



Public Hearing of Council

Agenda Item: 7.2.8



LOC2024-0206 / CPC2024-1151

Land Use Amendment

January 14, 2025

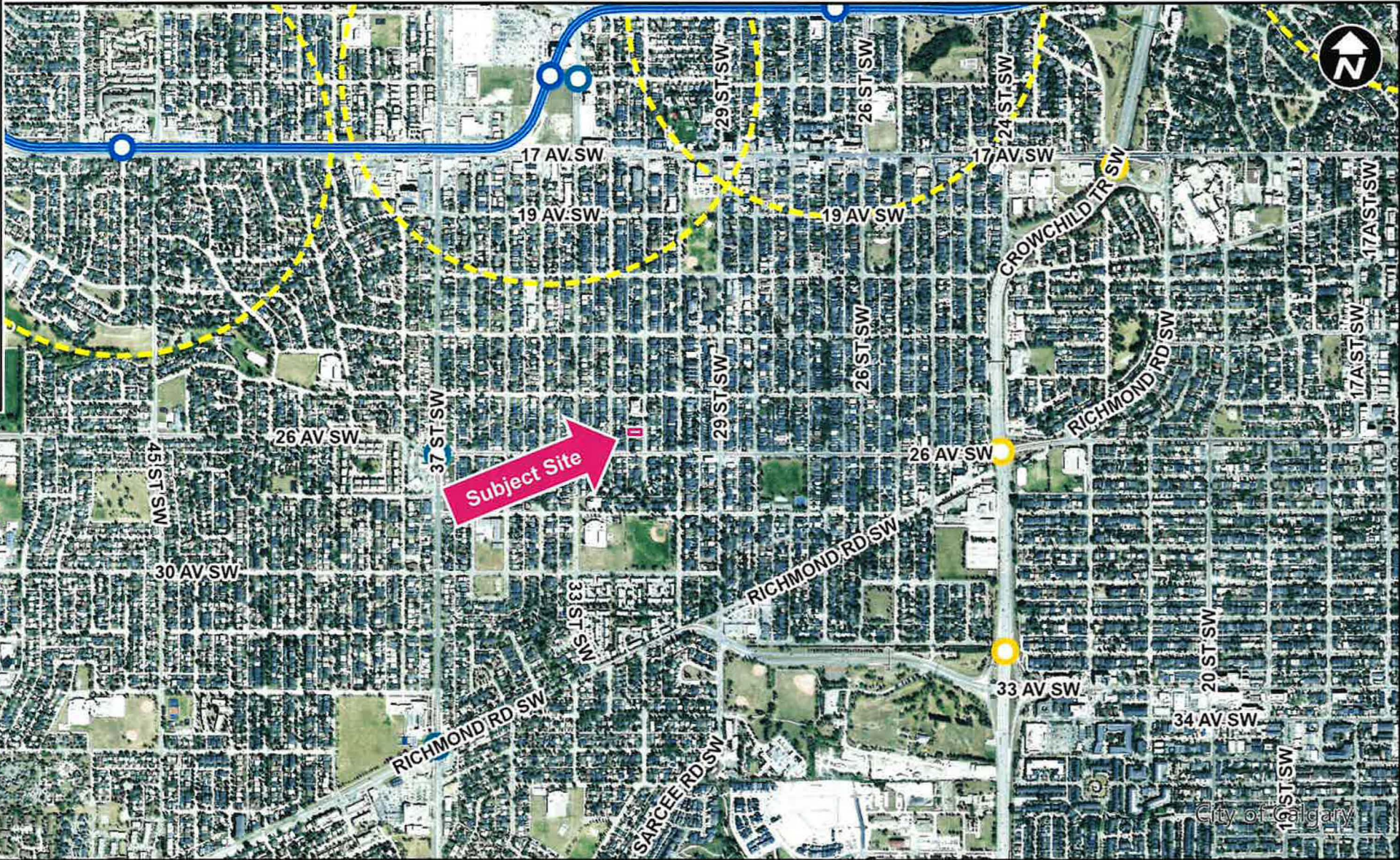
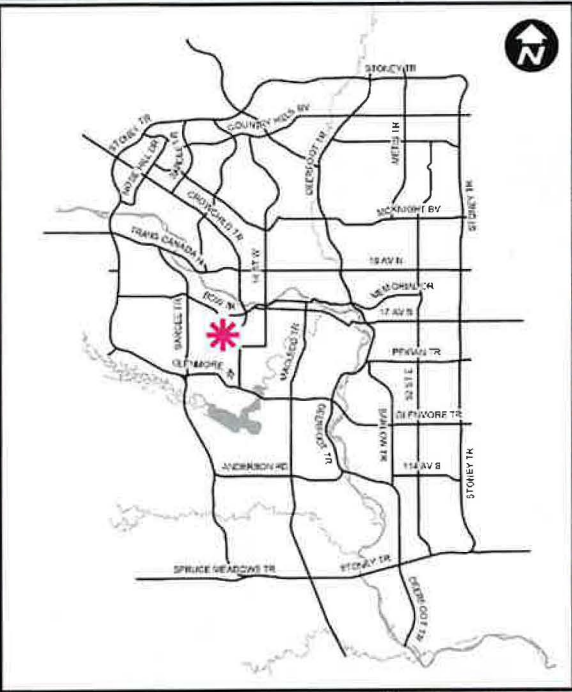
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 14 2025
ITEM: 7.2.8 CPC2024-1151
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

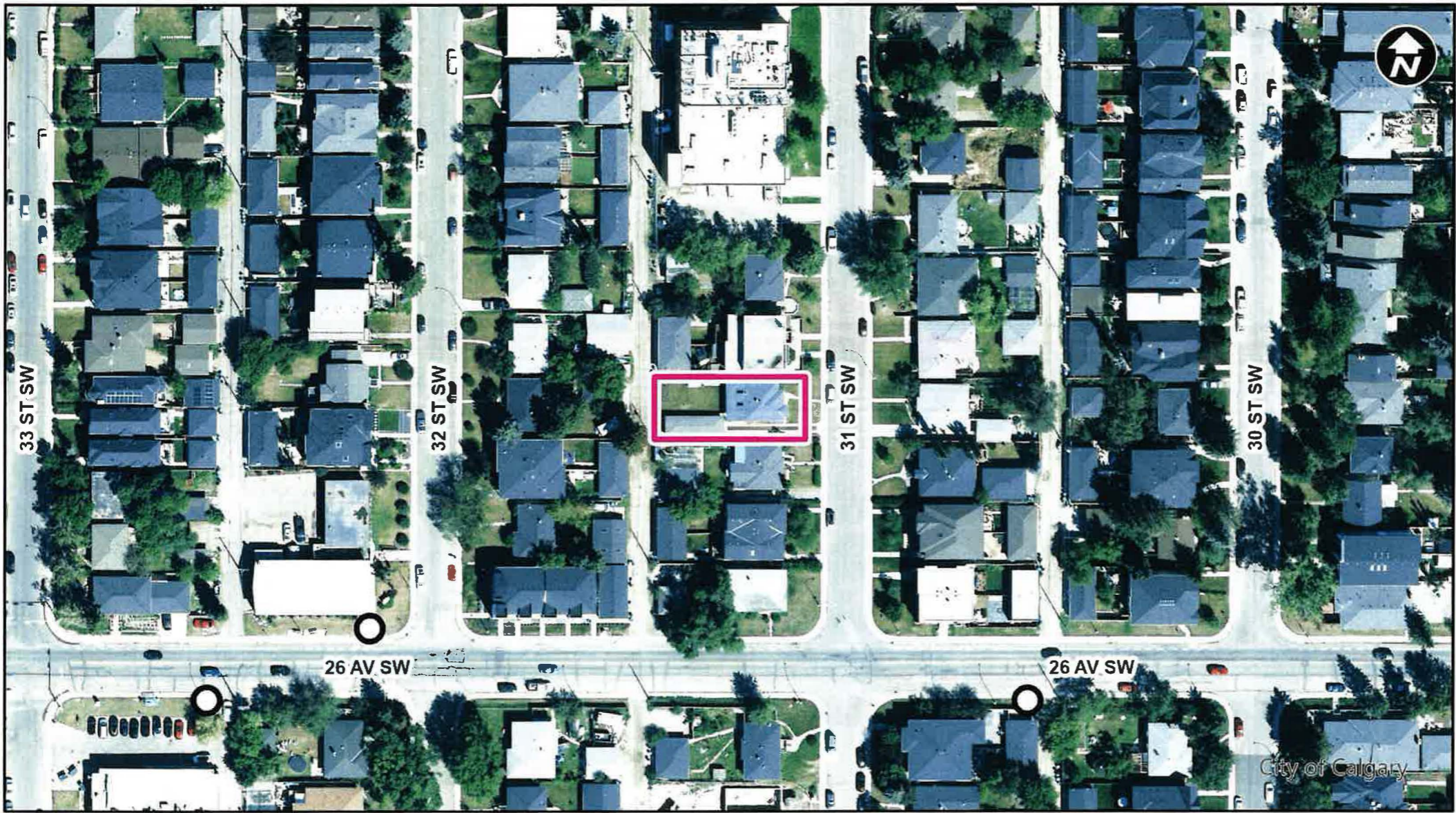
Give three readings to **Proposed Bylaw 2D2025** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 2627 – 31 Street SW (Plan 1855W, Block 3B, Lots 7 and 8) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.





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



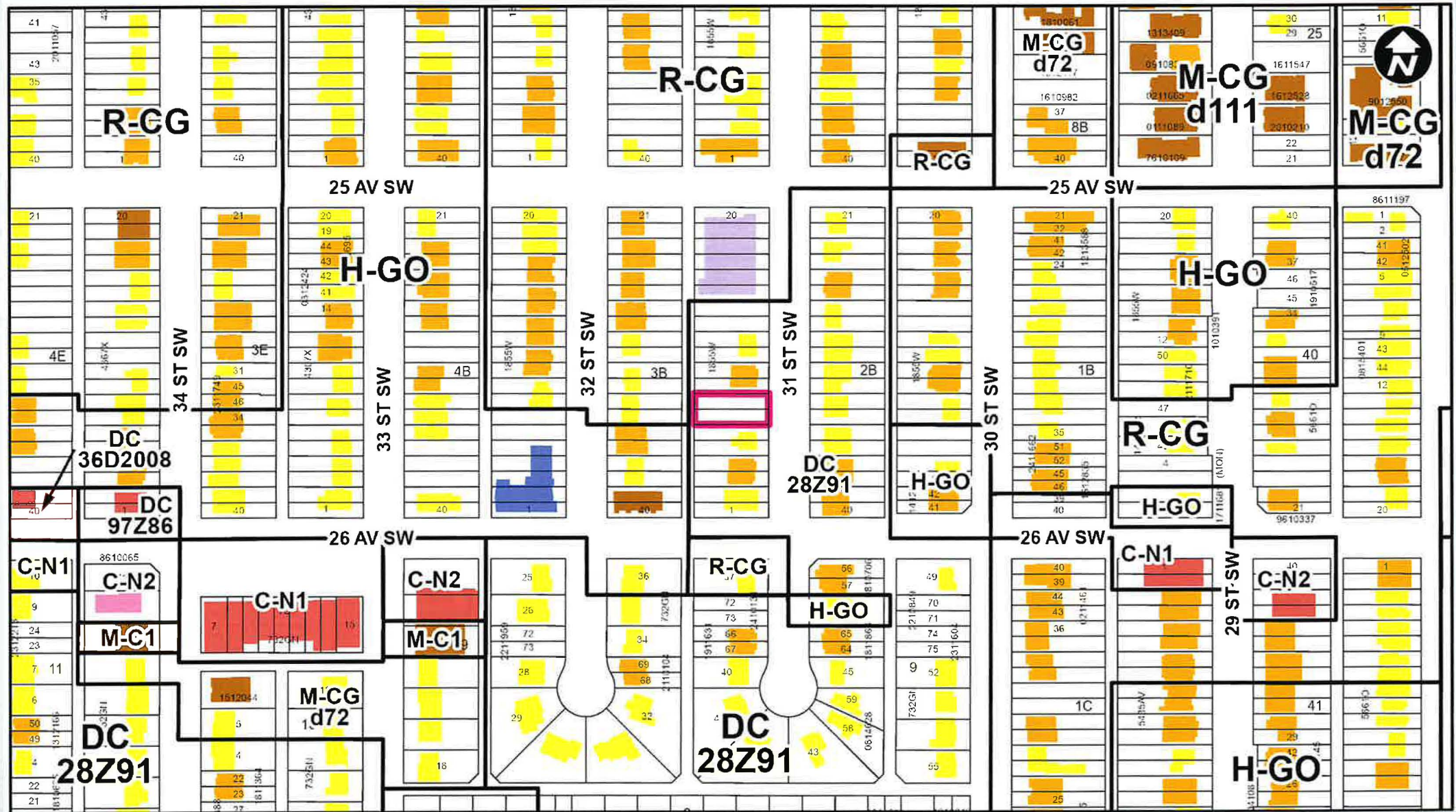
○ Bus Stop

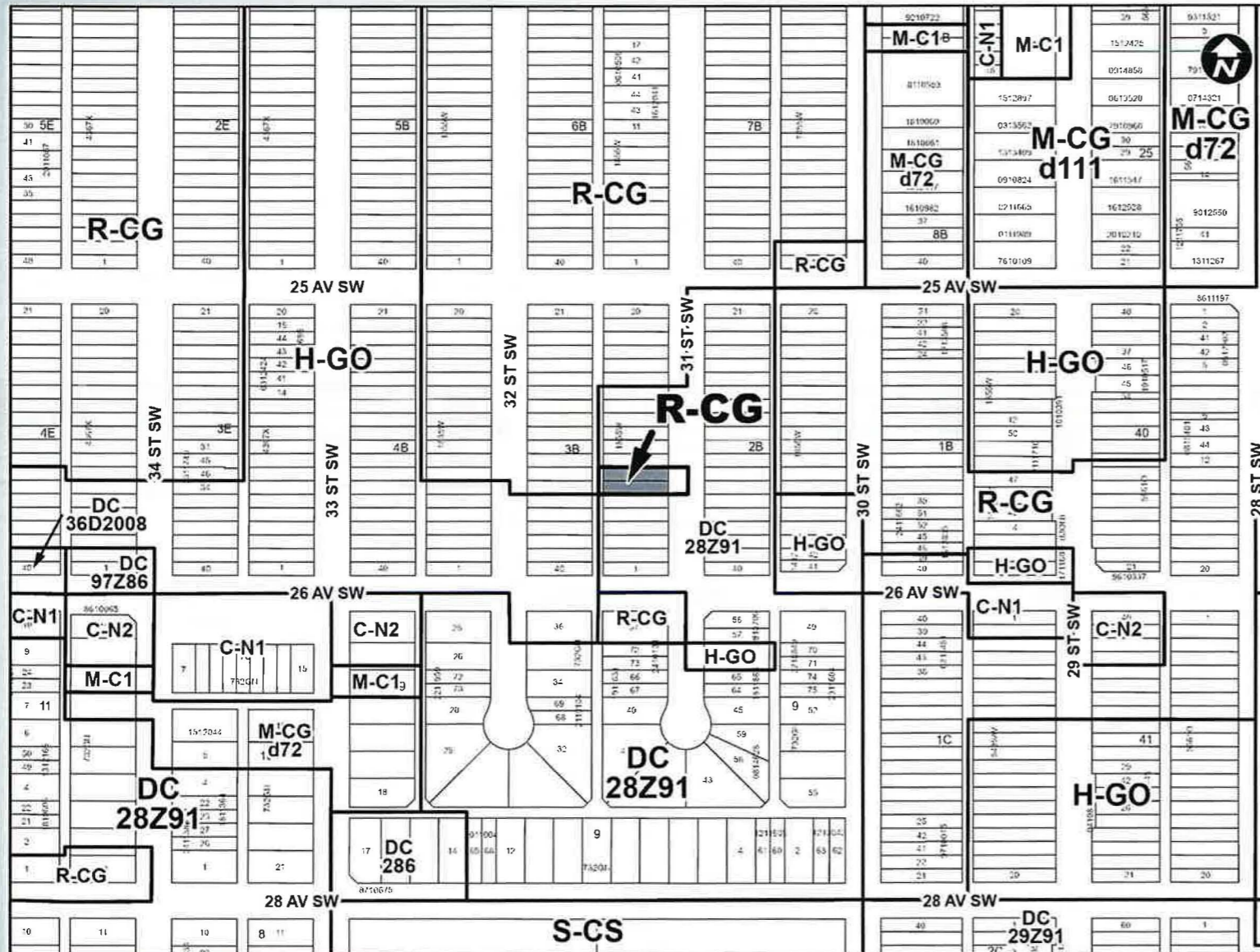
Parcel Size:

0.05 ha
15m x 36m

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:

- 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.

Calgary Planning Commission's Recommendation:

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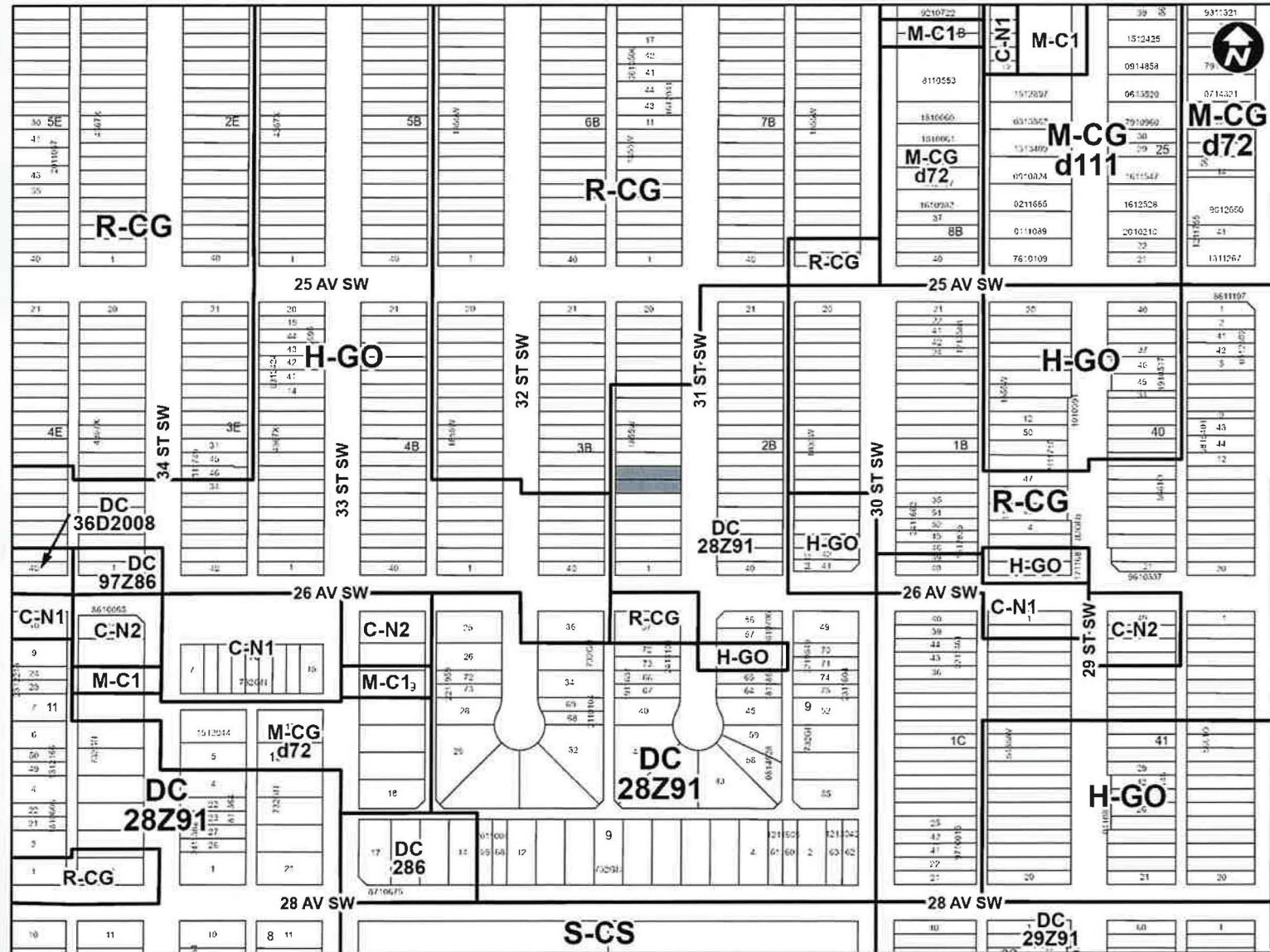
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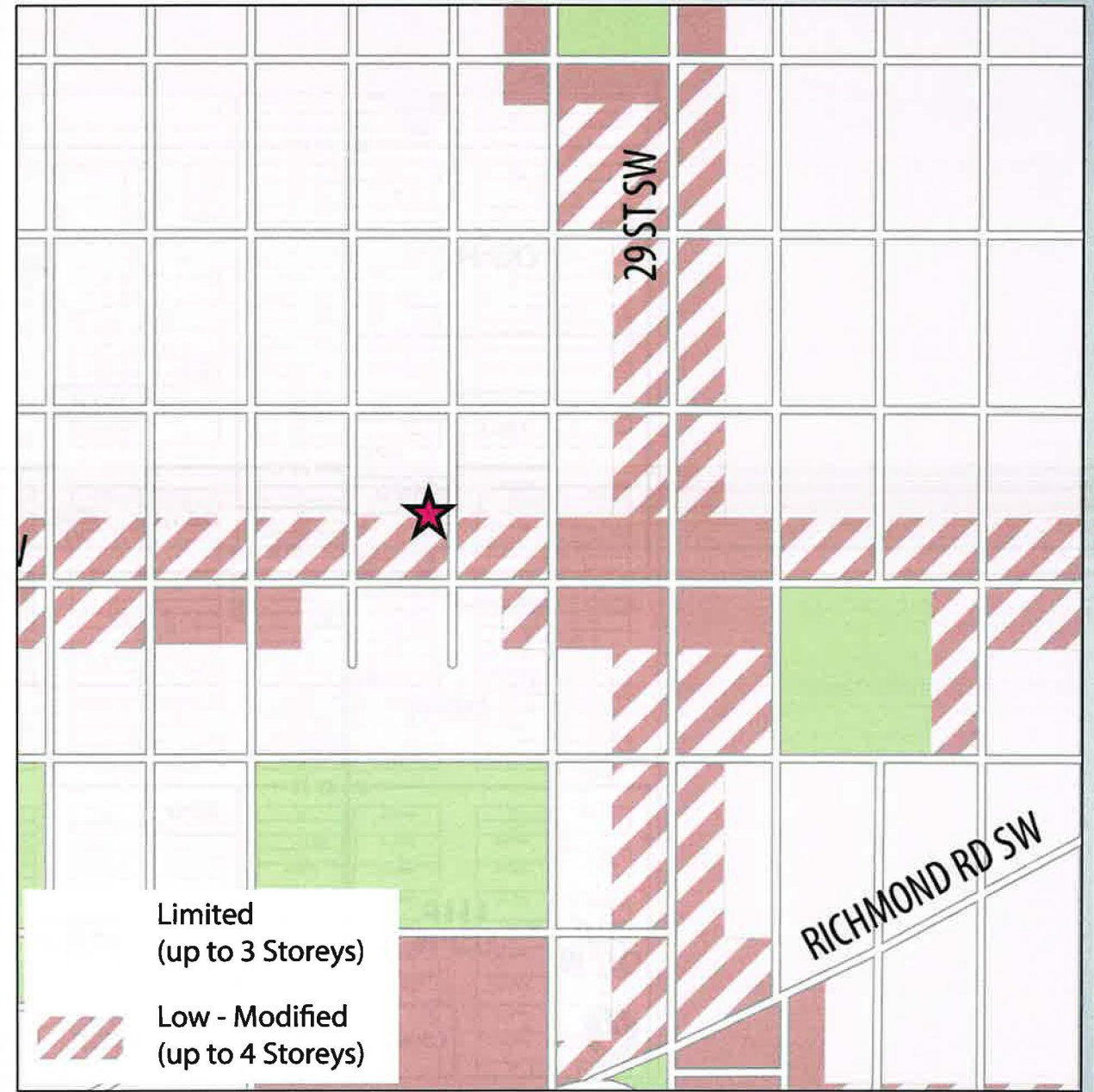
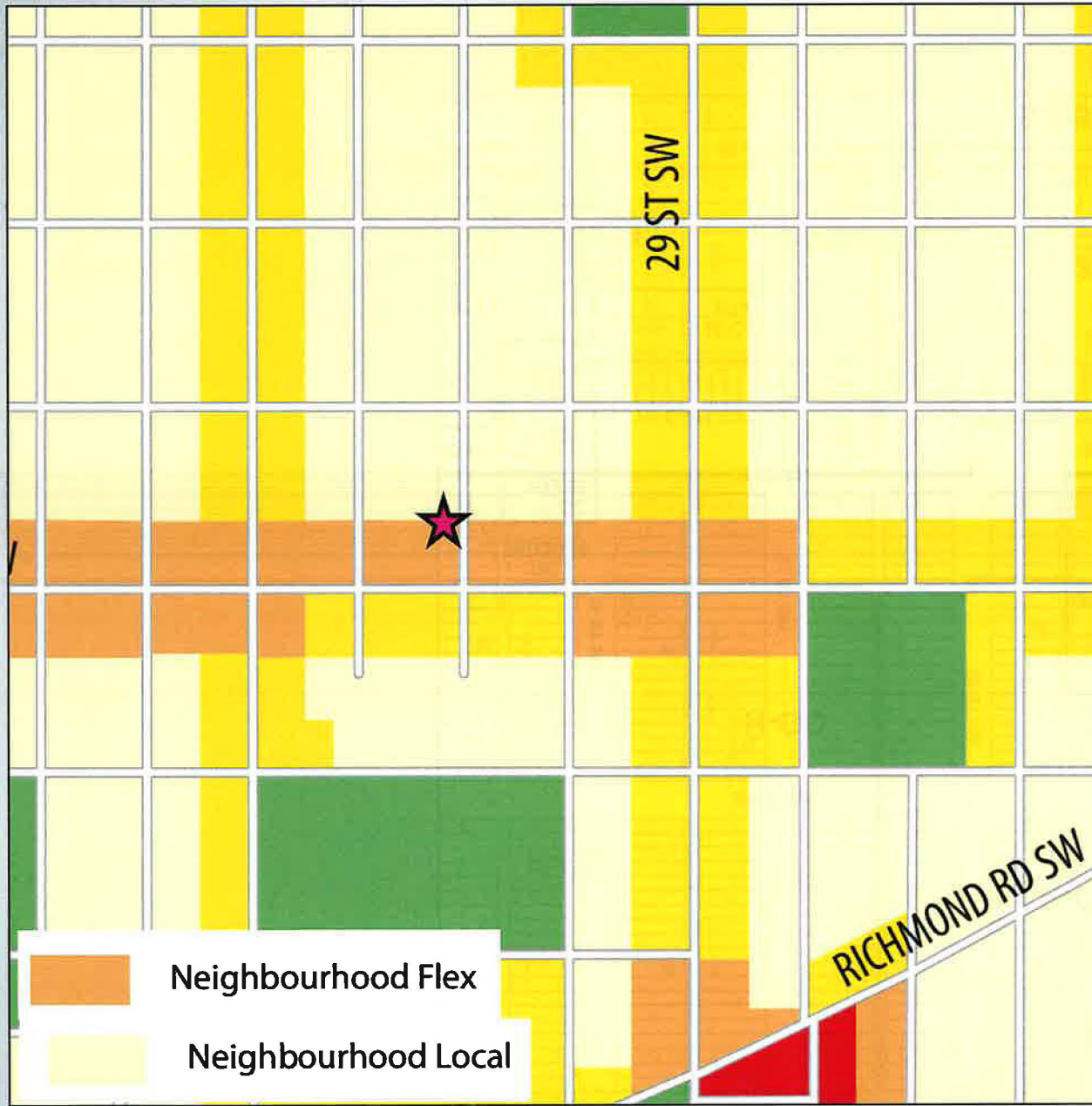
Supplementary Slides



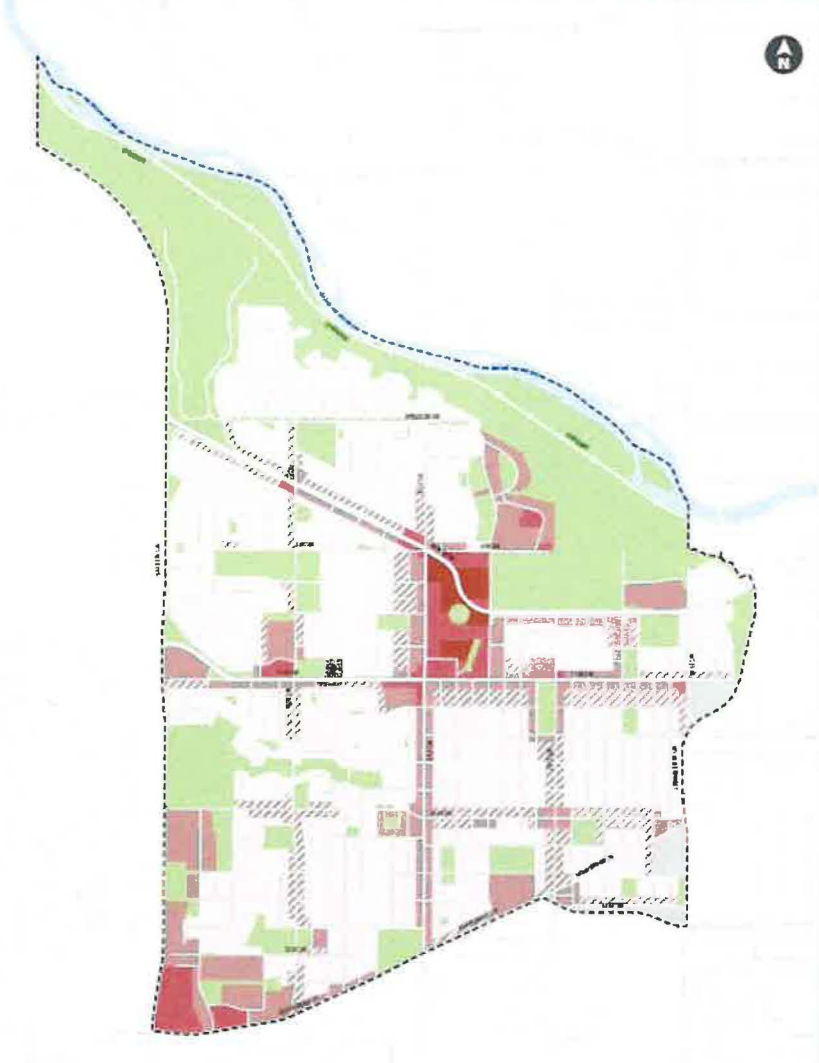


Existing Land Use Map 11





Westbrook Communities Local Area Plan (LAP) 13



Map 4:
Building Scale

Legend

Light Green	Low Density up to 3 stories	Dark Green	Park, Clinic and Down Street
Red	High Density up to 26 stories	Dashed Line	Plan Area Boundary
Light Green with diagonal lines	Low Density Modified up to 4 stories		
Light Green with horizontal lines	Low Density up to 4 stories		
Red with diagonal lines	High Density Modified up to 12 stories		