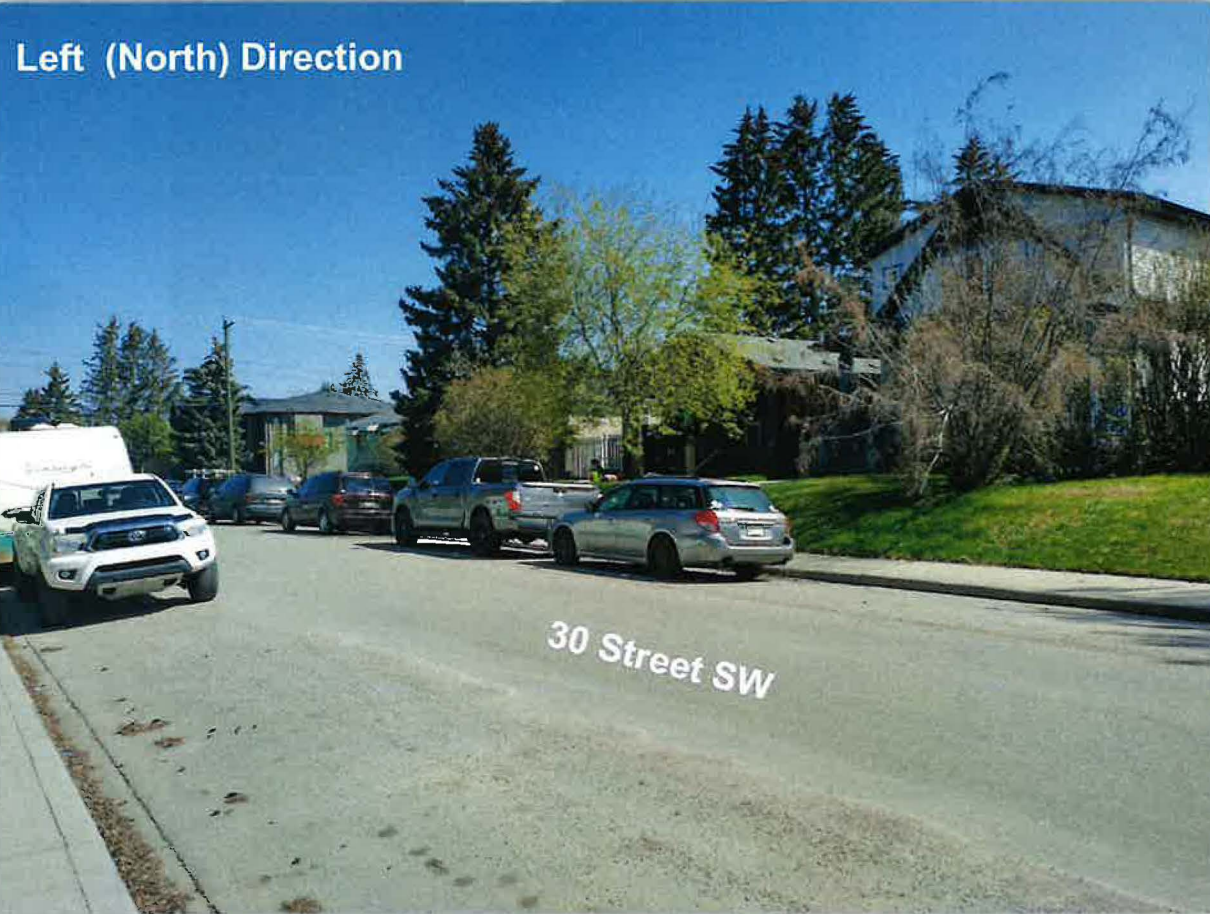
That Council:

Give three readings to **Proposed Bylaw 242D2024** for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 3216 – 30 Street SW (Plan 978GN, Block 3C, Lot 13) from Direct Control District to Residential – Grade-Oriented Infill (R-CG) District.

Existing Land Use Map



Site Photos (Along Adjacent Street) 11



Existing Land Use Map 13



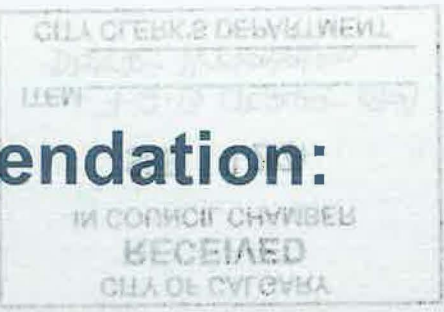
Existing Direct Control (DC29Z91) District:

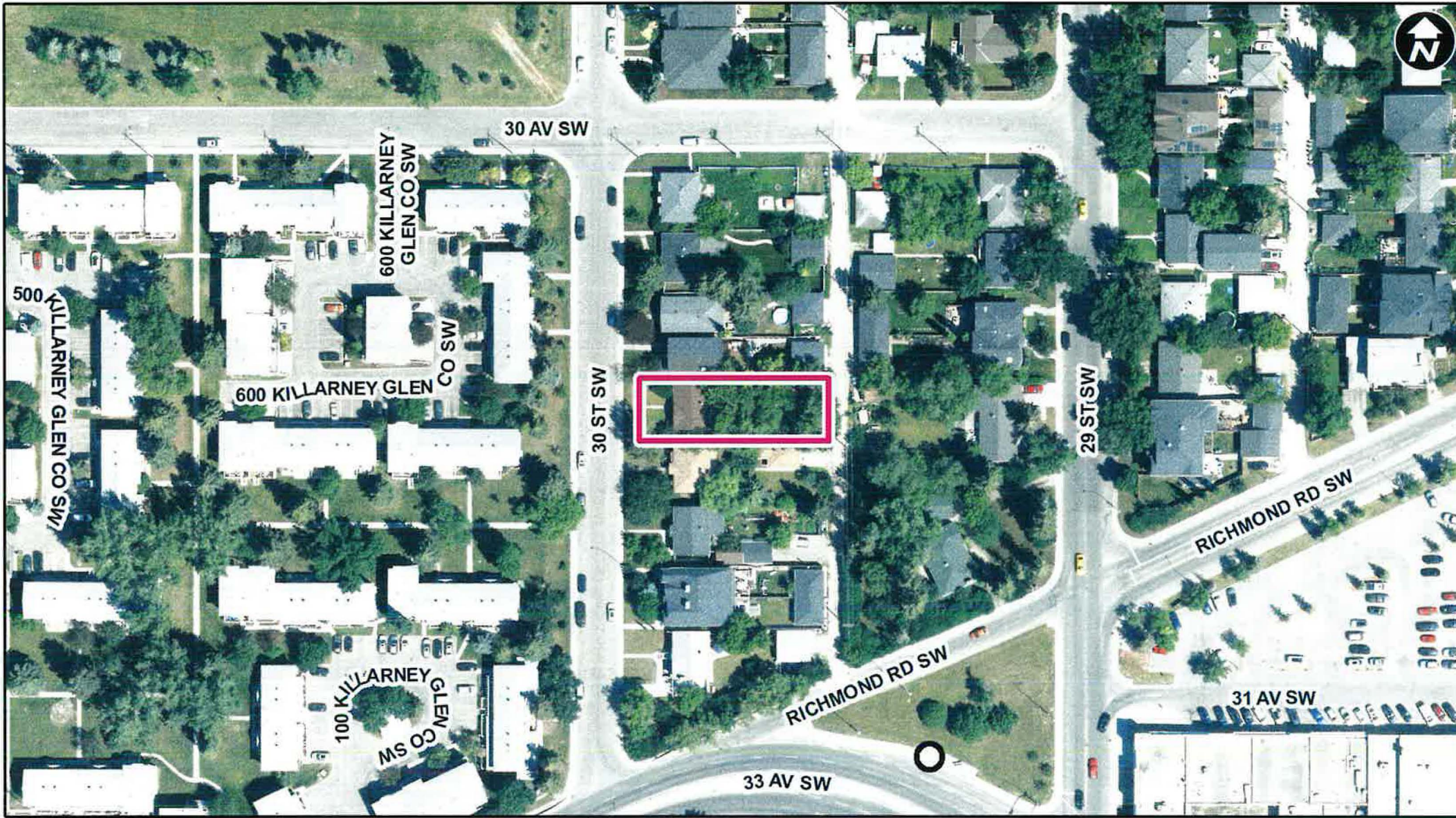
- Maximum height = 10.0 metres
- Maximum of 2 dwelling units
- No suites allowed

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 242D2024** for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 3216 – 30 Street SW (Plan 978GN, Block 3C, Lot 13) from Direct Control District to Residential – Grade-Oriented Infill (R-CG) District.

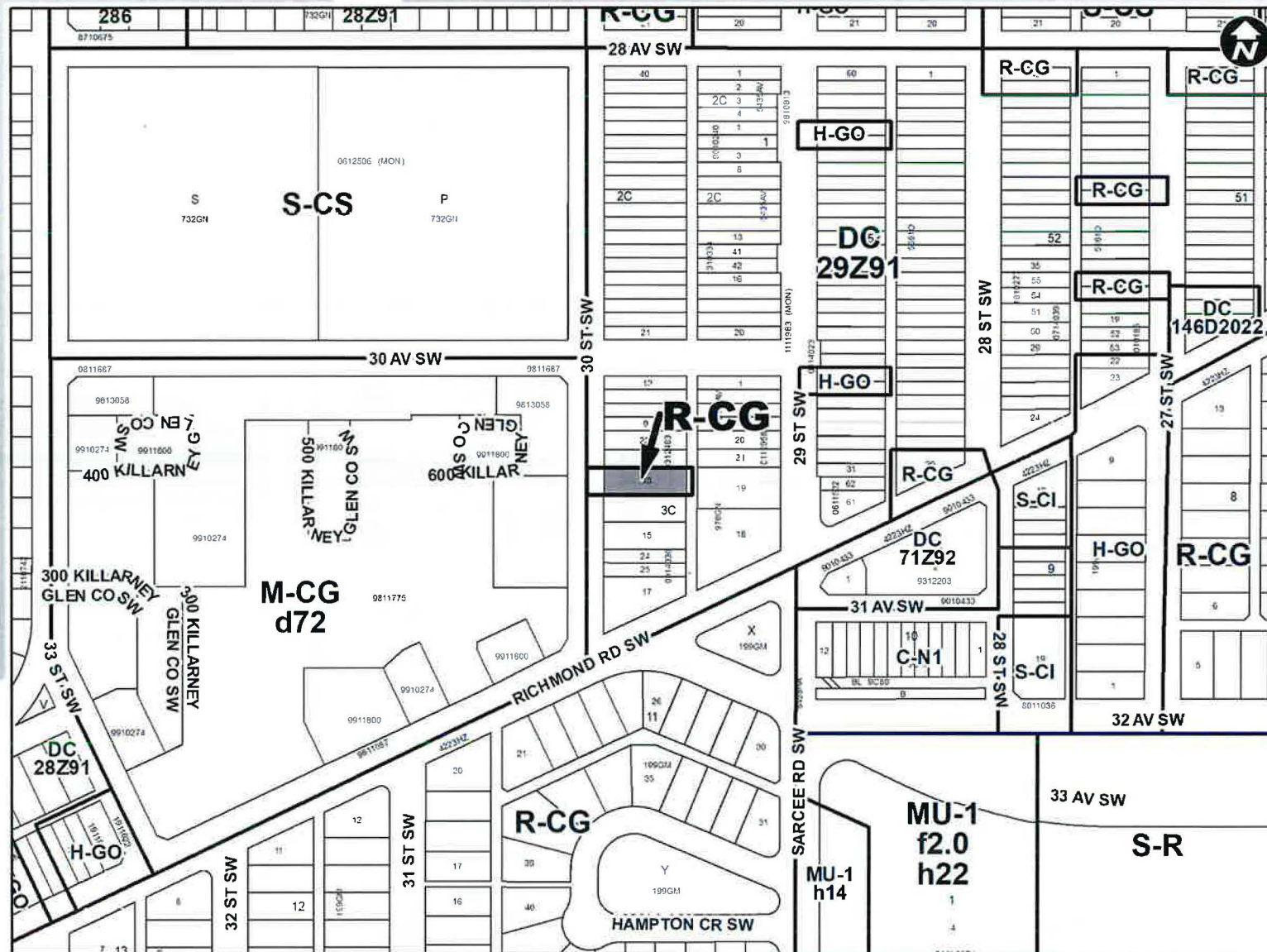




LEGEND
○ Bus Stop

Parcel Size:

0.07 ha
15m x 46m



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

- Maximum height of 11 metres
- Maximum density of 75 units per hectare, up to 5 dwelling units
- Secondary suites are allowed

Supplementary Slides



30 Street SW

