

Public Hearing of Council

Agenda Item: 7.2.8



LOC2024-0206 / CPC2024-1151

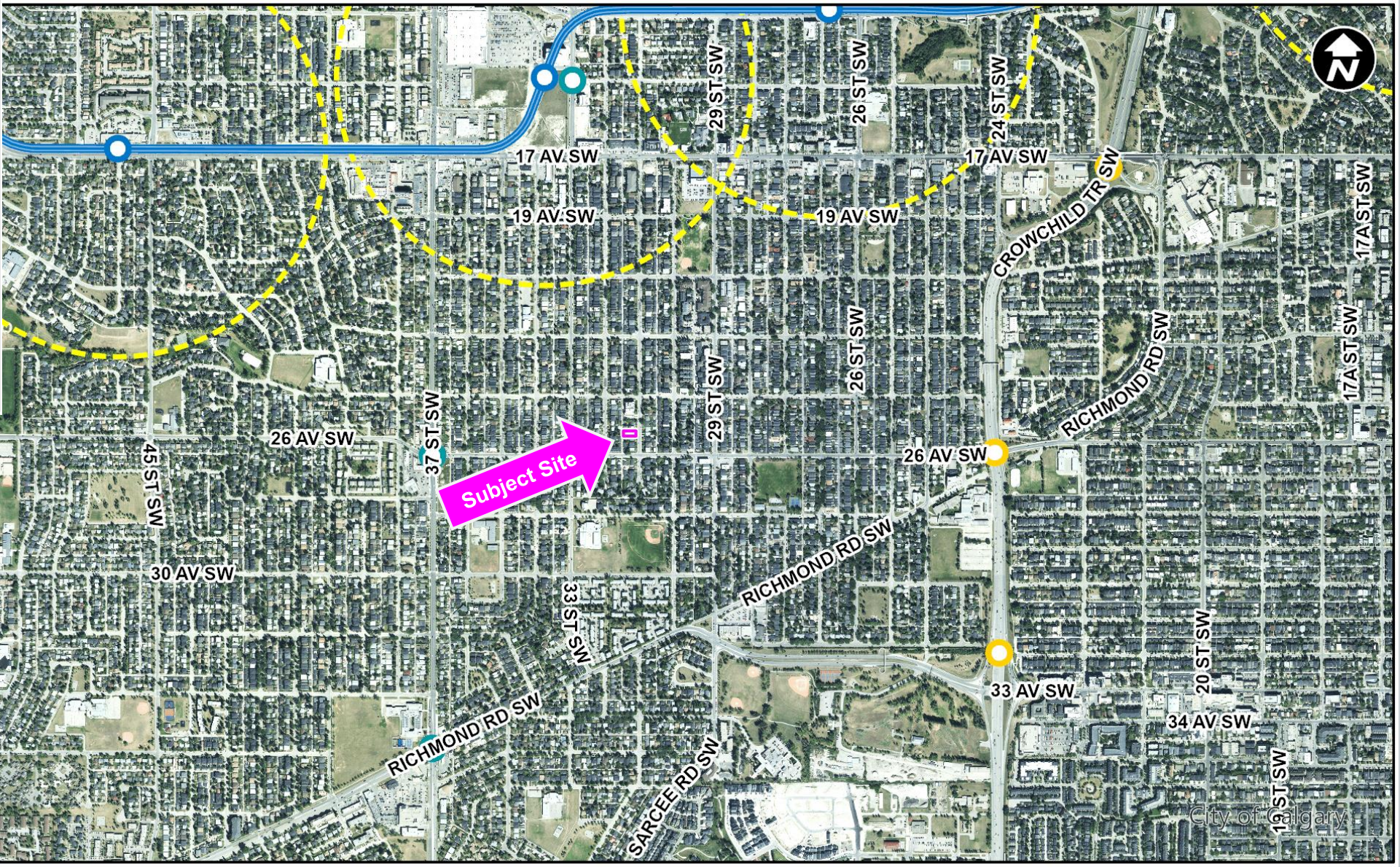
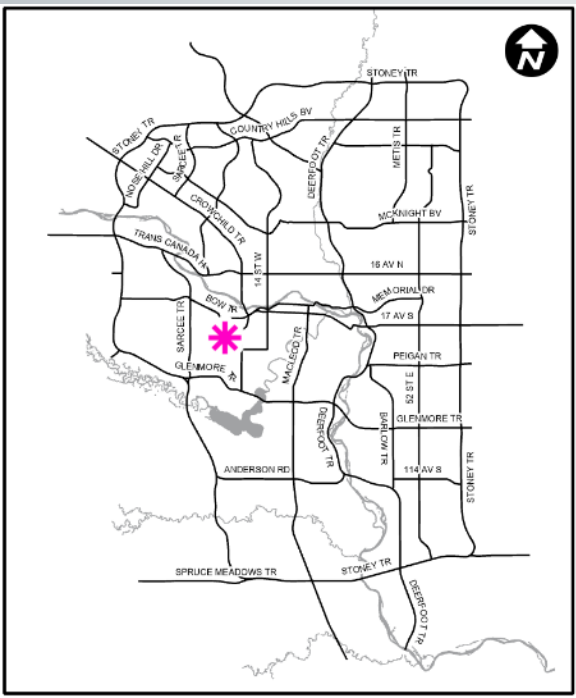
Land Use Amendment

January 14, 2025

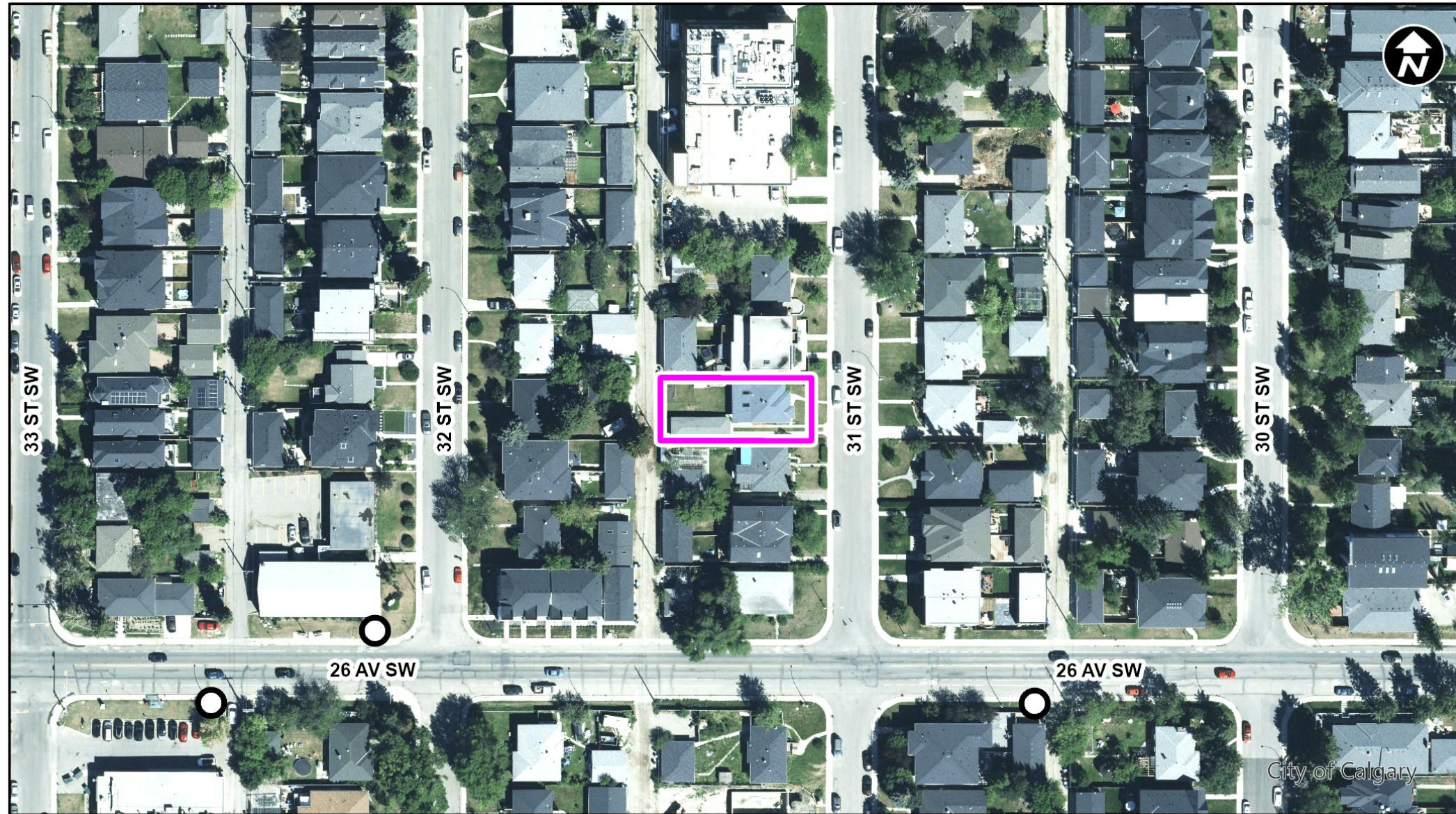
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 2D2025** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 2627 – 31 Street SW (Plan 1855W, Block 3B, Lots 7 and 8) from Direct Control (DC) District **to** Residential – Grade-Oriented Infill (R-CG) District.



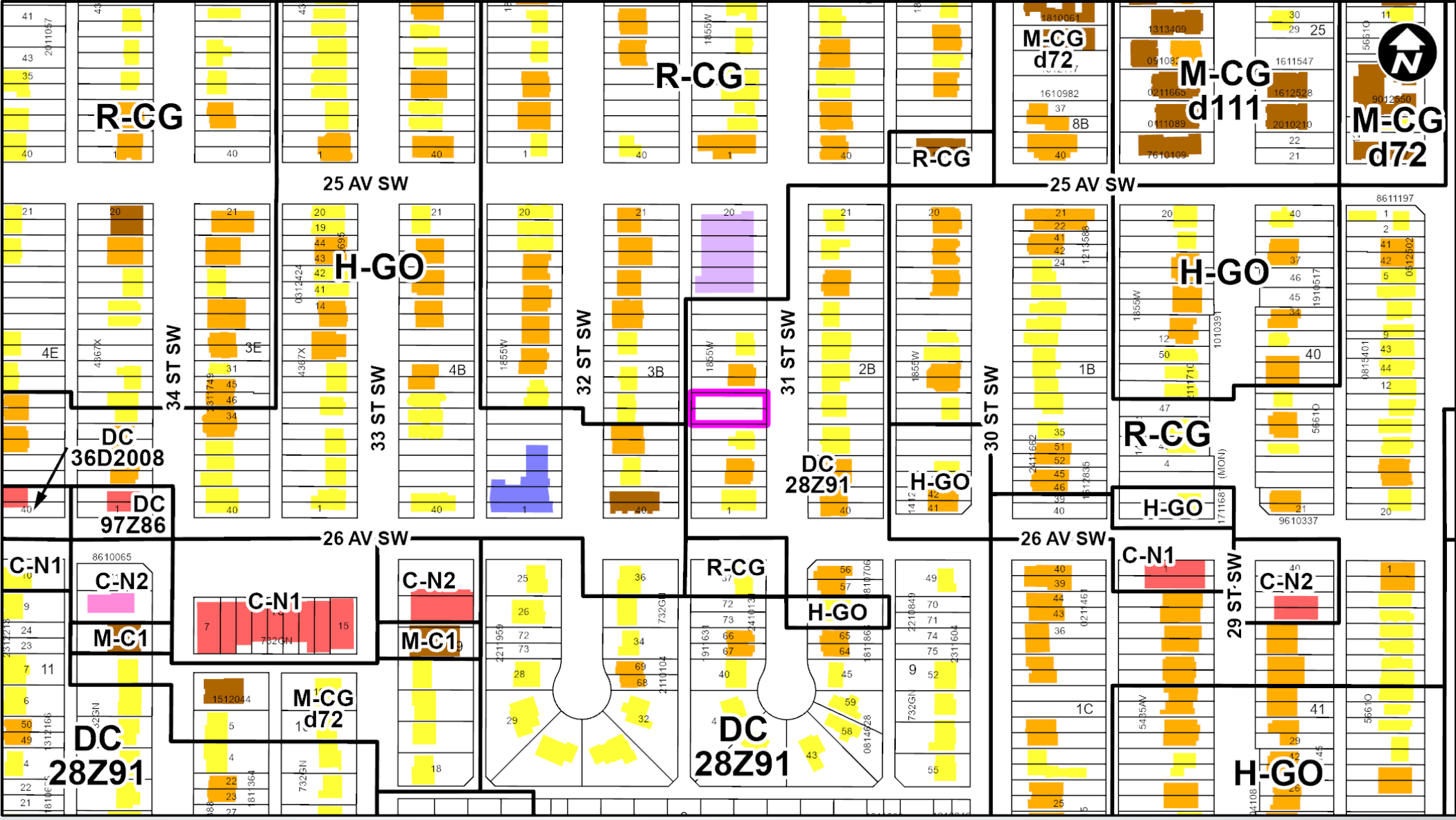
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



○ Bus Stop

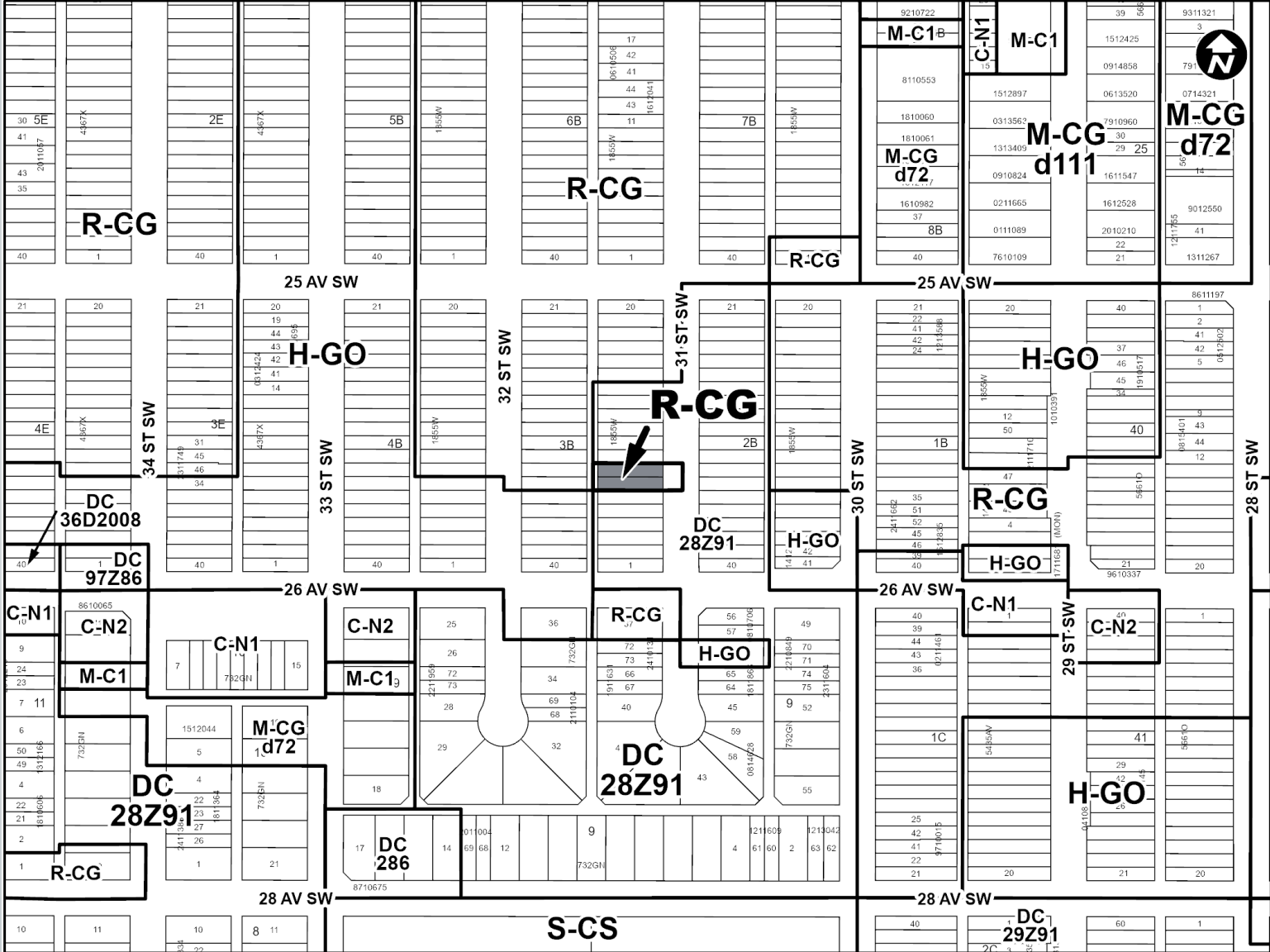
Parcel Size:

0.05 ha
15m x 36m



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:

- Allows for grade-oriented units including rowhouses and townhouses.
- Maximum building height of 11 metres (approx. 3 storeys).
- Up to 4 dwelling units, plus secondary suites.

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Supplementary Slides





