

Public Hearing of Council

Agenda Item: 7.2.1

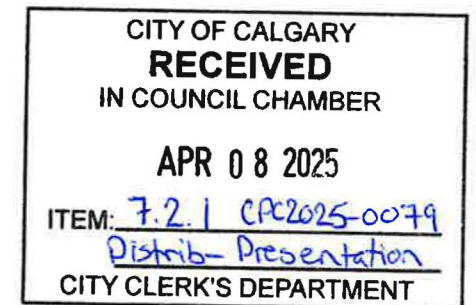


LOC2024-0246 / CPC2025-0079

Land Use Amendment

April 8, 2025

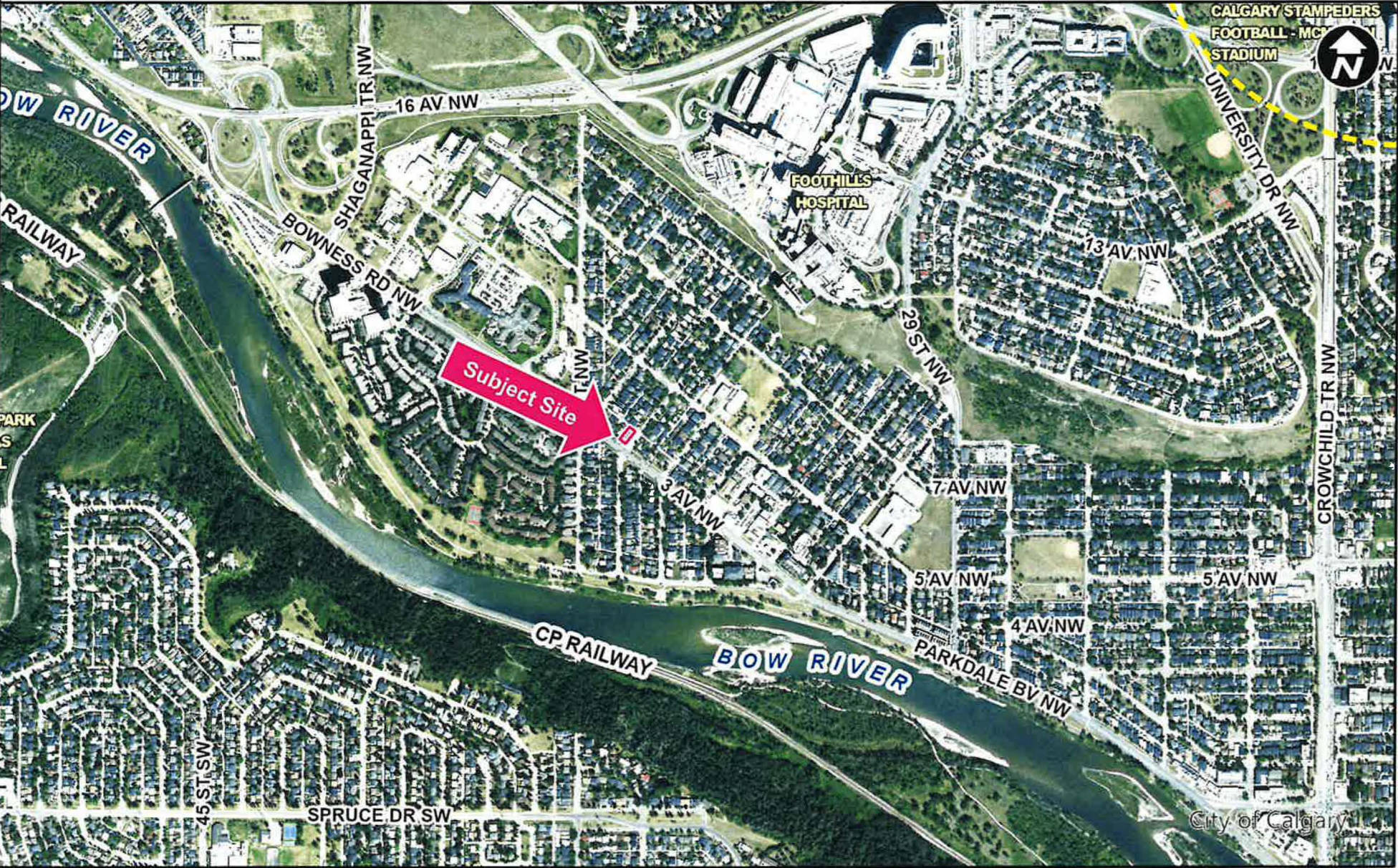
ISC: Unrestricted



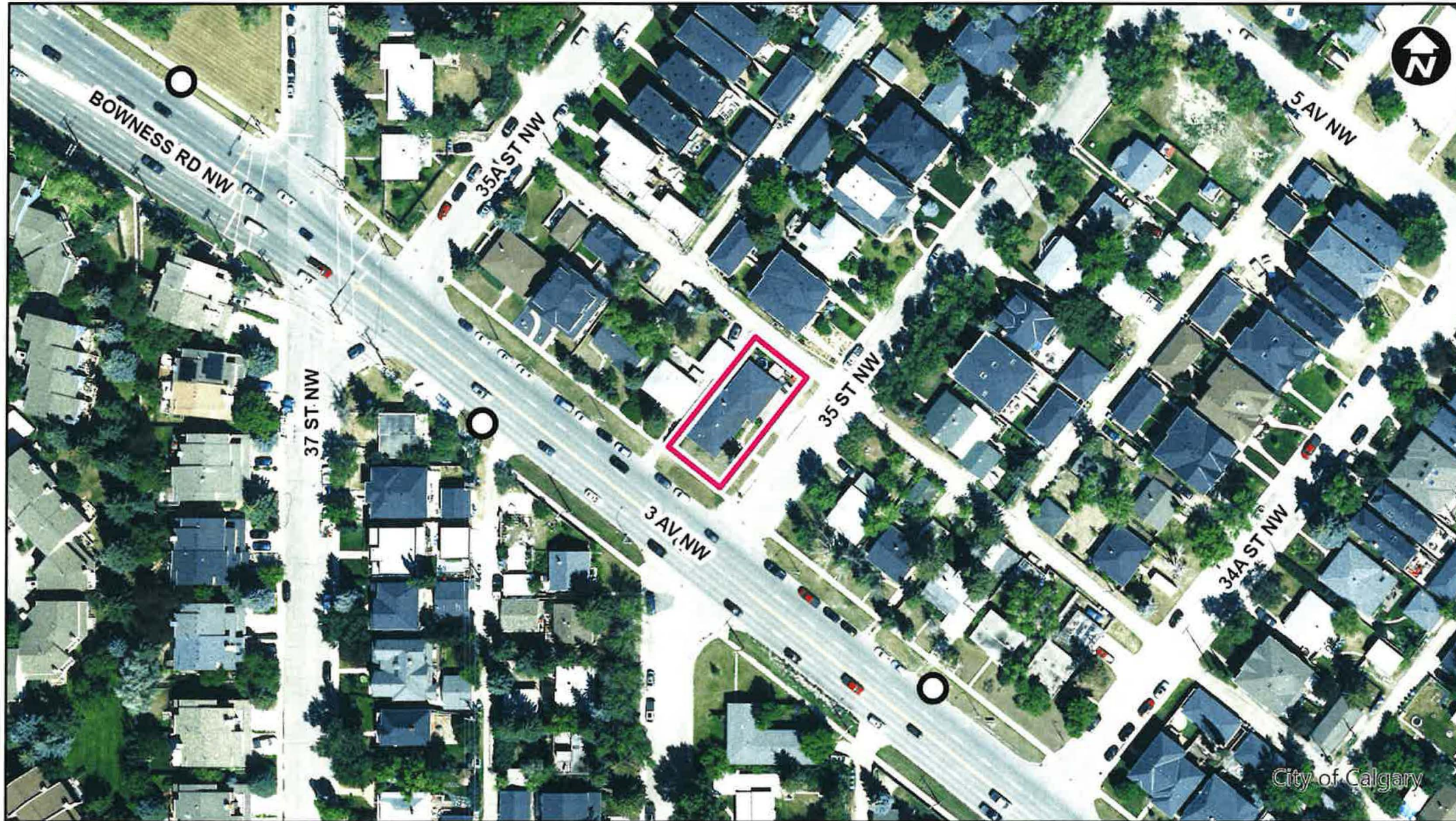
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 52D2025** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 503 – 35 Street NW (Plan 8321AF, Block 44, Lots 15 and 16) from Residential – Grade-Oriented Infill (R-CG) District **to** Housing – Grade Oriented (H-GO) 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

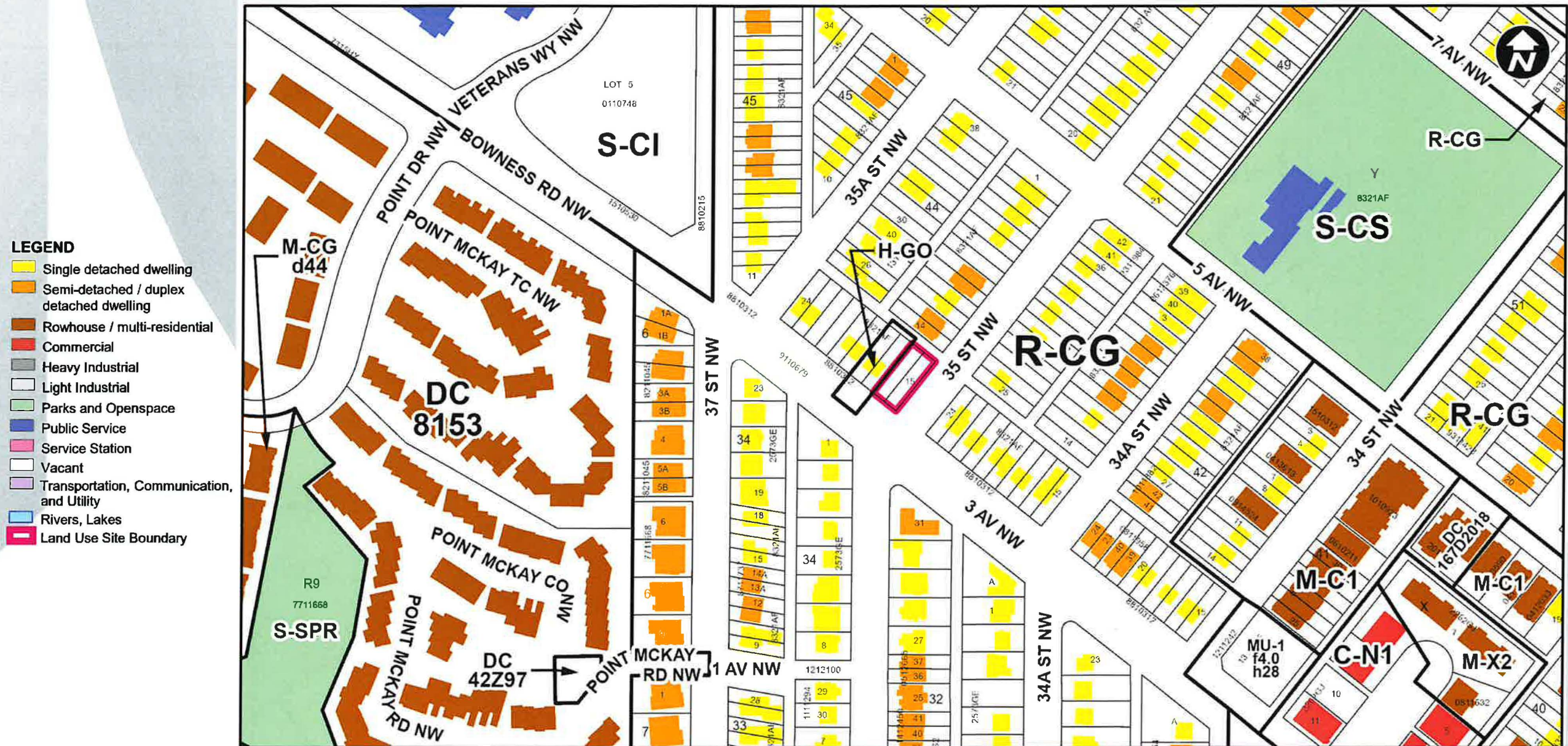


○ Bus Stop

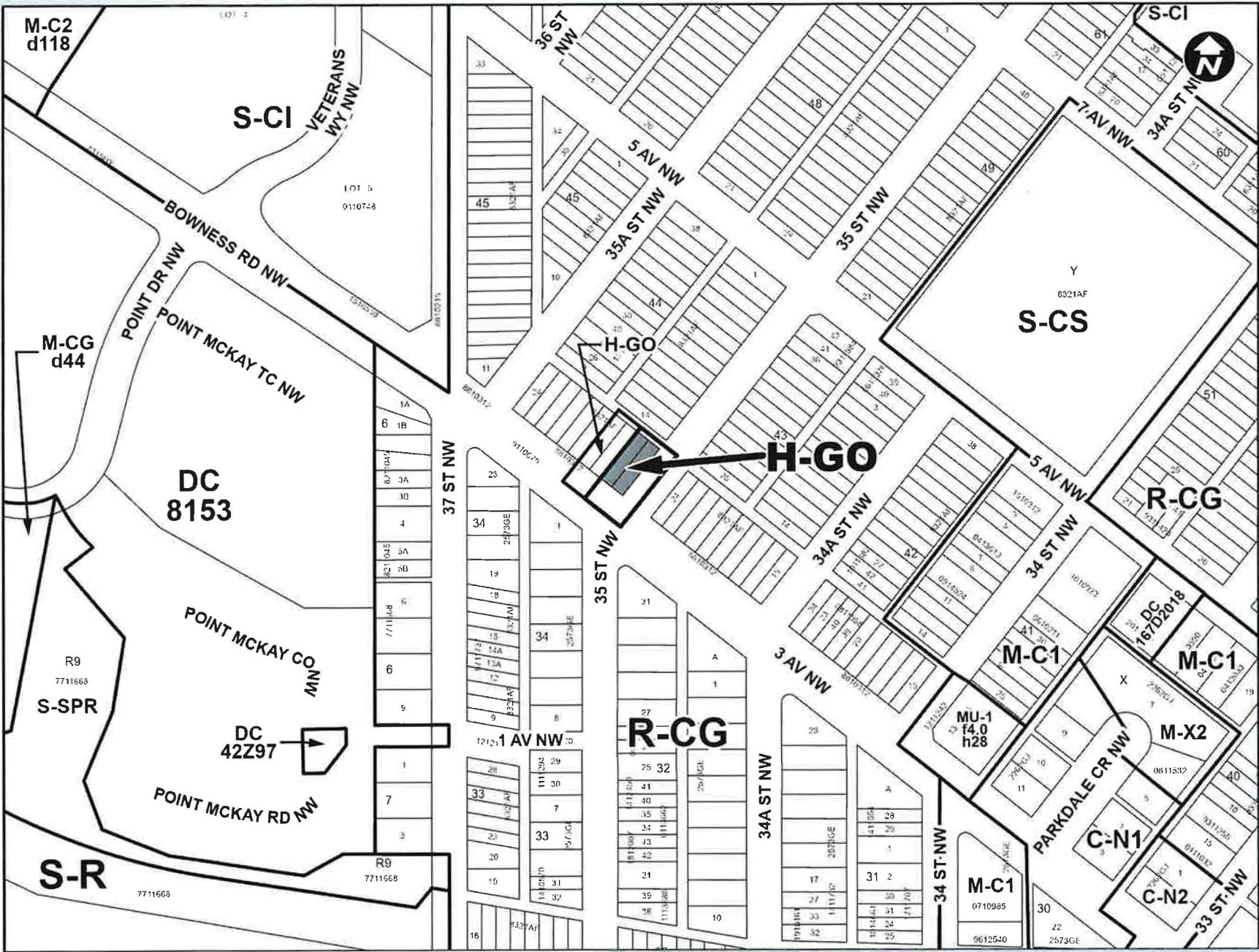
Parcel Size:

0.05 ha

34 m x 16 m



Proposed Land Use Map



Calgary Planning Commission's Recommendation:

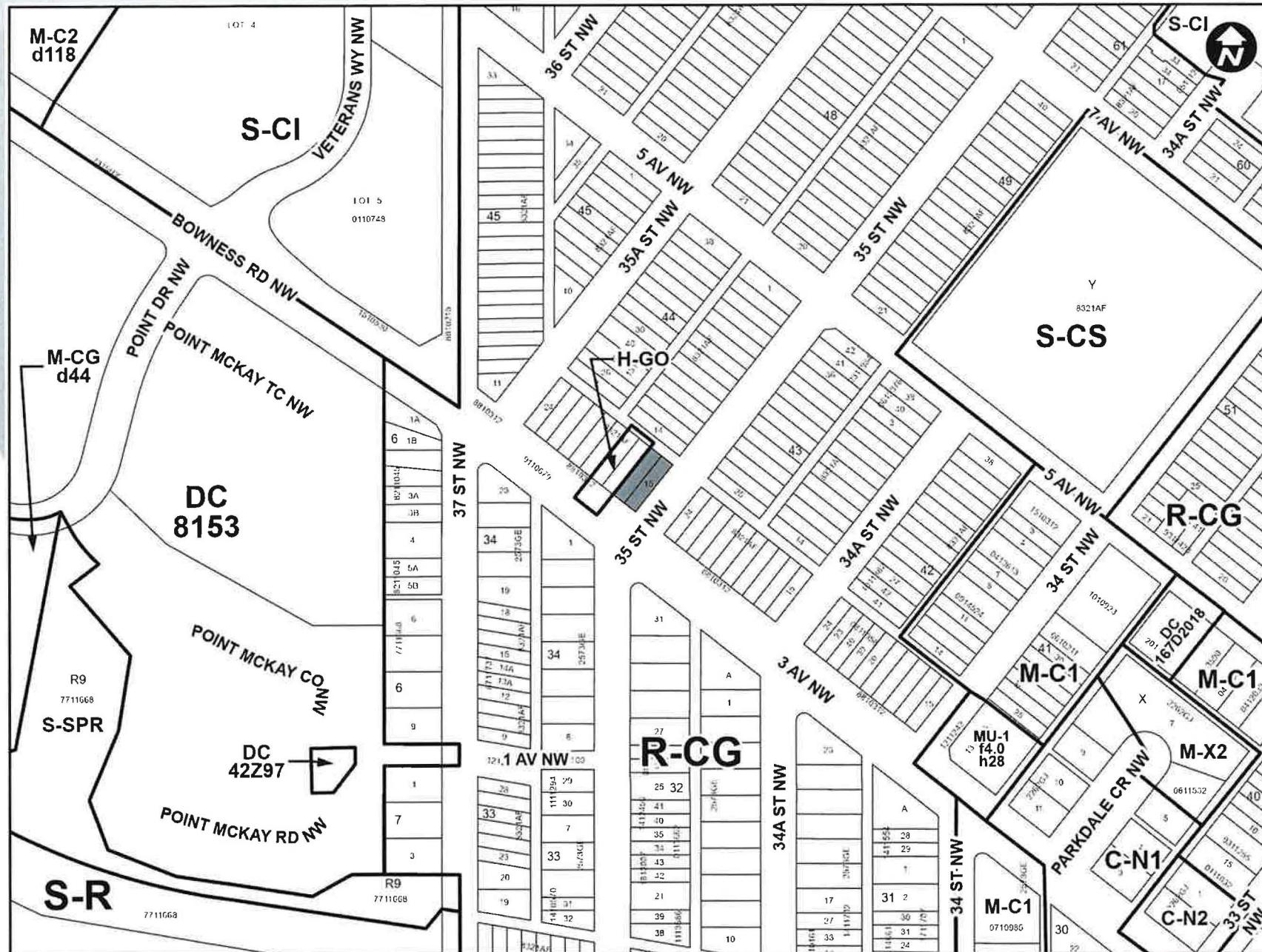
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Supplementary Slides



Existing Land Use Map 10



Within the Centre City or Inner-City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan (MDP)



and within one or more of the following:

200 metres of a Main Street or Activity Centres identified on the Urban Structure Map of the MDP;



600 metres of an existing or capital-funded LRT platform;



400 metres of an existing or capital-funded BRT station and



200 metres of primary transit service



- ⊗ 1. An area within an approved Local Area Plan (eg. *North Hill Communities Local Area Plan*) identified as a "Neighbourhood Connector" or "Neighbourhood Flex" Urban Form; or
- ✓ 2. If not within an approved Local Area Plan, an area within the "Centre City" or "Inner City" as identified in the *Municipal Development Plan Urban Structure Map*, that is also within one or more of the following:
 - ✓ (a) 200m of a Main Street or Activity Centre;
 - ⊗ (b) 600m of an existing or capital-funded LRT station;
 - ⊗ (c) 400m of an existing or capital-funded BRT station; or
 - ⊗ (d) 200m of a roadway that hosts Primary Transit Service.