



LOC2024-0247 / CPC2025-0089

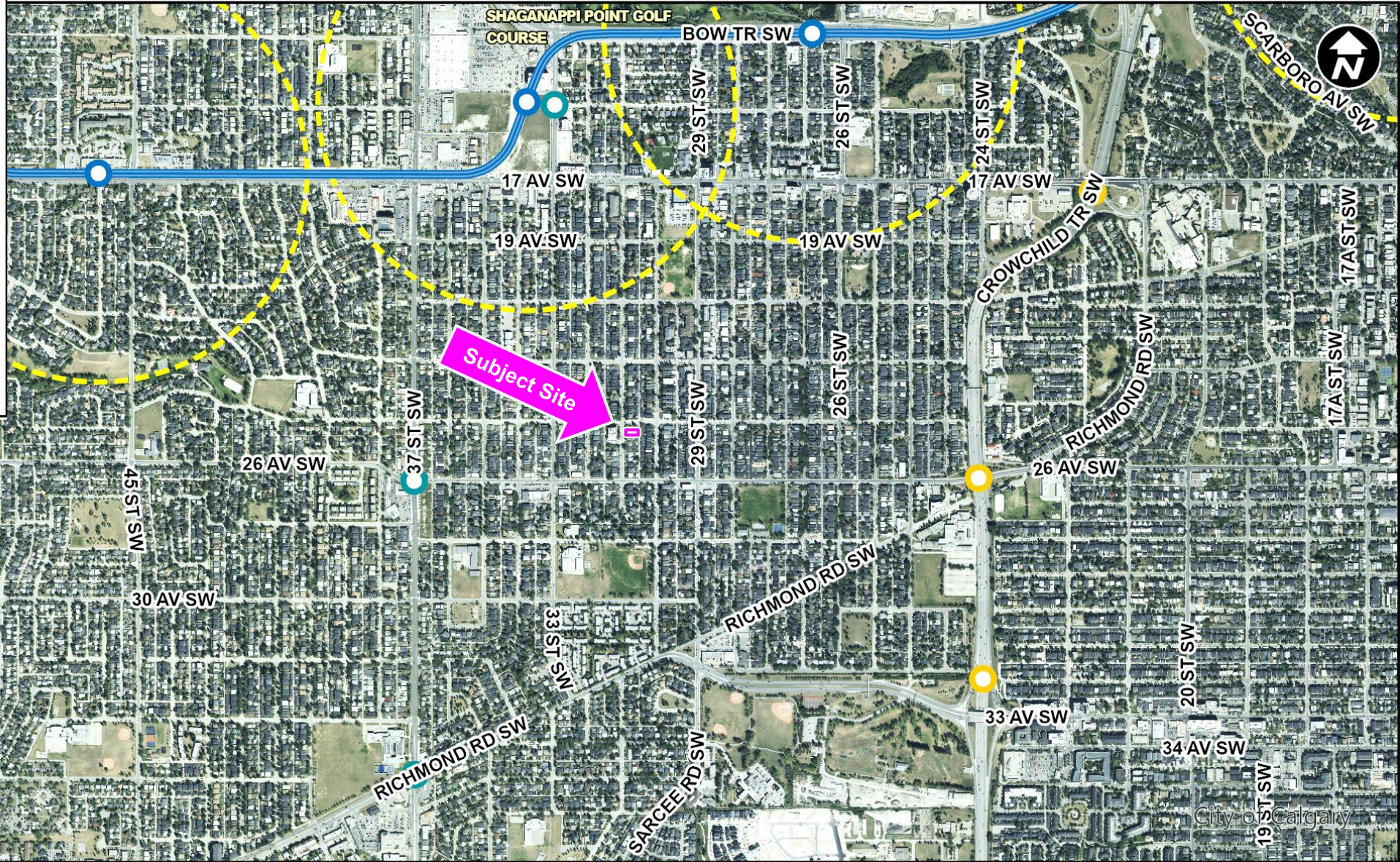
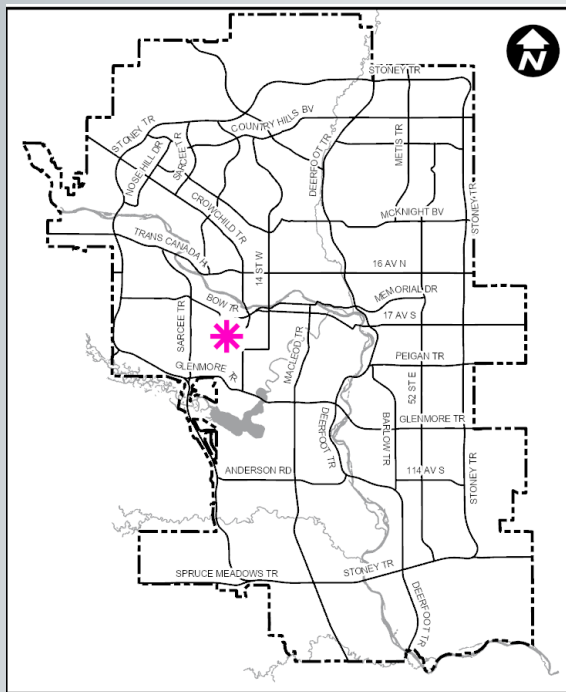
Land Use Amendment

January 23, 2025

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2608 – 31 Street SW (Plan 1855W, Block 2B, Lots 23 and 24) from Direct Control (DC) District **to** Residential – Grade-Oriented Infill (R-CG) District.



LEGEND

600m buffer from LRT station

LRT Stations

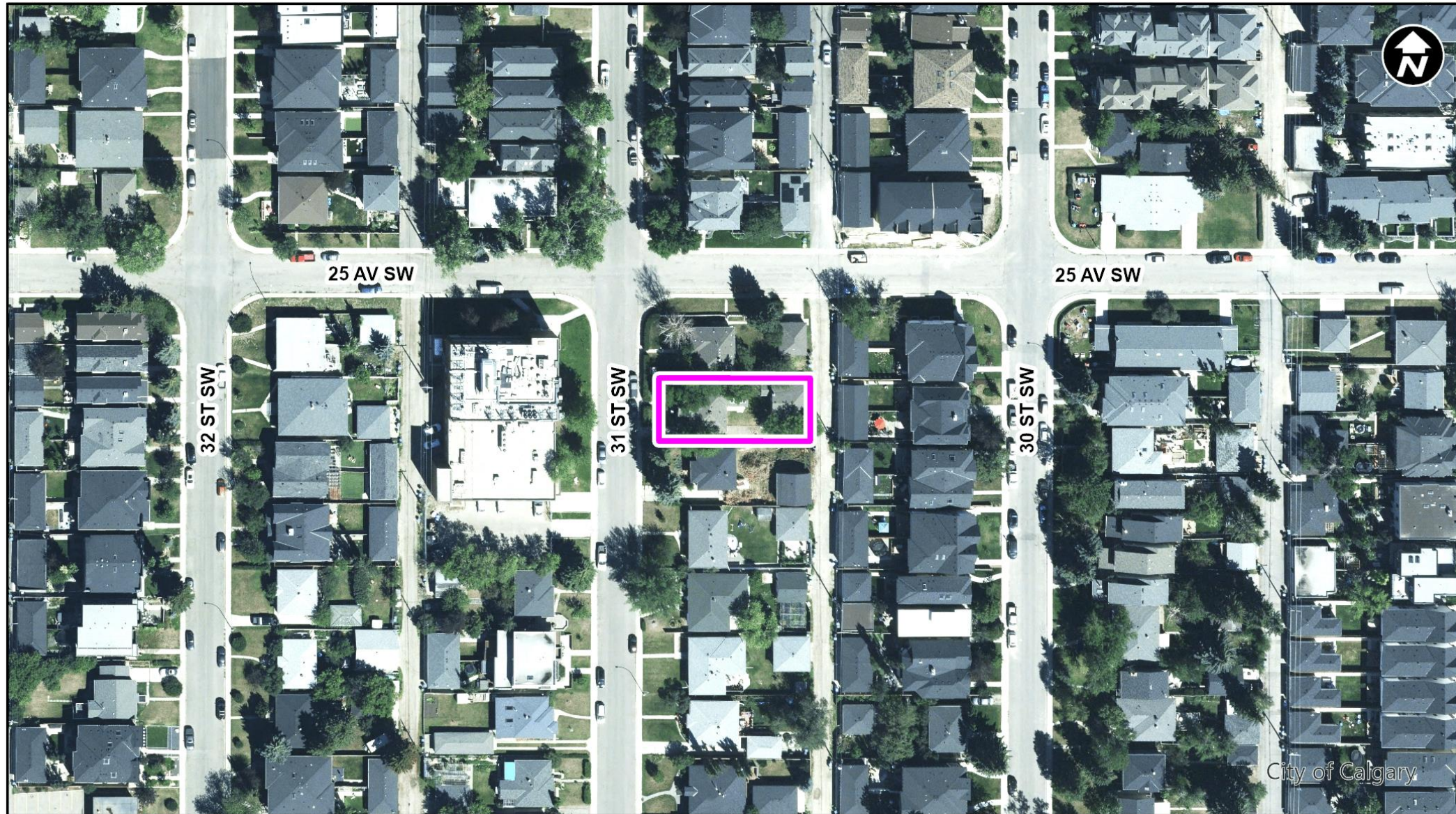
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow

**LEGEND**

600m buffer
from LRT station

LRT Stations

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LRT Line

- Blue
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Max BRT Stops

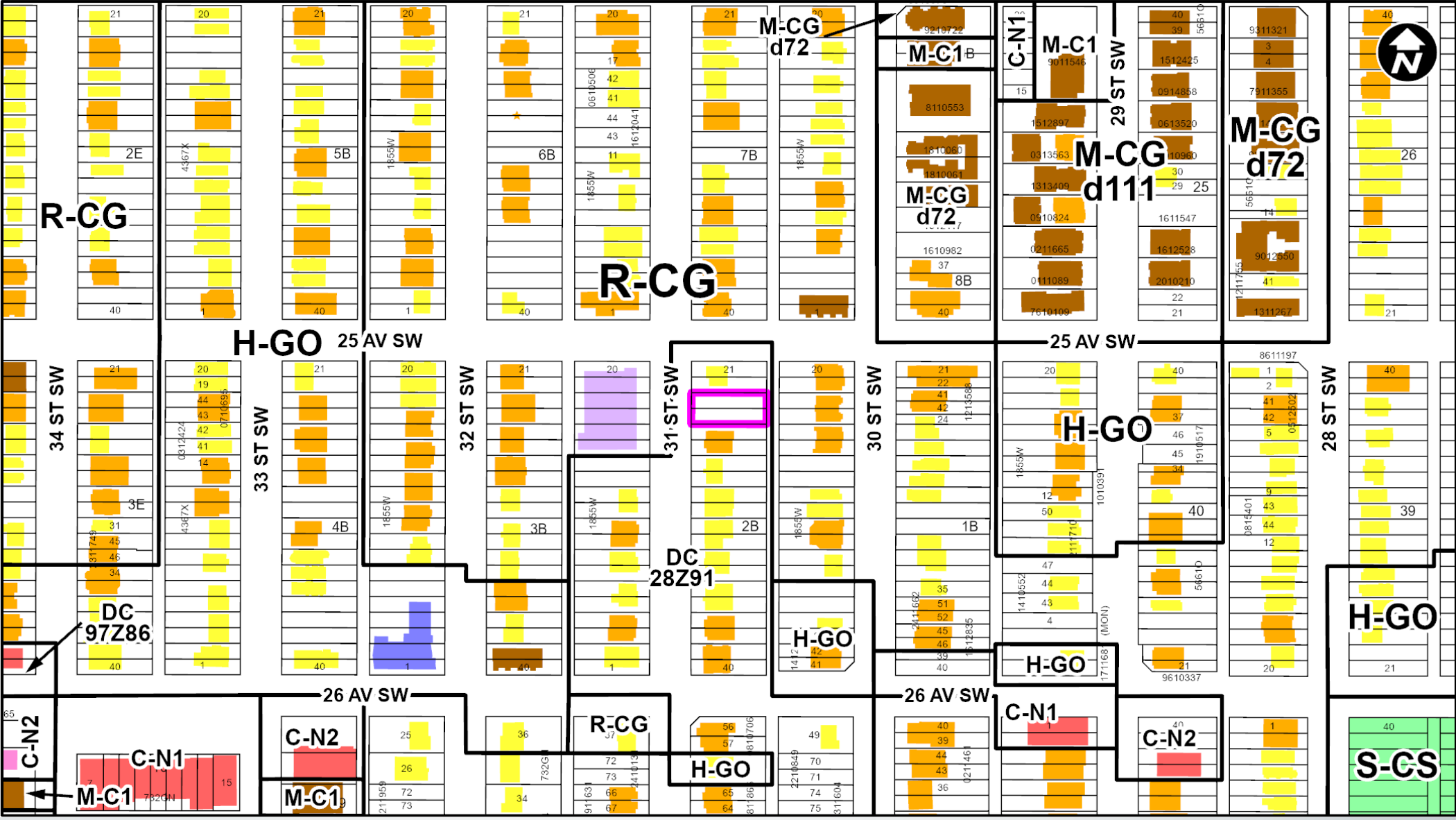
- Orange
- Purple
- Teal
- Yellow
- Bus Stop

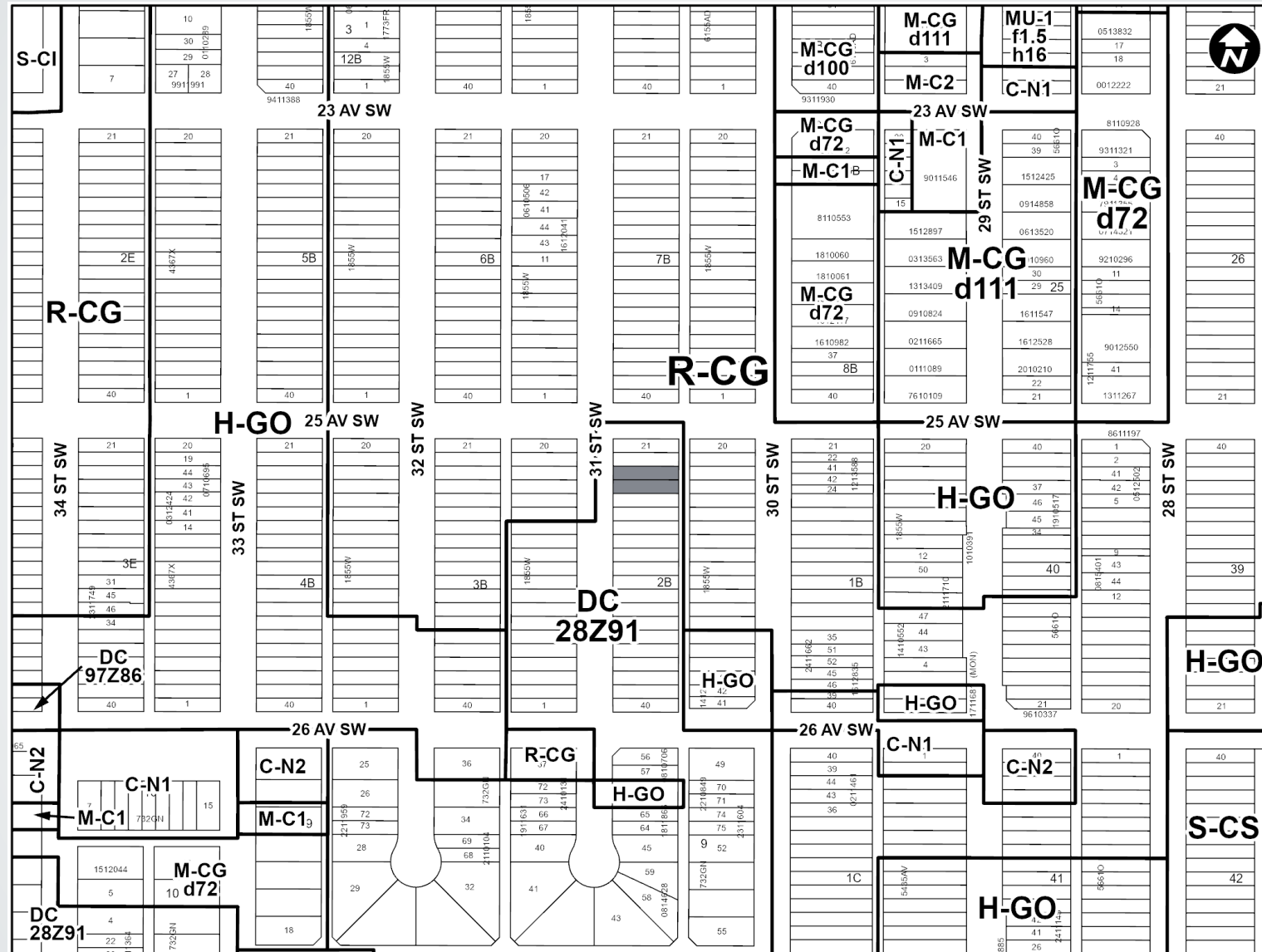
Parcel Size:

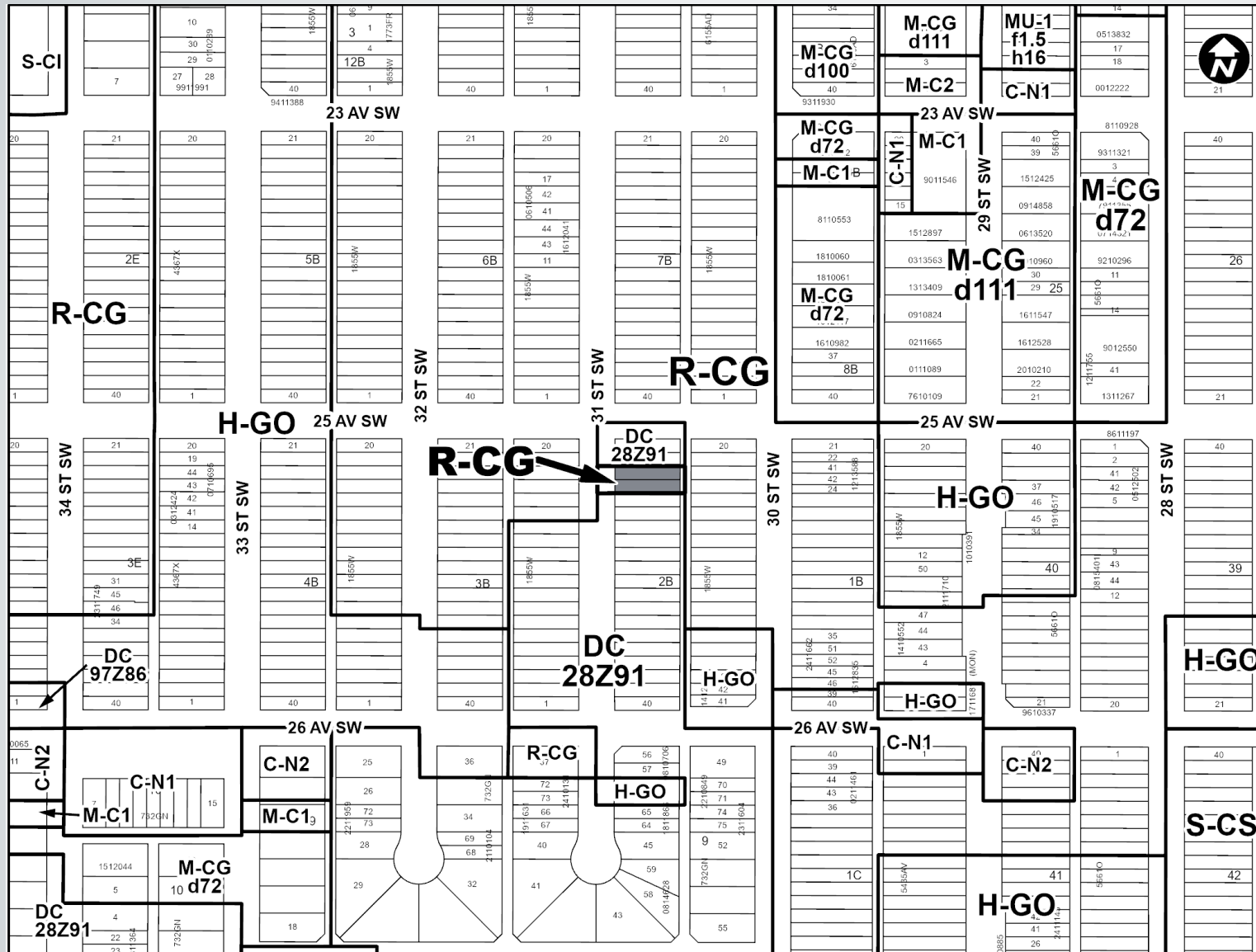
0.06 ha
15m x 35m











Proposed R-CG District:

- Up to 4 dwelling units
- Maximum building height of 11 metres
- Secondary suites are a permitted use

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