



Public Hearing of Council

Agenda Item: 7.2.5



LOC2024-0118 / CPC2024-0952

Land Use Amendment

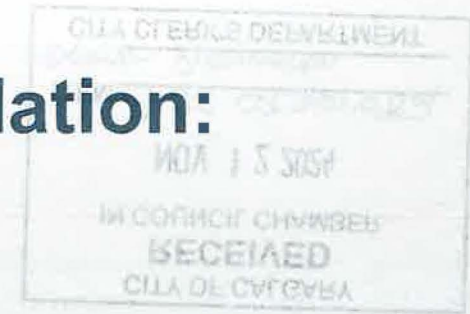
November 12, 2024

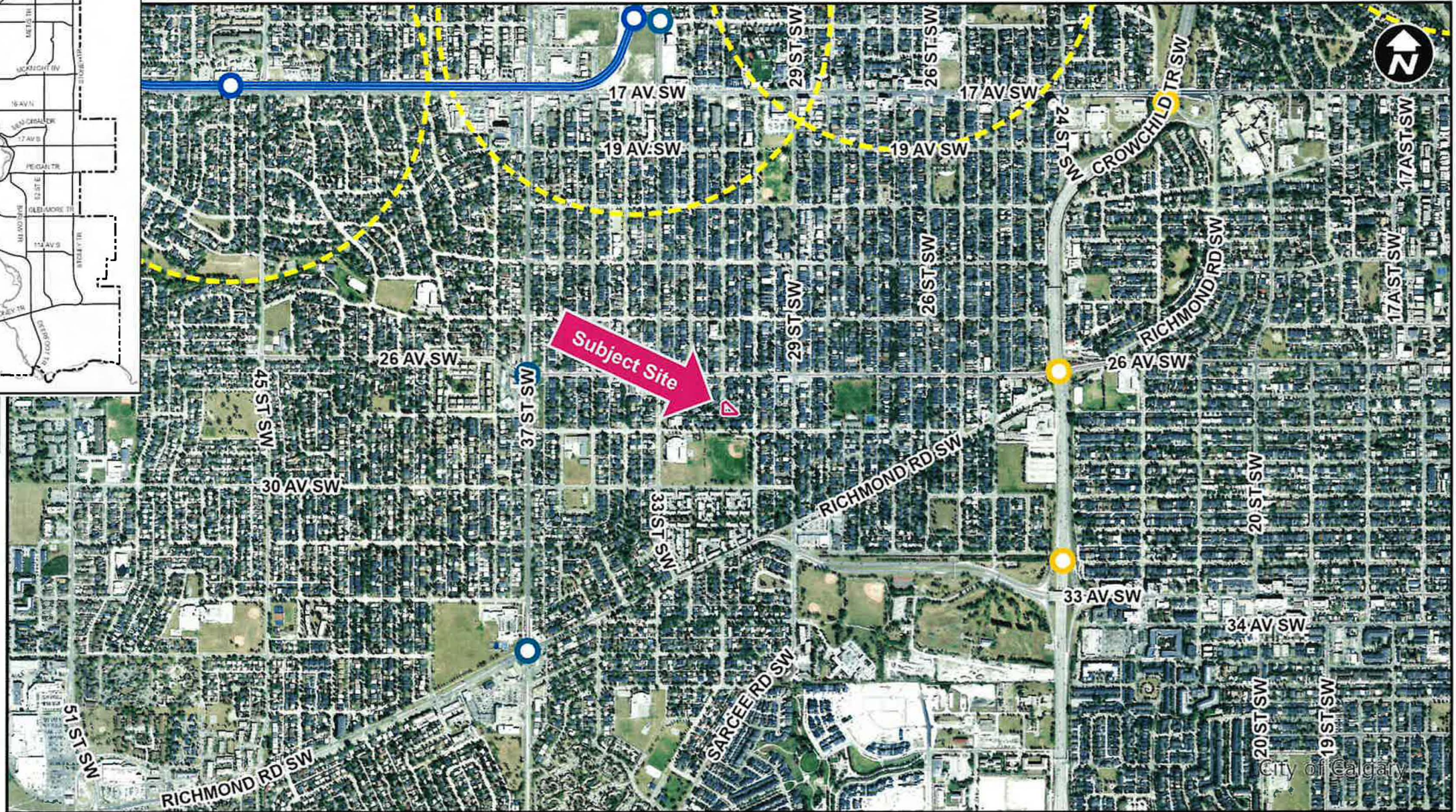
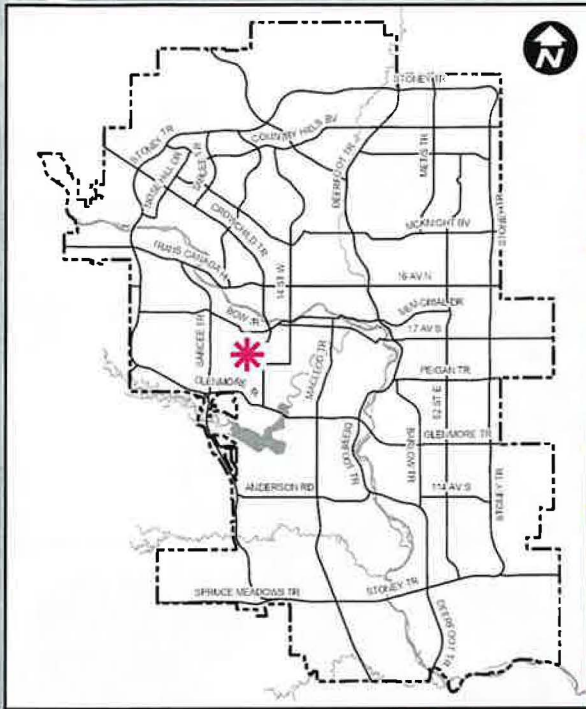
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV. 12 2024
ITEM: 7.2.5 CPC2024-0952
Distrib- Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

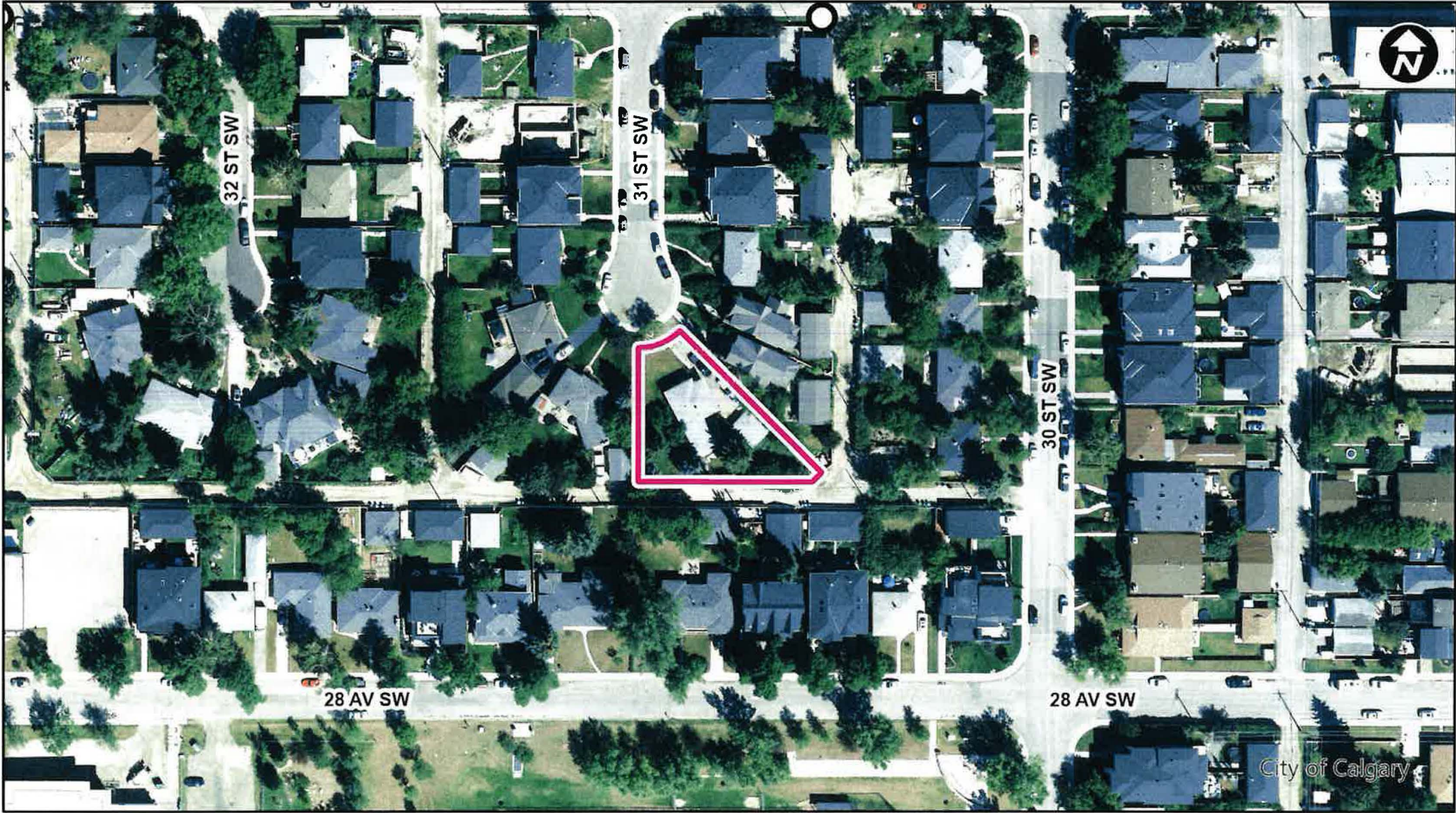
Give three readings to **Proposed Bylaw 271D2024** for the redesignation of 0.10 hectares \pm (0.25 acres \pm) located at 2824 – 31 Street SW (Plan 732GN, Block 9, Lot 43) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.





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

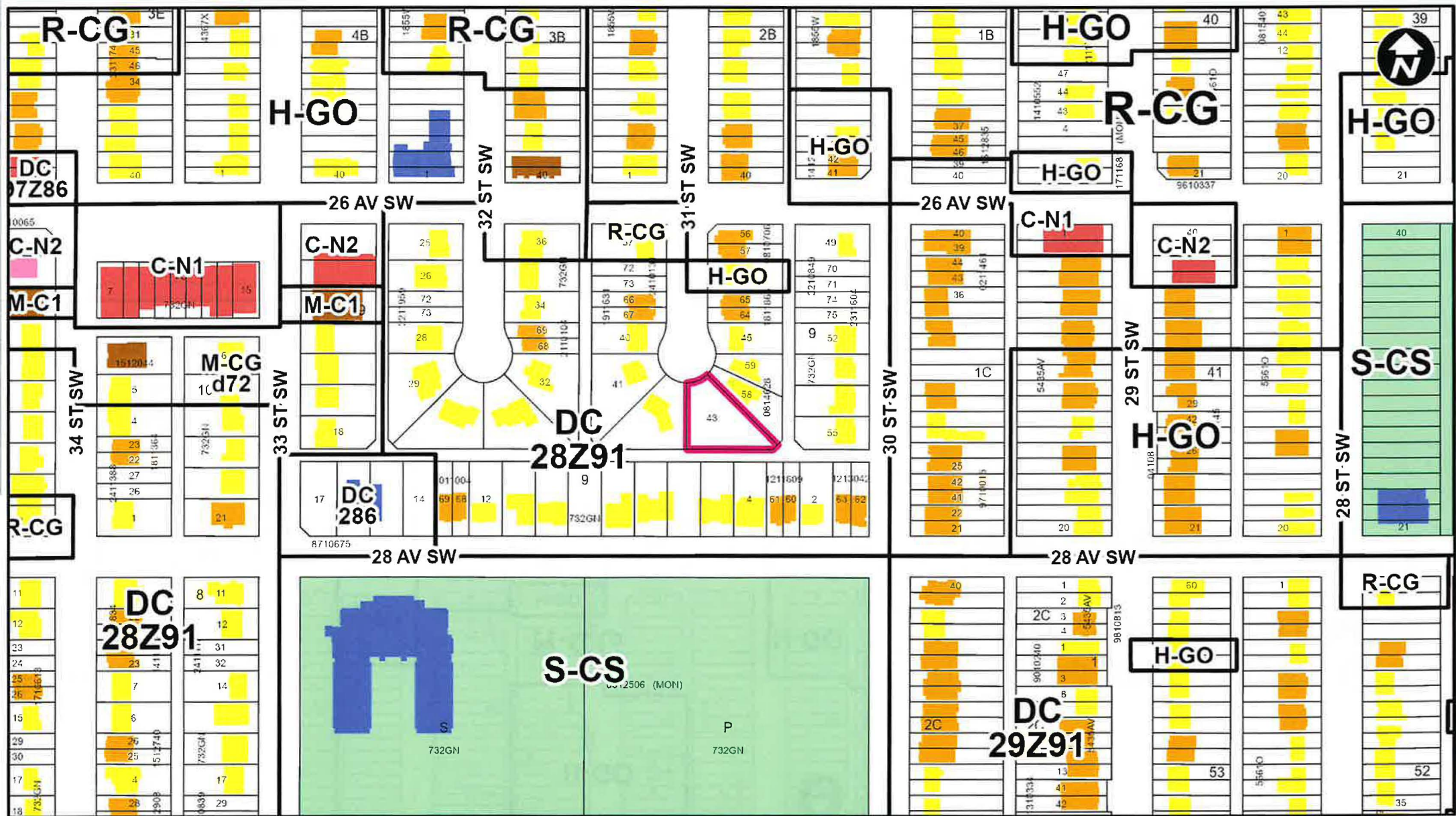
Parcel Size:

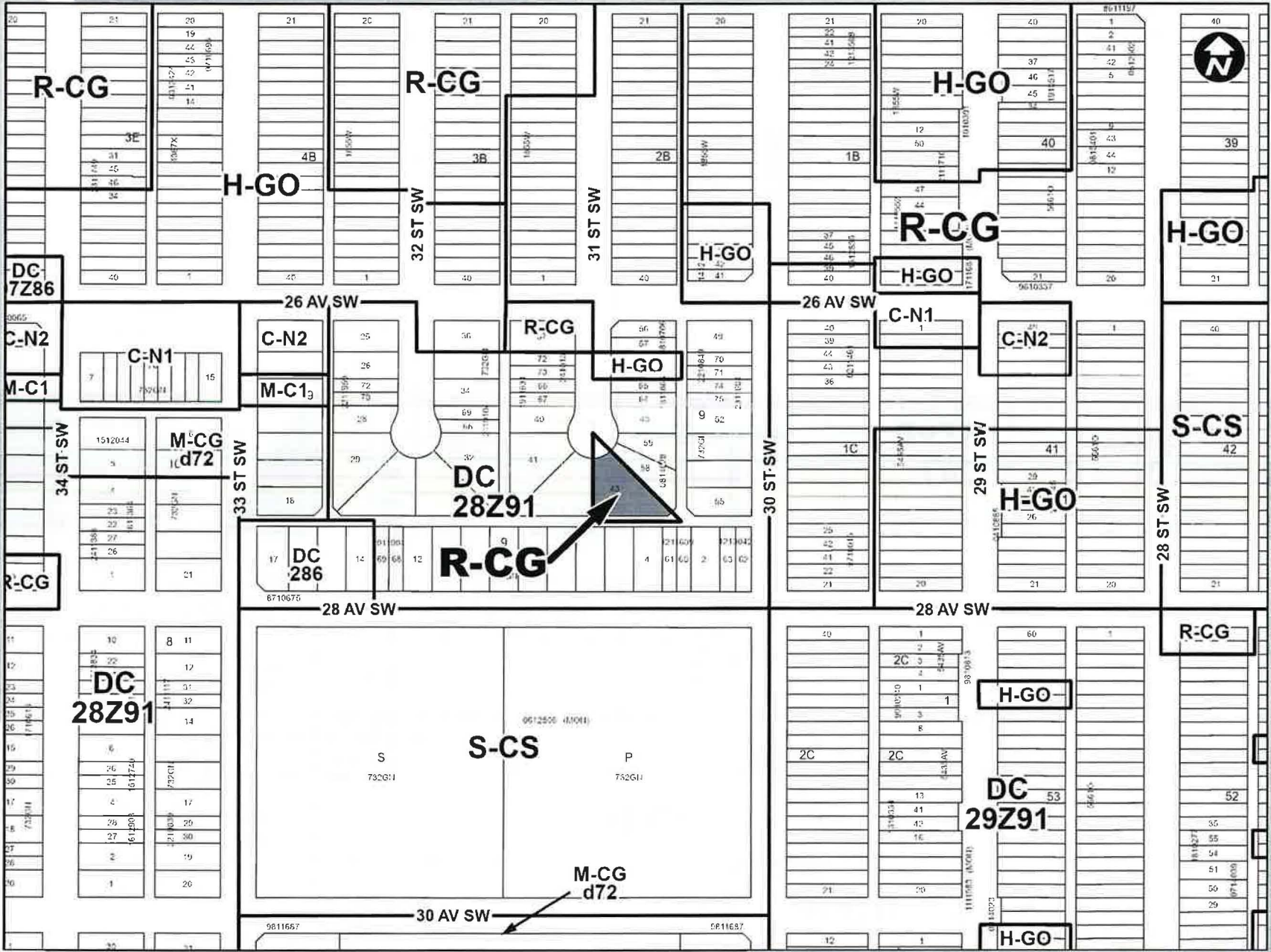
0.10 ha

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 7 dwelling units
- Maximum building height of 11 metres
- Secondary suites are a permitted use

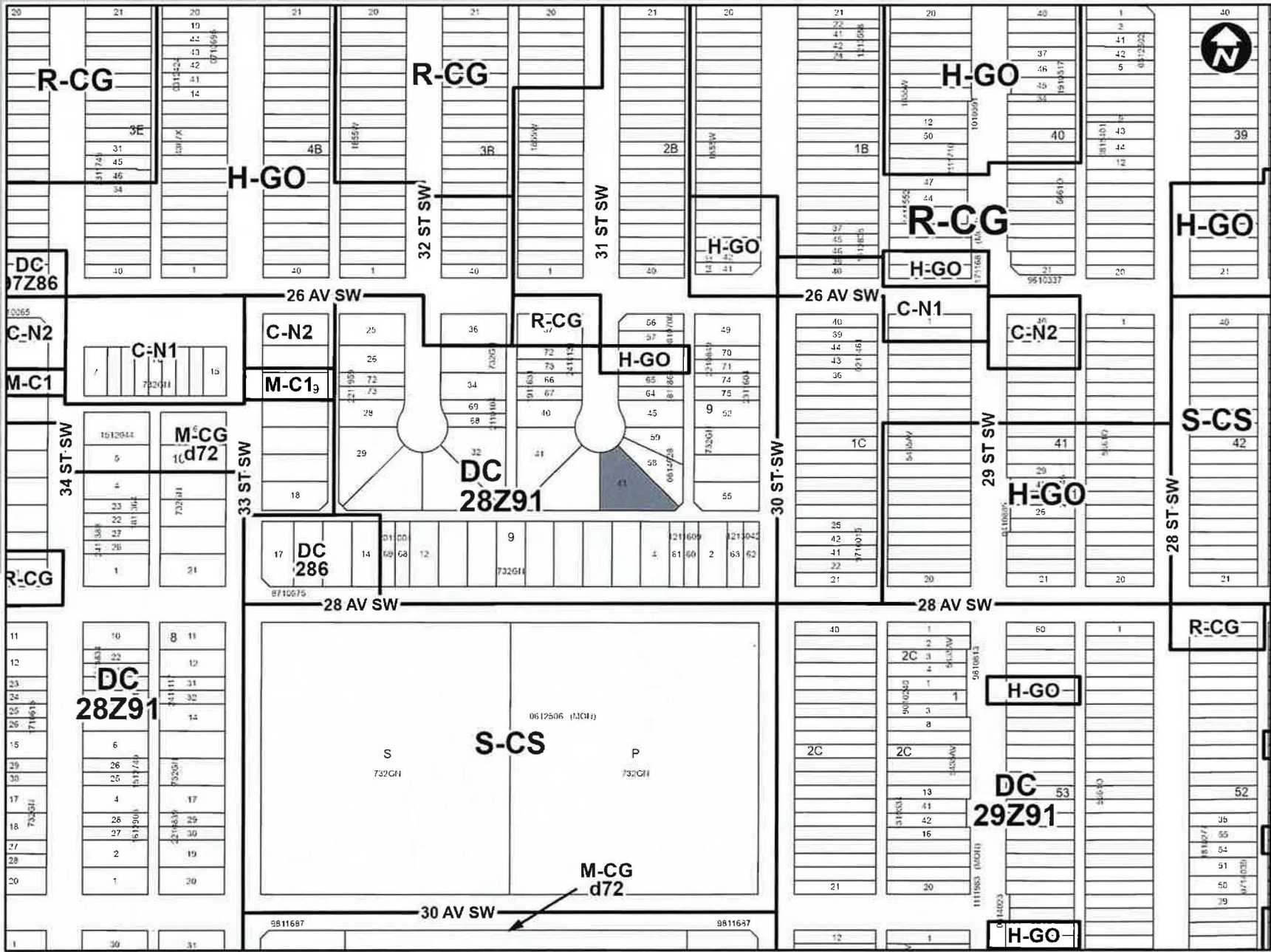
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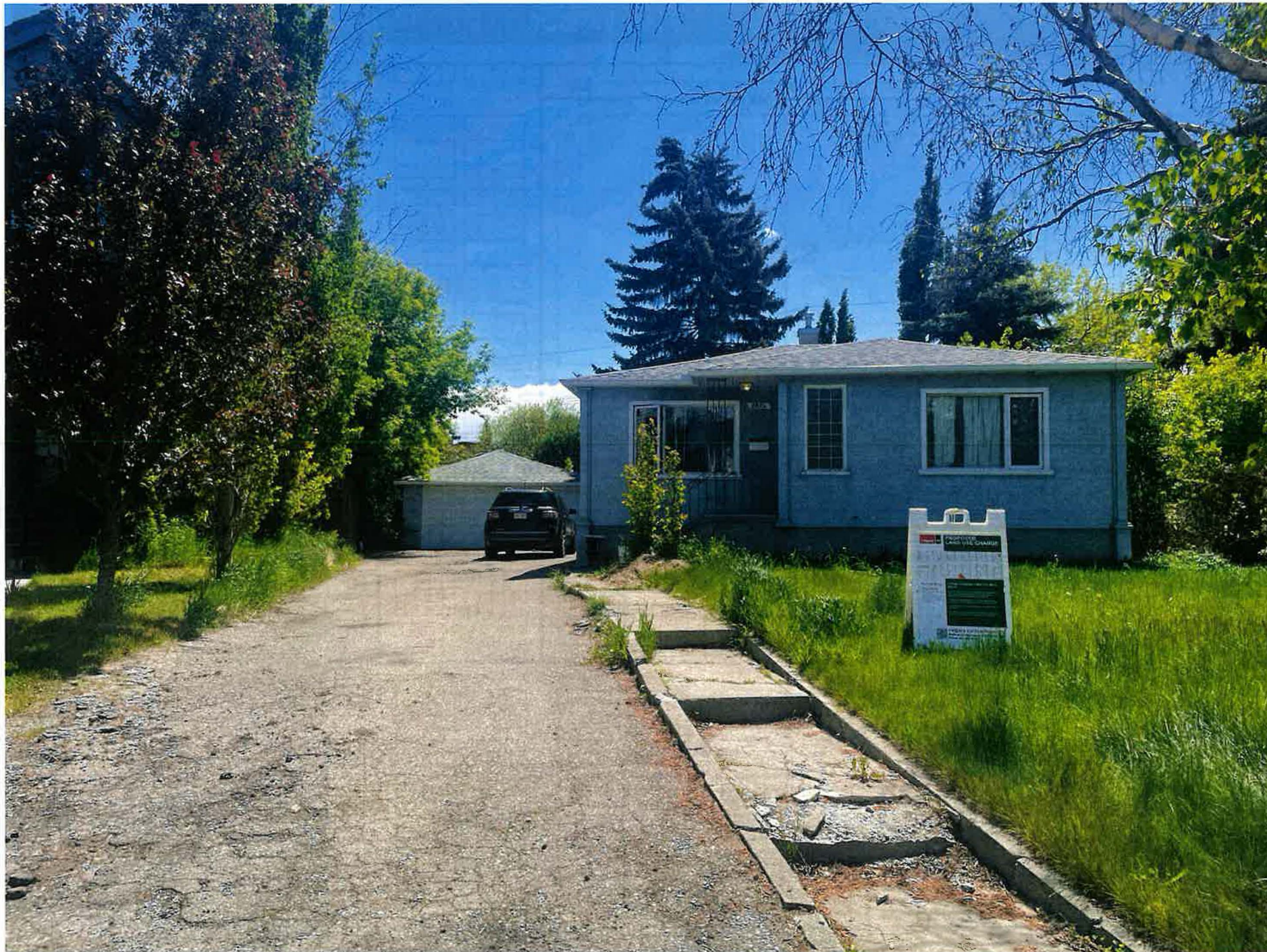
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Supplementary Slides

Existing Land Use Map



Site Photos



View from the front of the property (31 Street SW)

Site Photos



View from the rear lane